



Submitter Names: C

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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Caleb Freeman (S20)	S20.001	Planning Maps and Overlays	Rezoning Requests	Amend	Private property incorrectly identified as Open Space Zone	Zone change from Open Space Zone to General Rural Zone. LOT 3 DP 374296 BLK VIII WAIHO SD Potters Lane Franz Josef
Callum Hoffman (S263)	S263.001	Planning Maps and Overlays	Rezoning Requests	Oppose	Zoning land adjacent to the Westport rifle range residential or lifestyle and allowing housing to be built within the area that gunshots are more than distant background level noise will realistically result in the range use being restricted and most probably shut down due to complaints opposing use of the range on both noise and of ideological anti-firearms nature. This is a safety issue as it will result in hunters/shooters going to other places like riverbeds and beaches to sight in and practice with their firearms, instead of being able to shoot at an existing designed rifle range that is built to be as safe as possible for all party's, shooters and the surrounding area, and has been serving this function for many years.	To not zone land adjacent to the Westport rifle range for residential or lifestyle zone use.
Cape Foulwind Staple 1 Ltd (S557)	S557.001	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Some property boundaries are not showing on the maps.	That all of the Planning Maps accurately reflect the legal appellations at time of printing, and that Zones reflect appellation boundaries

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Cape Foulwind Staple 1 Ltd (S557)	S557.002	Planning Maps and Overlays	Light Industrial Zone	Support	Cape Foulwind Staple 1 Ltd Supports the Zoning of the Former Holcim Plant Site as Light Industrial.	Retain Light industrial zoning for the former Holmium Plant site
Cape Foulwind Staple 1 Ltd (S557)	S557.003	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 1 Ltd seeks reconsideration of the zoning of parts of their land as identified on the map in their submission.	That the land shown as Area 4 Guardian Lakes Flats (adjacent to Tauranga Bay Road) in the map attached to the submission be rezoned Settlement Zone - Rural Residential Precinct 4.e
Cape Foulwind Staple 1 Ltd (S557)	S557.004	Planning Maps and Overlays	Planning Maps and Overlays	Amend	This area is land associated within the amphitheatre surrounding the Main Quarry Lake, and is internally focussed. The nature of the site is not conducive to rural activities. It is a modified landscape centred around what is now a large lake, although it does present an attractive landscape. The proposed rural zoning would send the wrong signal to both the community and neighbouring landowners as rural activity is non-viable on this land. The Quarry Lake provides an amenity which would be best suited to a Rural Lifestyle development, potentially with some form of tourism activity.	That the zoning of Quarry Lake shown as Area 6 on the plan in the submission be changed from General Rural to Rural Lifestyle
Cape Foulwind Staple 1 Ltd (S557)	S557.005	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 1 Ltd seeks that these strips of land, and half of Cape Foulwind Road, be zoned in accordance with the adjacent zoning for consistency.	that the zoning of the strips of land in front of the former Holcim Cement Plant Site, including Cape Foulwind Road be amended to reflect the adjacent Light Industrial Zoning rather than being Rural Zone-General.
Cape Foulwind Staple 1 Ltd (S557)	S557.006	Interpretation	Interpretation	Amend	There needs to be consistency across the plan as to the definition of Site Coverage v Building Coverage in the Plan. The TTPP only references Building Footprint, which seems to be used for another purpose in relation to extensions of buildings.	Cape Foulwind Staple 2 Ltd seeks clarification of the definition of Site Coverage v Building Coverage if Council wants to use the two terminologies. Cape Foulwind Staple 2 Ltd seeks consistency across the use of the TTPP in relation to the use of Site Coverage v Building Coverage in its rules.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Cape Foulwind Staple 2 Ltd (S568)	S568.001	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The proposed Planning Maps do not reflect current legal parcel boundaries.	That all of the Planning Maps accurately reflect the legal appellations at time of printing, and that Zones reflect appellation boundaries.
Cape Foulwind Staple 2 Ltd (S568)	S568.002	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed Planning Maps do not reflect current legal parcel boundaries. [Refer submission for maps]	Cape Foulwind Staple 2 Ltd seek that all of the Planning Maps accurately reflect the legal appellations at time of printing, and that Zones reflect appellation boundaries.
Cape Foulwind Staple 2 Ltd (S568)	S568.003	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 2 Ltd have Resource Consent Issued, RC170026, a for a 11-lot subdivision around the dwellings located on Larsen Street, Cape Foulwind, with associated Esplanade Reserves along either side of Gibson Creek. The consented residential allotments vary in size from 0.1748ha to 0.4678ha.	Rezone the Larsen St Subdivision from General Rural to Settlement Zone - Rural Residential Precinct.
Cape Foulwind Staple 2 Ltd (S568)	S568.004	Planning Maps and Overlays	Rezoning Requests	Amend	A resource consent has been lodged with Council since April 2022 for the subdivision of Lot 1 LT 574635 into three allotments, all over 4,000m ² . This is currently being processed following receipt of Further Information, and a decision is due imminently.	Rezone the land at Lot 1 LT 574635 to Settlement Zone Rural Residential Precinct.
Cape Foulwind Staple 2 Ltd (S568)	S568.005	Planning Maps and Overlays	Rezoning Requests	Amend	The land shown as Inner Cape Foulwind Road - Area 2 [refer map in submission] is suitable to be considered as Settlement Zone- Coastal Settlement Precinct 3 on the basis that an approved communal effluent treatment system is installed to service development of Area 2 at an intensity greater than the 4,000m ² min lot size permitted under proposed Rural Residential Precinct 4.	Rezone the land at Cape Foulwind identified in the map in the submission as Area 2 to Coastal Settlement Precinct.
Cape Foulwind Staple 2 Ltd (S568)	S568.006	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 2 Ltd submitted in the Consultation Document, that the small triangle shown as Area 3, should be zoned Light Industrial, consistent with the land wrapping around it on two sides.	Rezone the small triangle of land at Cape Foulwind shown as Area 3 on the submission maps to Light Industrial Zone.

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Cape Foulwind Staple 2 Ltd (S568)	S568.007	Planning Maps and Overlays	Rezoning Requests	Amend	Cape Foulwind Staple 2 Ltd has investigated the installation of a community wastewater system which would enable greater intensification of development and this is feasible through private funding at the time of development.	Rezone the land at Limestone Road Cape Foulwind identified in the submission map as Area 5 as Coastal Settlement Precinct.
Cape Foulwind Staple 2 Ltd (S568)	S568.008	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Cape Foulwind Staple 2 Ltd is concerned about the renaming of Omau Village without public consultation as shown on Map 152. Map 152 is referenced as Cape Foulwind, which is considered inappropriate as this addresses the wider area, however the naming of the Village should correctly refer to as Omau	That the village of Omau is correctly referenced on Planning Map 152 and removing the reference Cape Foulwind.
Cape Foulwind Staple 2 Ltd (S568)	S568.009	Planning Maps and Overlays	Rezoning Requests	Amend	the notified TTPP on Zoning Maps 22 and 152 have zoned various strips of land owned by both the Buller District Council and Cape Foulwind Staple 2 Ltd as Rural - General. The TTPP Planning maps show that the land on either side of the strips are zoned Settlement Zone-Rural Residential Precinct 4.	These the strips of land at Omau (as shown on the map in the submission), be zoned in accordance with the adjacent zoning for consistency.
Cape Foulwind Staple 2 Ltd (S568)	S568.010	Planning Maps and Overlays	Natural Hazards	Amend	A coastal hazard assessment of the cliffs in relation to two subdivisions has been undertaken, namely Larsen Street (RM170036) and The Cliffs (RM220064). The Buller District Council have received both hazard assessments.	The zoning of Coastal Alert hazard lines, for the Larsen Street and The Cliffs developments at Cape Foulwind reflect the detailed site specific reports for their land.
Cape Foulwind Staple 2 Ltd (S568)	S568.011	Interpretation	BUILDING	Amend	The definition of building needs to be clarified. As such, if it is not partially or fully roofed it does not meet the first requirement of building a building. Therefore, wastewater treatment and Land Application Areas do not meet with the definition of building. The Council's Building Departments however consider that wastewater treatment and Land Application Areas are part of a dwelling.	Clarify the definition of building in relation to water tanks, wastewater treatment and land application areas.

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					This definition is also open as to whether water tanks are deemed a building.	
Cape Foulwind Staple 2 Ltd (S568)	S568.012	Coastal Environment	CE - R4	Amend	Within the General Rural, Rural Lifestyle Settlement Zones, under Rule CE - R4, the permitted building height is 7m and the gross ground floor area is 200m ² for new buildings. This rule could inevitably enable at least a 400m ² gross floor area building which may be even larger depending on the whether the structure is cantilevered. The visual impact of a single storey structure spread out on ground level, compared to a two storey structure will have a lessor visual impact within the coastal environment. It is more appropriate to require resource consent for a second storey than it is to enable a gross ground floor area over 200m ² .	Amend the rule (reduce the height limit) so that as a permitted activity, this rule enable a single storey dwelling of up to 400m ² within the Coastal Environment. Amend Rule CE - R4 as follows: (2)(a)(i) i Maximum height is 5.5m for new buildings (2)(a)(iii)(i) iii The gross ground floor area is: i. A maximum of 400m² per building for new buildings
Cape Foulwind Staple 2 Ltd (S568)	S568.013	Coastal Environment	Coastal Environment Rules	Amend	Cape Foulwind Staple 2 Ltd consider it is appropriate to have a maximum building coverage within the Coastal Environment	Consider whether there needs to be a specific maximum building coverage within the Coastal Environment depending on Zone.
Cape Foulwind Staple 2 Ltd (S568)	S568.014	Interpretation	Definitions	Amend	There needs to be consistency across the plan as to the definition of Site Coverage v Building Coverage in the Plan. The TTPP only references Building Footprint, which seems to be used for another purpose in relation to extensions of buildings.	Clarify the definition of Site Coverage v Building Coverage if Council wants to use the two terminologies. Be consistent across the use of the TTPP in relation to the use of Site Coverage v Building Coverage in its rules.
Carol Cameron (S152)	S152.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 104	Oppose	Ref: SASM104 Need more clarification about the word "Significant". No evidence in the area to prove it. Disadvantage for selling the land. No information has been given in the past when the land was purchased.	Reconsider what is Significant and how it effects current owners

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Cashmere Bay Dairy Ltd (S461)	S461.001	Planning Maps and Overlays	Settlement Zone	Support	CBDL support the rezoning of their current "Residential" land to SETZ Settlement at Te Kinga.	Retain zoning as notified.
Cashmere Bay Dairy Ltd (S461)	S461.002	Settlement Zone	SETZ - R1	Amend	CBDL submit that the grandfather clause in Rule SETZ - R1.1.i.a should be extended to include unserviced sites that have been lawfully established under the relevant District Plan. (refer to submission for details of the proposed CBDL subdivision). Noting that SETZ Settlement zone areas are typically not fully reticulated, there are sure to be a significant number of "unserviced" sites within the SETZ Settlement zone that have not been built on, which will subsequently be caught by this rule.	Amend rule as follows: Rule SETZ - R1 Activity Status Permitted Where: 1. Residential unit density is no more than: i. 1 unit per 500m2 net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems; or , except that a where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is unit per site; or ii. 1 unit per 1000m2 net site area in areas where there is of wastewater, water supply and stormwater systems; 2. Except that i. where smaller sites were lawfully established under the previous operative Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; or ii. In the SETZ - PREC4 - Rural Residential Precinct residential unit density is 1 unit per 4000m2 net site area.
Cashmere Bay Dairy Ltd (S461)	S461.003	Settlement Zone	SETZ - R1	Support	Rules SETZ - R1.2 and R1.3 will ensure that any new residential dwelling in the SETZ Settlement zone is appropriately serviced, regardless of the size of the title on which it is located or the availability of reticulated services.	Retain 1.2 and 1.3 as notified
Cashmere Bay Dairy Ltd (S461)	S461.004	Rural Zones	RURZ - O1	Support	Support Noting that CBDL's land is not within the Highly Productive Land overlay in the TTPP, and that rural-residential activity is a part of the rural environment.	Retain as notified

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Cashmere Bay Dairy Ltd (S461)	S461.005	Rural Zones	RURZ - O2	Oppose	CBDL request that this objective be amended to cater for "residential activity" rather than limited to low- density rural lifestyle living. This would be consistent with RURZ - 03 allowing settlements to grow and adapt.	Amend objective to cater for "residential activity"
Cashmere Bay Dairy Ltd (S461)	S461.006	Rural Zones	RURZ - O3	Support	CBDL supports the TTPP provision anticipating settlement growth.	Retain as notified
Cashmere Bay Dairy Ltd (S461)	S461.007	Rural Zones	RURZ - O4	Support		Retain as notified
Cashmere Bay Dairy Ltd (S461)	S461.008	Rural Zones	RURZ - O6	Support in part	Noting that most settlements on the West Coast have limited reticulated servicing, on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site.	Amend the objective so that on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site.
Cashmere Bay Dairy Ltd (S461)	S461.009	Rural Zones	RURZ - P1	Support	CBDL supports an "enabling" approach to development in the Rural zones where it is compatible with existing development in the vicinity.	Retain as notified
Cashmere Bay Dairy Ltd (S461)	S461.010	Rural Zones	RURZ - P2	Support	CBDL supports an "enabling" approach to development in the Rural zones where it is compatible with existing development in the vicinity.	Retain as notified
Cashmere Bay Dairy Ltd (S461)	S461.011	Rural Zones	RURZ - P3	Support	CBDL supports an "enabling" approach to development in the Rural zones where it is compatible with existing development in the vicinity.	Retain as notified
Cashmere Bay Dairy Ltd (S461)	S461.012	Rural Zones	RURZ - P4	Oppose	"Large lots" may not be the most appropriate development at settlement outskirts, and could result in fragmentation of the rural land resource. "Production values" appears to be more a matter of control rather than a characteristic of residential activity.	Amend policy to identify that "Large lots" may not be the most appropriate development at settlement outskirts, and could result in fragmentation of the rural land resource.
Cashmere Bay Dairy Ltd (S461)	S461.013	Rural Zones	RURZ - P5	Support	Noting that CBDL's land is not within the Highly Productive Land overlay in the TTPP.	Retain as notified

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Cashmere Bay Dairy Ltd (S461)	S461.014	Rural Zones	RURZ - P7	Support in part	Noting that most settlements on the West Coast have limited reticulated servicing, on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site.	Amend to recognise that most settlements on the West Coast have limited reticulated servicing, and that on site servicing should generally be allowed where there are no existing Council services and it can be demonstrated that effects from servicing can be contained on site.
Cashmere Bay Dairy Ltd (S461)	S461.015	Rural Zones	RURZ - P11	Support	This policy supports the rural character anticipated within these zones.	Retain as notified
Cashmere Bay Dairy Ltd (S461)	S461.016	Rural Zones	RURZ - P12	Oppose	This policy should be clarified to provide for onsite servicing within SETZ Settlement zoning, where settlements are not already fully serviced with reticulated infrastructure.	Amend the policy to provide for onsite servicing within SETZ Settlement zoning, where settlements are not already fully serviced with reticulated infrastructure.
Cashmere Bay Dairy Ltd (S461)	S461.017	Rural Zones	RURZ - P13	Support	This policy avoids complications associated with privately-owned community infrastructure. However, as noted earlier, CBDL consider that onsite servicing is appropriate for rural zones.	Retain as notified
Cashmere Bay Dairy Ltd (S461)	S461.018	Rural Zones	RURZ - P14	Oppose	This policy does not recognise that some rural lifestyle/Settlement development is more appropriately serviced using onsite infrastructure.	Amend policy to recognise that some rural lifestyle/Settlement development is more appropriately serviced using onsite infrastructure.
Cashmere Bay Dairy Ltd (S461)	S461.019	Rural Zones	RURZ - P15	Oppose	"Unreasonably" is a subjective term that may be difficult to determine. Reverse sensitivity effects can be tested and addressed at the resource consent stage if necessary.	Amend so that reverse sensitivity effects can be tested and addressed at the resource consent stage if necessary.
Cashmere Bay Dairy Ltd (S461)	S461.020	Rural Zones	RURZ - P16	Support	The TTPP should include rules for setbacks from these activities.	Retain as notified.
Cashmere Bay Dairy Ltd (S461)	S461.021	Rural Zones	Rural Zones	Amend	There are no rules that give effect to Policy RURZ - P16	The TTPP should include rules for setbacks from infrastructure such as wastewater treatment plants and land disposal areas, transmission infrastructure and water supply catchments

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Catherine Smart-Simpson (S564)	S564.001	Whole Plan	Whole plan	Amend	Extends to include any other related provisions in the plan touched on in our submission.	Amend any related or relevant provisions in our plan
Catherine Smart-Simpson (S564)	S564.002	Whole Plan	Whole plan	Support	Support recognising the importance of farming, quarrying and mining to the West Coast. We support specifically providing for mineral extraction in zones	Retain
Catherine Smart-Simpson (S564)	S564.003	Mineral Extraction Zone	Mineral Extraction Zone	Support	We support the Mineral Extraction Zone remaining in the Plan	Retain
Catherine Smart-Simpson (S564)	S564.004	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend	could inadvertently capture herd homes and wintering barns	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.
Catherine Smart-Simpson (S564)	S564.005	Interpretation	Definitions	Support	needs to be a clear definition for "offensive industries".	Develop a definition for "offensive industries".
Catherine Smart-Simpson (S564)	S564.006	Interpretation	Definitions	Amend	needs to be a clear definition for "hazardous facilities".	Develop a definition for "hazardous facilities".
Catherine Smart-Simpson (S564)	S564.007	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Support	support the various Strategic Objectives and Policies.	Retain
Catherine Smart-Simpson (S564)	S564.008	Transport	Transport Objectives	Support	Support the objectives	Retain as notified
Catherine Smart-Simpson (S564)	S564.009	Contaminated Land	CL - O1	Amend	We support these objectives.	Retain
Catherine Smart-Simpson (S564)	S564.010	Contaminated Land	Contaminated Land Policies	Support	We support these policies.	Retain
Catherine Smart-Simpson (S564)	S564.011	Hazardous Substances	HS - O1	Support		Retain

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Catherine Smart-Simpson (S564)	S564.012	Hazardous Substances	Hazardous Substances Policies	Support		Retain
Catherine Smart-Simpson (S564)	S564.013	Natural Hazards	All Natural Hazard Overlays	Support	support that there are no land use rules for the flood plain overlay	Retain no land use rules for the Flood Plain Overlay.
Catherine Smart-Simpson (S564)	S564.014	Natural Hazards	Natural Hazards Objectives	Amend	the role that protective structures play in natural hazard mitigation needs to be recognised	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.
Catherine Smart-Simpson (S564)	S564.015	Natural Hazards	NHP12	Support		Retain
Catherine Smart-Simpson (S564)	S564.016	Natural Hazards	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.
Catherine Smart-Simpson (S564)	S564.017	Natural Hazards	NHR12	Support		Retain
Catherine Smart-Simpson (S564)	S564.018	Natural Hazards	NHR13	Support		Retain
Catherine Smart-Simpson (S564)	S564.019	Natural Hazards	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
Catherine Smart-Simpson (S564)	S564.020	Natural Hazards	NHR38	Amend	there is no activity status where compliance is not achieved.	Amend activity status for when compliance is not achieved, to Discretionary Activity.
Catherine Smart-Simpson (S564)	S564.021	Natural Hazards	NHR39	Support		Retain
Catherine Smart-Simpson (S564)	S564.022	Natural Hazards	NHR43	Support		Retain
Catherine Smart-Simpson (S564)	S564.023	Natural Hazards	NHR40	Oppose	Point two in this rule is too restrictive.	Delete point 2.

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Catherine Smart-Simpson (S564)	S564.024	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Support		Retain
Catherine Smart-Simpson (S564)	S564.025	Ecosystems and Indigenous Biodiversity	ECO - P1	Amend	June 2027 deadline is too ambitious to undertake the work	Delete "and completed by June 2027" from point 2. iii.
Catherine Smart-Simpson (S564)	S564.026	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	functional need" does not go far enough	Amend point d. The activity has a functional, technical, operational or locational need to be located in the area;
Catherine Smart-Simpson (S564)	S564.027	Ecosystems and Indigenous Biodiversity	ECO - P3	Support		Retain
Catherine Smart-Simpson (S564)	S564.028	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	We believe that some of the terms used in this policy need defining.	Define the technical ecological terms used in this policy.
Catherine Smart-Simpson (S564)	S564.029	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	provides for consideration of the appropriateness of any biodiversity offsetting or compensation	Retain point h.
Catherine Smart-Simpson (S564)	S564.030	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	The fixed location of mineral deposits is not provided for.	Amend to recognise vegetation clearance is unavoidable (e.g. in the case of accessing mineral resource) but that these effects can be temporary due so subsequent restoration processes.
Catherine Smart-Simpson (S564)	S564.031	Ecosystems and Indigenous Biodiversity	ECO - P8	Support		Retain
Catherine Smart-Simpson (S564)	S564.032	Ecosystems and Indigenous Biodiversity	ECO - P9	Support		Retain
Catherine Smart-Simpson (S564)	S564.033	Ecosystems and Indigenous Biodiversity	ECO - P10	Support		Retain
Catherine Smart-Simpson (S564)	S564.034	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	this is too restrictive.	Amend to be more enabling of development.

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Catherine Smart-Simpson (S564)	S564.035	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.036	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.037	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.038	Ecosystems and Indigenous Biodiversity	ECO - R7	Amend	this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.039	Ecosystems and Indigenous Biodiversity	ECO - R10	Support		Retain
Catherine Smart-Simpson (S564)	S564.040	Ecosystems and Indigenous Biodiversity	ECO - R11	Support		Retain
Catherine Smart-Simpson (S564)	S564.041	Natural Features and Landscapes	NFL - R14	Support		Retain
Catherine Smart-Simpson (S564)	S564.042	Natural Features and Landscapes	NFL - R15	Support		Retain
Catherine Smart-Simpson (S564)	S564.043	Public Access	Overview	Support		Retain
Catherine Smart-Simpson (S564)	S564.044	Public Access	PA - O1	Support		Retain
Catherine Smart-Simpson (S564)	S564.045	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Objectives	Support		Retain
Catherine Smart-Simpson (S564)	S564.046	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies	Support		Retain
Catherine Smart-Simpson (S564)	S564.047	Subdivision	SUB - P6	Amend	support that this policy seeks to minimise reverse sensitivity issues.	Retain point d. as notified.

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Catherine Smart-Simpson (S564)	S564.048	Subdivision	SUB - R5	Amend	believe some amendments are necessary.	Delete reference to "development plan" unless a better definition is supplied.
Catherine Smart-Simpson (S564)	S564.049	Subdivision	SUB - R5	Amend	believe some amendments are necessary.	Amend wording design and layout of allotments to refer to 15mx15m building platform or similar specification that is more certain.
Catherine Smart-Simpson (S564)	S564.050	Subdivision	SUB - R5	Amend		Delete point j. under Matters of Control.
Catherine Smart-Simpson (S564)	S564.051	Subdivision	SUB - R6	Amend	believe some amendments are necessary.	Amend to be less restrictive.
Catherine Smart-Simpson (S564)	S564.052	Subdivision	SUB - R7/ECO - R4	Amend	Believe some amendments are necessary.	Amend to be less restrictive.
Catherine Smart-Simpson (S564)	S564.053	Subdivision	SUB - R9/ECO - R6	Amend	Believe some amendments are necessary.	Delete points 2 and 3.
Catherine Smart-Simpson (S564)	S564.054	Subdivision	SUB - R13	Support		Retain
Catherine Smart-Simpson (S564)	S564.055	Subdivision	SUB - R14	Amend	Believe this activity should just be discretionary with no conditions.	Amend "Non-complying" to "N/A" under Activity status where compliance not achieved.
Catherine Smart-Simpson (S564)	S564.056	Subdivision	SUB - R14	Amend		Delete point 1.
Catherine Smart-Simpson (S564)	S564.057	Subdivision	SUB - R15/ECO - R8	Amend	This is too restrictive.	Delete points 1 and 2.
Catherine Smart-Simpson (S564)	S564.058	Subdivision	SUB - R15/ECO - R8	Amend	This is too restrictive.	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Catherine Smart-Simpson (S564)	S564.059	Subdivision	SUB - R23	Support		Retain
Catherine Smart-Simpson (S564)	S564.060	Subdivision	SUB - R25	Oppose		Delete
Catherine Smart-Simpson (S564)	S564.061	Subdivision	SUB - R27/ECO - R9	Oppose		Delete
Catherine Smart-Simpson (S564)	S564.062	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay.

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Catherine Smart-Simpson (S564)	S564.063	Coastal Environment	CE - O1	Support		Retain
Catherine Smart-Simpson (S564)	S564.064	Coastal Environment	CE - O2	Support		Retain
Catherine Smart-Simpson (S564)	S564.065	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough	Amend: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Catherine Smart-Simpson (S564)	S564.066	Coastal Environment	CE - P1	Support		Retain
Catherine Smart-Simpson (S564)	S564.067	Coastal Environment	CE - P4	Amend	policy needs amending.	Add point c. that provides for activities which have afunctional, technical, operational or locational need to locate in the coastalenvironment.
Catherine Smart-Simpson (S564)	S564.068	Coastal Environment	CE - P5	Amend	Believe this needs amending.	Amend point d.: Have a functional, technical, locational or operational need to locate within the coastal environment.
Catherine Smart-Simpson (S564)	S564.069	Coastal Environment	CE - P6	Amend		Retain
Catherine Smart-Simpson (S564)	S564.070	Coastal Environment	CE - R1	Support		Retain
Catherine Smart-Simpson (S564)	S564.071	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. A. i.
Catherine Smart-Simpson (S564)	S564.072	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. iii.
Catherine Smart-Simpson (S564)	S564.073	Coastal Environment	CE - R5	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.074	Coastal Environment	CE - R6	Amend	believe this is too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Catherine Smart-Simpson (S564)	S564.075	Coastal Environment	CE - R7	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.076	Coastal Environment	CE - R8	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.077	Coastal Environment	CE - R9	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.078	Coastal Environment	CE - R10	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.079	Coastal Environment	CE - R11	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.080	Coastal Environment	CE - R12	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.081	Coastal Environment	CE - R14	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.082	Coastal Environment	CE - R15	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.083	Coastal Environment	CE - R16	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.084	Coastal Environment	CE - R17	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.085	Coastal Environment	CE - R18	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.086	Coastal Environment	CE - R19	Amend	believe this is too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.087	Coastal Environment	CE - R21	Amend	believe this is too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Catherine Smart-Simpson (S564)	S564.088	Earthworks	EW - O1	Support		Retain
Catherine Smart-Simpson (S564)	S564.089	Earthworks	Earthworks Policies	Support		Retain
Catherine Smart-Simpson (S564)	S564.090	Earthworks	EW - R2	Amend	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to provide more clarity.
Catherine Smart-Simpson (S564)	S564.091	Earthworks	EW - R3	Amend	rules are too restrictive.	Amend to be more enabling of development
Catherine Smart-Simpson (S564)	S564.092	Earthworks	EW - R3	Amend	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to provide more clarity.
Catherine Smart-Simpson (S564)	S564.093	Earthworks	EW - R2	Amend	rules are too restrictive.	Amend to be more enabling of development
Catherine Smart-Simpson (S564)	S564.094	Earthworks	EW - R6	Support		Retain
Catherine Smart-Simpson (S564)	S564.095	Earthworks	EW - R7	Support		Retain
Catherine Smart-Simpson (S564)	S564.096	Earthworks	EW - R8	Support		Retain
Catherine Smart-Simpson (S564)	S564.097	Light	LIGHT - O1	Support		Retain
Catherine Smart-Simpson (S564)	S564.098	Light	LIGHT - P1	Support		Retain
Catherine Smart-Simpson (S564)	S564.099	Light	LIGHT - P2	Amend	Should extend to appropriate lighting of outdoor commercial/industrial activities.	Amend to include the enabling of artificial outdoor lighting that allows safe commercial and industrial activities.
Catherine Smart-Simpson (S564)	S564.100	Light	Permitted Activities	Amend	These rules are too complicated and restrictive.	Amend significantly to reduce complexity and be more enabling of development.
Catherine Smart-Simpson (S564)	S564.101	Noise	Noise Objectives	Amend	We support these objectives.	Retain.
Catherine Smart-Simpson (S564)	S564.102	Noise	NOISE - P1	Support		Retain
Catherine Smart-Simpson (S564)	S564.103	Noise	NOISE - P2	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Catherine Smart-Simpson (S564)	S564.104	Noise	NOISE - P4	Support		Retain
Catherine Smart-Simpson (S564)	S564.105	Noise	NOISE - R5	Amend	reverse sensitivity concerns regarding quarry operations.	Amend to further mitigate reverse sensitivity issues for the Karamea Lime Co quarry.
Catherine Smart-Simpson (S564)	S564.106	Noise	NOISE - R6	Amend	reverse sensitivity concerns regarding quarry operations.	Amend to further mitigate reverse sensitivity issues for the Karamea Lime Co quarry.
Catherine Smart-Simpson (S564)	S564.107	Noise	NOISE - R11	Amend	Reverse sensitivity concerns regarding quarry operations.	Amend to further mitigate reverse sensitivity issues for the Karamea Lime Co quarry.
Catherine Smart-Simpson (S564)	S564.108	Noise	NOISE - R5	Oppose	Timeframes for noise emissions are too restrictive.	Delete time restrictions
Catherine Smart-Simpson (S564)	S564.109	Noise	NOISE - R5	Amend	Reverse sensitivity concerns regarding quarry operations.	Amend to further mitigate reverse sensitivity issues for the Karamea Lime Co quarry.
Catherine Smart-Simpson (S564)	S564.110	Noise	NOISE - R6	Oppose	Timeframes for noise emissions are too restrictive.	Delete time restrictions
Catherine Smart-Simpson (S564)	S564.111	Noise	NOISE - R11	Oppose	Timeframes for noise emissions are too restrictive.	Delete time restrictions
Catherine Smart-Simpson (S564)	S564.112	Noise	NOISE - R11	Amend	Correct the error where a Mineral Extraction Zone is referred to as "MEZ".	Correct "MEZ" error.
Catherine Smart-Simpson (S564)	S564.113	Rural Zones	Rural Zones Objectives	Support		Retain
Catherine Smart-Simpson (S564)	S564.114	Rural Zones	RURZ - P1	Support		Retain
Catherine Smart-Simpson (S564)	S564.115	Rural Zones	RURZ - P2	Support		Retain
Catherine Smart-Simpson (S564)	S564.116	Rural Zones	RURZ - P3	Support		Retain
Catherine Smart-Simpson (S564)	S564.117	Rural Zones	RURZ - P4	Support		Retain
Catherine Smart-Simpson (S564)	S564.118	Rural Zones	RURZ - P5	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Catherine Smart-Simpson (S564)	S564.119	Rural Zones	Rural Zones Policies	Support	Support RURZ P1 - P12, RURZ P15 - P28	Retain RURZ P1 - P12, RURZ P15 - P28
Catherine Smart-Simpson (S564)	S564.120	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend Lot 1 DP 483059 is zoned Mineral Extraction Zone.
Catherine Smart-Simpson (S564)	S564.121	Planning Maps and Overlays	General Rural Zone	Support	We support the way that land to the north, west and south of the quarry area has been zoned	Retain the General Rural Zone on land to the north, west and south of the quarry area (including quarried land and permitted land). All land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD should be General Rural Zone right up to the area that is presently zoned Rural Lifestyle Zone.
Catherine Smart-Simpson (S564)	S564.122	General Rural Zone	GRUZ - R1	Amend	pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.123	General Rural Zone	GRUZ - R2	Amend	pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.124	General Rural Zone	GRUZ - R3	Amend	pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.125	General Rural Zone	GRUZ - R5	Amend	pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.126	General Rural Zone	GRUZ - R5	Amend	We believe this rule should be simplified.	Simplify the rule
Catherine Smart-Simpson (S564)	S564.127	General Rural Zone	GRUZ - R6	Support		Retain
Catherine Smart-Simpson (S564)	S564.128	General Rural Zone	GRUZ - R8	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.

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Catherine Smart-Simpson (S564)	S564.129	General Rural Zone	GRUZ - R9	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.130	General Rural Zone	GRUZ - R10	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.131	General Rural Zone	GRUZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
Catherine Smart-Simpson (S564)	S564.132	General Rural Zone	GRUZ - R11	Amend	the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Catherine Smart-Simpson (S564)	S564.133	General Rural Zone	GRUZ - R12	Amend	Transport Performance Standards and rules relating to light need to be amended before this rule is acceptable.	Improve the TransportPerformance Standards and rules relating to light that connect to this rule.
Catherine Smart-Simpson (S564)	S564.134	General Rural Zone	GRUZ - R12	Amend	the rule is also too restrictive.	Amend to be more enabling of development.
Catherine Smart-Simpson (S564)	S564.135	General Rural Zone	GRUZ - R13	Amend	support this rule but note the minor error.	Retain as notified with minor timing error being corrected (i.e. 12pm).
Catherine Smart-Simpson (S564)	S564.136	General Rural Zone	GRUZ - R16	Support	pre-existing non-compliance with Rule GRUZ - R1 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.137	General Rural Zone	GRUZ - R17	Support	pre-existing non-compliance with Rule GRUZ - R1 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.138	General Rural Zone	GRUZ - R18	Support	We support in principle.	Retain as notified.

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Catherine Smart-Simpson (S564)	S564.139	General Rural Zone	GRUZ - R20	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.140	General Rural Zone	GRUZ - R21	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.141	General Rural Zone	GRUZ - R22	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.142	General Rural Zone	GRUZ - R24	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.143	General Rural Zone	GRUZ - R25	Support		Retain
Catherine Smart-Simpson (S564)	S564.144	General Rural Zone	GRUZ - R26	Amend		Retain
Catherine Smart-Simpson (S564)	S564.145	General Rural Zone	GRUZ - R27	Support		Retain
Catherine Smart-Simpson (S564)	S564.146	General Rural Zone	GRUZ - R28	Support		Retain
Catherine Smart-Simpson (S564)	S564.147	General Rural Zone	GRUZ - R29	Support		Retain
Catherine Smart-Simpson (S564)	S564.148	General Rural Zone	GRUZ - R30	Amend	We believe this rule is too restrictive and unclear.	Amend with more clearly defined terms
Catherine Smart-Simpson (S564)	S564.149	General Rural Zone	GRUZ - R30	Amend	too restrictive and unclear.	Delete points 1 and 2.
Catherine Smart-Simpson (S564)	S564.150	General Rural Zone	GRUZ - R30	Amend	this rule is too restrictive and unclear.	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".

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Catherine Smart-Simpson (S564)	S564.151	General Rural Zone	GRUZ - R31	Amend	We believe this rule is too restrictive.	Delete point 1.
Catherine Smart-Simpson (S564)	S564.152	General Rural Zone	GRUZ - R31	Amend	We believe this rule is too restrictive.	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Catherine Smart-Simpson (S564)	S564.153	General Rural Zone	GRUZ - R32	Support		Retain
Catherine Smart-Simpson (S564)	S564.154	General Rural Zone	GRUZ - R33	Support		Retain
Catherine Smart-Simpson (S564)	S564.155	General Rural Zone	GRUZ - R34	Amend	This rule is unnecessarily restrictive.	Delete
Catherine Smart-Simpson (S564)	S564.156	Mineral Extraction Zone	Overview	Amend	Authorisation regarding some effects of activities in the proposed MINZ derived from existing use rights.	Amend to add a 4th point to include existing use rights .
Catherine Smart-Simpson (S564)	S564.157	Planning Maps and Overlays	Mineral Extraction Zone	Support	support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD have been classed as MINZ.	Retain
Catherine Smart-Simpson (S564)	S564.158	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 has been zoned GRUZ should be zoned Mineral Extraction Zone.	Amend zoning for Lot 1 DP 483059 to be zoned MINZ - Mineral Extraction Zone.
Catherine Smart-Simpson (S564)	S564.159	Mineral Extraction Zone	Mineral Extraction Zone Objectives	Support		Retain
Catherine Smart-Simpson (S564)	S564.160	Mineral Extraction Zone	Mineral Extraction Policies	Support		Retain
Catherine Smart-Simpson (S564)	S564.161	Mineral Extraction Zone	MINZ - R1	Amend	point two is unnecessarily restrictive.	Delete point 2
Catherine Smart-Simpson (S564)	S564.162	Mineral Extraction Zone	MINZ - R2	Support		Retain
Catherine Smart-Simpson (S564)	S564.163	Mineral Extraction Zone	MINZ - R3	Amend	point two is unnecessarily restrictive.	Delete point 2.
Catherine Smart-Simpson (S564)	S564.164	Mineral Extraction Zone	MINZ - R3	Amend	Existing non-compliance with the points noted should be recognised as being acceptable.	Amend so that existing non-compliance with points 2 and 3 does not preclude the application of this rule.
Catherine Smart-Simpson (S564)	S564.165	Mineral Extraction Zone	MINZ - R5	Support		Retain

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Catherine Smart-Simpson (S564)	S564.166	Mineral Extraction Zone	MINZ - R6	Support		Retain
Catherine Smart-Simpson (S564)	S564.167	Mineral Extraction Zone	MINZ - R7	Support		Retain
Catherine Smart-Simpson (S564)	S564.168	Mineral Extraction Zone	MINZ - R9	Support		Retain
Catherine Smart-Simpson (S564)	S564.169	Mineral Extraction Zone	MINZ - R10	Support		Retain
Catherine Smart-Simpson (S564)	S564.170	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Support	support that areas will be identified through the resource consent process	Retain Schedule as notified.
Catherine Smart-Simpson (S564)	S564.171	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	Support	Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD are not included	Listed parcels to remain excluded.
Catherine Smart-Simpson (S564)	S564.172	SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES	SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES	Support	We support that Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD are not included in the schedule.	Listed parcels to remain excluded.
Catherine Smart-Simpson (S564)	S564.173	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support	We support that Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD are not included in the schedule.	Listed parcels to remain excluded.
Catherine Smart-Simpson (S564)	S564.174	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	We support that Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD are not included in the schedule.	Listed parcels to remain excluded.
Catherine Smart-Simpson (S564)	S564.175	Schedule Nine: Lawfully Established Mineral	Karamea Quarry	Support	We support that the Karamea Lime Quarry is listed in the schedule.	Retain Schedule as notified

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		Extraction and Processing Areas				
Catherine Smart-Simpson (S564)	S564.176	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Support	unnecessarily restrictive and complex.	Amend to be less onerous, more consistent and correct errors.
Catherine Smart-Simpson (S564)	S564.177	Appendix Seven: Mineral Extraction Management Plan Requirements	Appendix Seven: Mineral Extraction Management Plan Requirements	Support	support the plan requirements.	Retain as notified.
Celine Stokowski Anthony Thrupp (S522)	S522.001	STRATEGIC DIRECTION	MIN - O4	Oppose	We OPPOSE the use of "Reverse Sensitivity" as a reason to restrict subdivision, use and development to the benefit of Mineral Extraction. The argument for "reverse sensitivity" effectively gives mining an easy way to avoid mitigation of effects and limits development opportunities outside of mining once a single mine is set up in an area. It restricts diversification in the rural sector.	Delete the objective
Celine Stokowski Anthony Thrupp (S522)	S522.002	STRATEGIC DIRECTION	MIN - O6	Support	We SUPPORT the objective of "a. Avoid, remedy and mitigate the adverse effects of mineral extraction activities...."-	Retain part a of the objective as notified.
Celine Stokowski Anthony Thrupp (S522)	S522.003	STRATEGIC DIRECTION	MIN - O6	Not Stated	We have concerns about the application of the objective to "b. Allow adverse effects to be addressed by alternative mitigation measures..."	Not stated
Celine Stokowski Anthony Thrupp (S522)	S522.004	Noise	NOISE - O3	Support	We SUPPORT the objective	Retain as notified
Celine Stokowski Anthony Thrupp (S522)	S522.005	Noise	NOISE - P4	Support	We SUPPORT the Policy	Retain as notified
Celine Stokowski Anthony Thrupp (S522)	S522.006	Noise	NOISE - R6	Oppose	We OPPOSE the effective increase in noise limits from the Westland District Plan. Proposed noise levels throughout the Plan	Amend the noise limits to that they are the same as the operative Westland District

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					are stated as Leq as opposed to L10. The same noise measurement over time results in a lower Leq result than L10 result. The difference is estimated to be 3db. This means the Plan is proposing an increase to allowable noise levels (i.e. 55 Leq) 3db higher than currently allowed in the Westland District Plan (i.e. 55 L10).	Plan
Celine Stokowski Anthony Thrupp (S522)	S522.007	Rural Zones	Overview	Oppose	The argument for "reverse sensitivity" effectively gives mining an easy way to avoid mitigation of effects and limits development opportunities outside of mining once a single mine is set up in an area. It restricts diversification in the rural sector.	Delete the following text "The importance identified in the strategic direction for MIN-Mineral Extraction in ensuring new development does not compromise existing use...."
Celine Stokowski Anthony Thrupp (S522)	S522.008	Rural Zones	RURZ - P18	Support		Retain as notified
Celine Stokowski Anthony Thrupp (S522)	S522.009	Rural Zones	RURZ - P20	Support		Retain as notified
Celine Stokowski Anthony Thrupp (S522)	S522.010	Rural Zones	RURZ - P21	Support		Retain as notified
Celine Stokowski Anthony Thrupp (S522)	S522.011	Rural Zones	RURZ - P22	Support		Retain as notified
Celine Stokowski Anthony Thrupp (S522)	S522.012	Rural Zones	RURZ - P19	Oppose	The argument for "reverse sensitivity" effectively gives mining an easy way to avoid mitigation of effects and limits development opportunities outside of mining once a single mine is set up in an area. It restricts diversification in the rural sector.	Delete the policy
Celine Stokowski Anthony Thrupp (S522)	S522.013	Rural Zones	RURZ - P23	Support		Retain as notified
Celine Stokowski Anthony Thrupp (S522)	S522.014	Rural Zones	RURZ - P24	Support		Retain as notified

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Celine Stokowski Anthony Thrupp (S522)	S522.015	Rural Zones	RURZ - P25	Support		Retain as notified
Celine Stokowski Anthony Thrupp (S522)	S522.016	General Rural Zone	GRUZ - R12	Oppose	Once a mining operation is in place, it stays there for a long time. Operations are often justified in reports and applications as less than minor in terms of effects given they are "short-term" or have a finite end date; However, as is often the case , the reality is Operations extend well beyond the initial timeframe through the issuing of "rolling" consent variations. This will occur even more frequently if mining is a permitted activity as consented applications can then use that infrastructure to mine adjoining titles on a rotational annual basis without consent and therefore, outside their consented mitigation condition. Once one mine is in place, it is used as justification for further mines with an "existing use" argument. However, this argument does not seem to be applicable when the reverse is true - i.e. a mine has moved in next door to a residence. This has resulted in the concentration of mines within the Waimea Valley without consideration given to cumulative effects. Actual adverse noise effects from mining, whether permitted or consented activity, often extend well past reasonable or consented hours of operation (i.e. start up/fuel/move machines, run generators and pumps overnight, road maintenance, or undertake mining outside permitted hours).	Delete the Permitted Activity rule for mineral extraction
Charles Elley (S251)	S251.001	General Rural Zone	GRUZ - R8	Oppose	There is no need for any councils involvement in the operation of a residential accommodation business. Council, by right, does not hold overarching powers to interfere in anyones private business, unless for a matter of health, noise, or nuisance,	Remove the Rule Completely

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					and limiting the number of guests that can stay on a persons private property does not fall under any of those categories - It is a gross intrusion of peoples personal freedom and no valid justification has been presented, other than to protect other larger commercial operations, as to why council feels they need to be involved. As for affecting the rental market - private short stay accommodation has had negligible impact on the availability of rental accommodation, especially in the areas of concern. We have the data to prove it and council does not.	
Charles Elley (S251)	S251.002	Planning Maps and Overlays	Rezoning Requests	Amend	<p>The plan needs to recognise the extensive existing infrastructure, which was required to be installed, as part of a recent subdivision consent, at Beach Drive Westport.</p> <p>This was a resource consent requirement, and connected all 4 lots to the newly available town services. This included waste-water, town water, electricity and communications and as such, provides capacity for further more intensive development. A previously consented development for 28 Housing units, was only halted during the Mining Crisis of 2012-2016 which temporarily crippled the Westport economy. The land sits immediately adjacent to Westports existing residential zone and is a natural candidate for inclusion as a Future Urban Zone. To ignore the existing investment and restrict any future development would be negligent of Council, and indicate a bias towards developing other areas at the expense of the existing township. Council has no mandate to do so as no consultation and/or agreement has been completed to allow such a view to be</p>	Change zoning of land block contained in DP 543155 from General Rural to Future Urban Zone

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					legally enforced. It is currently zoned as General Rural and to remain so would prevent the natural expansion of the town, and ignore the considerable expense occurred by the developers and current owners, at councils request, for the urban services to be installed. The land currently incurs very little by way of natural inundation, and will be further protected by the proposed Westport Flood Protection Plan. As such, it is ideally suited to be included as a Future Urban Zone. Any flooding that has occurred is a result of failed Council Infrastructure and that has to be repaired regardless of any planning provisions.	
Charles Elley (S251)	S251.003	General Residential Zone	GRZ - R7	Amend	Relocated Buildings - requirement that must be designed as a residential building to be a Permitted Activity is a ludicrous requirement and goes against all the indicators coming from government to reduce bureaucratic barriers to increasing accommodation levels, in New Zealand. It is fully legal to apply for a consent to convert any building into a dwelling, under existing building legislation, and appropriate legislation ensures the correct processes are followed. Why then, would any council prohibit its ratepayers from carrying out a legal activity, other than they preferred it done that way.	Remove requirements restricting the relocation of buildings intended to be Dwellings to only allow those buildings that were originally dwellings. [note this submission is summarised against GRZ - R7 but the submission equally applies to other relevant rules across the Plan.]
Charlie McBeath (S403)	S403.001	Subdivision	SUB - S1	Oppose in part	It stops further development or diversification after mining or other previous activities. It would also stymie the socioeconomic benefits for small communities	Reduce the 20 hectare minimum size for rural subdivision.
Charlotte Bradley-Peni (S370)	S370.001	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Amend	No evidence have been shared with private landowners to clarify the SASM identification. Object to the use of the RMA by local authorities as this seems to be a matter best	Provide details to landowners regarding the SASM points of interest. Provide details and evidence on how the Treaty Settlement Act supports SASM within the

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					handled by the Waitangi Tribunal and the Crown.	TTPP.
Charlotte Bradley-Peni (S370)	S370.002	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend		Request for clarification about rules affecting land that is protected by a Victorian Title.
Charlotte Bradley-Peni (S370)	S370.003	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Amend		Reconsider SASM boundaries.
Charmaine Michell (S589)	S589.001	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Support	Recognising the importance of farming, quarrying and mining to the West Coast	retain provisions relating to farming, quarrying and mining to the West Coast
Charmaine Michell (S589)	S589.002	Rural Zones	Rural Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Charmaine Michell (S589)	S589.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Charmaine Michell (S589)	S589.004	Mineral Extraction Zone	Mineral Extraction Zone	Support		Retain
Charmaine Michell (S589)	S589.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.001	Interpretation	CRITICAL INFRASTRUCTURE	Support	The inclusion for telecommunications networks appropriately recognises the important services these networks provide to West Coast communities	Retain
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.002	STRATEGIC DIRECTION	CR - O1	Support	Provides appropriate high level direction for infrastructure connections and resilience	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.003	STRATEGIC DIRECTION	CR - O2	Support	Provides appropriate high level direction for infrastructure connections and resilience	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading	S663.004	STRATEGIC DIRECTION	CR - O3	Support	Provides appropriate high level direction for infrastructure connections and resilience	Retain provision as notified

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Ltd, Vodafone NZ Ltd (S663)						
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.005	STRATEGIC DIRECTION	CR - O4	Support	Provides appropriate high level direction for infrastructure connections and resilience	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.006	STRATEGIC DIRECTION	NENV - O3	Support	NENV-O3(b) in particular is supported as it recognises that in some instances infrastructure will need to be located in sensitive natural environments	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.007	Infrastructure	Overview	Amend	The statement in the fifth paragraph of the overview that zone chapters do not apply to infrastructure managed in the infrastructure chapter is supported. However, by way of example Rule GIZ-R2 in the Industrial Zone chapter includes rules for masts, poles, aerials and antennas. This creates confusion. If this is indeed to apply to private equipment that is not part of a network utility network managed by the infrastructure chapter, the statement should include a statement to this effect to avoid confusion.	Add additional text to the statement in the fifth paragraph: Rules relating to aerials and antennas and their support masts in zone chapters do not apply to equipment installed and/or operated by a network utility operator, or delete any provisions relating to telecommunications equipment from all zone chapters.
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.008	STRATEGIC DIRECTION	UFD - O1	Support	Clause 8 of the objective in particular is supported in regard to the provision, use and protection of infrastructure	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.009	Infrastructure	INF - O1	Support	The suite of INF objectives is appropriate in regard of the provision, protection and management of the effects infrastructure	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.010	Infrastructure	INF - O2	Support	The suite of INF objectives is appropriate in regard of the provision, protection and management of the effects infrastructure	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.011	Infrastructure	INF - O3	Support	The suite of INF objectives is appropriate in regard of the provision, protection and management of the effects infrastructure	Retain provision as notified

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Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.012	Infrastructure	INF - O4	Support	The suite of INF objectives is appropriate in regard of the provision, protection and management of the effects infrastructure	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.013	Infrastructure	INF - O5	Support	The suite of INF objectives is appropriate in regard of the provision, protection and management of the effects infrastructure	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.014	Infrastructure	INF - P1	Support	Policy properly recognised the benefits of infrastructure.	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.015	Infrastructure	INF - P2	Amend	Policy INF-P2 is generally supported except that it is requested that the language in Clause (a) be amended to operational need and functional need to reflect the terms used in the National Planning Standards and the definitions in the Plan.	Amend Policy INF-P12(a) as follows: (a) Locational, technical and operational constraints operational need and functional need
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.016	Infrastructure	INF - P3	Support	Policy properly recognises the need to manage the adverse effects of other activities on infrastructure	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.017	Infrastructure	INF - P4	Support	Policy properly recognises the need to adequately service new subdivision and development, including telecommunications	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.018	Infrastructure	INF - P6	Support	Policy properly recognises the need to adequately service new subdivision and development, including telecommunications	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.019	Infrastructure	Infrastructure Rules	Amend	Note 2 needs to reflect that the NESTF 2016 does not regulate all new poles and antennas, and that the district plan also applies where regulated equipment does not meet permitted standards	Amend Note 2 as follows: The installation and operation of telecommunications facilities (such as cabinets, antennas, poles, small cell-units and telecommunications lines) undertaken by a telecommunications facility operator are controlled in some instances by the

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						Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016, separate to Te Tai o Poutini Plan. Te Tai o Poutini Plan applies where these telecommunications facilities are either not covered by the Regulations, are covered but do not meet permitted standards of the Regulations, or are located within the following overlays: ...
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.020	Infrastructure	Permitted Activities	Amend	Add new permitted activity rules for underground lines and back up electricity generators. Other than where restricted in overlays due to ground disturbance, underground lines should be enabled. Back up generators also need to be provided for to ensure during power outages that critical infrastructure can continue to operate.	Add new permitted activity rules to allow for underground lines and back up electricity generators
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.021	Infrastructure	INF - R4	Amend	This rule allows for temporary network utilities for up to 24 months in regard to emergency declarations. Otherwise they are limited to 4 weeks, including for holiday surge capacity. An increased period of 12 months is sought to cater for construction/re-construction activity (e.g. a temporary site may be installed to retain service while an existing facility is moved or needs to be temporarily taken of a building while it is renovated	Amend Rule INF-R4 as follows: Activity Status Permitted Where: 1. The temporary network is operated by a network utility operator; 2. The temporary network activity is: i. For up to a period of 24 months following a national, regional or local state of emergency declaration; or ii. For up to a period of four weeks to provide for additional capacity; and oriii. For a period of up to 12 months as part fo construction or re-construction activity; and
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.022	Infrastructure	INF - R7	Support	The standards in the rule are considered to be workable for telecommunications infrastructure.	Retain provision as notified

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Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.024	Infrastructure	INF - R8	Support	The rule appropriately provides for customer connections	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.025	Infrastructure	INF - R9	Support	The rule appropriately provides for overhead lines in rural and industrial zones	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.026	Infrastructure	INF - R10	Support	The rule appropriately provides for telecommunications kiosks	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.027	Infrastructure	INF - R11	Amend	This rule provides for New Small Cell Utility as a permitted activity. However, as this term is undefined it is unclear what activity is provided for. The NESTF provides for small cell units as a permitted activity. However, these are subject to a defined envelope. Rule INF-R11 should adopt the same envelope to provide clarity on what is provided for in the rule.	Amend Rule INF-R11 as follows: Activity Status Permitted Where: 1. This meets the performance standards in Rule INF - R1; and 2. the volume (including any ancillary equipment, but not including any cabling) is not more than 0.11m³.
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.028	Infrastructure	INF - R10	Support	The rule appropriately provides for telecommunications kiosks	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.029	Infrastructure	INF - R12	Amend	This rule covers equipment not regulated by the NESTF. It needs to be extended to also cover equipment that is regulated but does not meet the permitted standards of the NESTF. Otherwise there will be a rule gap for considering this situation as regulated equipment not meeting the NESTF permitted standards then to be assessed under the District Plan. Further to provide more consistency with the standards being sought for similar zones in other district plans to better reflect the ability for these zones to absorb the effects of infrastructure, a 20m height limit is sought for	Amend Rule INF R12 as follows: New telecommunications poles, new antenna attached to poles and new antenna attached to a building not regulated by the NES - TF, or regulated equipment not meeting the permitted standards of the NES-TF 1. This is located within a land transport corridor; and i. The combined height of the pole and antenna does not exceed: a. 15m in a RESZ - Residential Zone, SETZ - Settlement Zone or NCZ Neighbourhood

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					commercial zones other than the Neighbourhood Centre Zone, and 25m for Industrial Zones.	<p>Centre Zone - CMUZ - Commercial and Mixed Use Zone; b. 20m in a CMUZ - Commercial and Mixed Use Zone other than the NCZ Neighbourhood Centre Zone or an INZ - Industrial Zone; or c. 35m in all other zones. 2. This is located outside a land transport corridor:</p> <p>i. The combined height (network utility) of a telecommunications pole and antenna does not exceed: a. 15m in a RESZ - Residential Zone, NCZ Neighbourhood Centre Zone CMUZ - Commercial and Mixed Use Zone or SETZ - Settlement Zone; b. 20m in a CMUZ - Commercial and Mixed Use Zone other than the NCZ Neighbourhood Centre Zone an INZ - Industrial Zone; c. 25m in all other locations, or 30m where there are two or more users of the same pole.</p>
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.030	Infrastructure	INF - R13	Support	The additional allowance above the NESTF permitted standards as a controlled activity supports the efficient roll out of telecommunications infrastructure to communities	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.031	Infrastructure	INF - R14	Support	The additional allowance above the NESTF permitted standards as a controlled activity supports the efficient roll out of telecommunications infrastructure to communities	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.032	Infrastructure	INF - R15	Support	The additional allowance above the NESTF permitted standards as a controlled activity supports the efficient roll out of	Retain provision as notified

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					telecommunications infrastructure to communities	
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.033	Infrastructure	INF - R22	Support	Restricted Discretionary status is considered reasonable for assessing telecommunications kiosks not meeting permitted activity standards. Relevant matters have been included in the matters of discretion	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.034	Infrastructure	INF - R23	Support	The matters to which discretion are restricted sets out an appropriate framework for considering restricted discretionary activity applications for telecommunications equipment.	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.035	Natural Hazards	All Natural Hazard Overlays	Amend	There is no specific reference to telecommunications infrastructure in the rules. Therefore it is unclear if this is because telecommunications infrastructure is not regulated by the rules of this section, or is intended to be caught by catch all rules. A permitted activity rule for telecommunications infrastructure in all hazard overlays is requested for the avoidance of doubt.	Add a new rule applying to all hazard overlays that critical infrastructure, or in the alternative telecommunications infrastructure, is a permitted activity in all natural hazard overlays See additional submission points on natural hazards in the HAZ chapter at the end of this table as the template will not expand out the NH provisions of the HAZ chapter"
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.036	Historic Heritage	HH - R3	Support	This rule provides for minor earthworks for service connection poles and maintaining existing underground energy assets. To avoid unnecessary consents for minor works, this should be extended to maintaining existing underground telecommunications assets, and provision for new underground customer connections unless the description of the scheduled item in the heritage schedule specifically refers to archaeology. Service connections to heritage buildings support their ongoing use and therefore ongoing upkeep.	Amend the rule as follows: Activity Status Permitted Where: 1. These are earthworks that will not result in damage, demolition or destruction of heritage items and are associated with: d. Installing fence posts and the replacement of poles for overhead network utility lines provided the area of land disturbed is limited to what is necessary to maintain an existing fence along its existing alignment and does not involve installation or digging of new post holes; or

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						<p>e. Maintaining existing underground energy or telecommunications activity assets; e2. Installing new underground customer connections where the building or item has not be sceduelid in regard to archaeology;</p> <p>f. Maintenance and repair of existing drains within the existing footprint of the drain; or</p> <p>g. Maintaining roads, tracks, carparks, accessways or paved areas within the footprint or modified ground compromised by the existing road, track, carpark, accessway or paved area; and ...</p>
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.037	Historic Heritage	HH - R5	Support	The rule ensures that certain service connections can be provided to heritage buildings, but with control retained over minimising impacts through design.	Retain provision as notified
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd (S663)	S663.038	Notable Trees	TREE - R5	Amend	The intent of the rule in regard to permitted trimming and pruning of notable trees is supported. However, there is a missing work in clause (c). The word "provision" is missing	Amend clause (c) of the rule as follows: ... c. Are necessary for the ongoing provision of infrastructure; or ...
Chris Boxall (S24)	S24.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend		ONL 22 Review ONL boundary at Doughboy - it includes paddocks but does not include some parts bush. Happy for the bush not currently included to be included, but need the paddock part to be reviewed.
Chris Hartigan (S338)	S338.001	Planning Maps and Overlays	Rezoning Requests	Amend	I would like to protect existing use but also understand the need to allow for development. Development needs to be in a way that insures no or minimal effect on the long running land use.	Ensure that there is sufficient buffer around the westport rifle range to allow the existing use of the rifle range to continue without bring new developments in the area into dispute with current operations, particularly with regard to noise.

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Chris Hartigan (S338)	S338.002	Noise	NOISE - R3	Amend	The distinction between requirements for sound proof between commercial and residential in adjoining properties makes no sense, the requirement should be across the board to ensure new developments are less likely to be affected by existing users and minimize the chance of conflict between the parties.	Apply acoustic insulation requirements to all sensitive activities and ensure these provisions apply to properties adjacent to the Westport rifle range
Chris & Jan Coll (S558)	S558.001	Whole Plan	Whole plan	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
Chris & Jan Coll (S558)	S558.002	Whole Plan	Whole plan	Amend	other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.	Consequential amendment to any other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.
Chris & Jan Coll (S558)	S558.003	Commercial Zone	COMZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.004	Commercial Zone	COMZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.005	Commercial Zone	COMZ - R8	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris & Jan Coll (S558)	S558.006	Mixed Use Zone	MUZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.007	Neighbourhood Centre Zone	NCZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.008	Neighbourhood Centre Zone	NCZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.009	Neighbourhood Centre Zone	NCZ - R12	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.

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Chris & Jan Coll (S558)	S558.010	Town Centre Zone	TCZ - R13	Oppose	These are unnecessary and too restrictive.	Delete.
Chris & Jan Coll (S558)	S558.011	Natural Hazards	NHP4	Support		Retain
Chris & Jan Coll (S558)	S558.012	Natural Hazards	NHP5	Support		Retain
Chris & Jan Coll (S558)	S558.013	Natural Hazards	NHP6	Support		Retain
Chris & Jan Coll (S558)	S558.014	Natural Hazards	NHP7	Support		Retain
Chris & Jan Coll (S558)	S558.015	Natural Hazards	NHP8	Support		Retain
Chris & Jan Coll (S558)	S558.016	Natural Hazards	NHP9	Support		Retain
Chris & Jan Coll (S558)	S558.017	Natural Hazards	NHP10	Amend	The wording of this policy is too restrictive	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development.
Chris & Jan Coll (S558)	S558.018	Natural Hazards	NHP10	Amend	The wording of NH - P11 is more appropriate for severe overlays than the current wording.	Amend to read as in P11
Chris & Jan Coll (S558)	S558.019	Natural Hazards	NHP10	Amend		Delete ...and there is significant public or environmental benefit from doing so.
Chris & Jan Coll (S558)	S558.020	Natural Hazards	NHP12	Support		Retain
Chris & Jan Coll (S558)	S558.021	General Rural Zone	GRUZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.022	Natural Hazards	NHP11	Support		Retain
Chris & Jan Coll (S558)	S558.023	Natural Hazards	NHP13	Amend	Precludes a landowner seeking other expert input or utilising solutions.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.024	Natural Hazards	NHR1	Amend	Two and five years is an insufficient length of time for reconstruction/replacement.	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						all overlays.
Chris & Jan Coll (S558)	S558.025	Natural Hazards	NHR2	Amend	The intent of this rule is appropriate but it is too constraining.	Amend as follows: Activity Status Permitted Where: 1. The structure has been lawfully established; and 2. There is no significant change to the size, scale and nature of the structure. Earthworks and land disturbance is the minimum required to undertake the activity; There is no change to the design, texture, or form of the structure; The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; and There is no reduction in public access.
Chris & Jan Coll (S558)	S558.026	Natural Hazards	NHR3	Amend	We support this rule in principle but believe it should be more enabling of upgrades.	Amend to be more enabling of upgrades.
Chris & Jan Coll (S558)	S558.027	Natural Hazards	NHR4	Amend	New Natural Hazard Mitigation Structures are important and should predominate over the Overlay rules.	Delete point 1. Retain other points.
Chris & Jan Coll (S558)	S558.028	Natural Hazards	NHR5	Support		Retain
Chris & Jan Coll (S558)	S558.029	Natural Hazards	NHR6	Support	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary for all overlays.

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Chris & Jan Coll (S558)	S558.030	Natural Hazards	NHR7	Support		Retain
Chris & Jan Coll (S558)	S558.031	Natural Hazards	NHR8	Support	The rule is too restrictive for additions and alterations to existing buildings.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.032	General Rural Zone	GRUZ - R17	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.033	Natural Hazards	NHR8	Amend	Overlays should not be bundled together.	Separate overlays into different rules.
Chris & Jan Coll (S558)	S558.034	Natural Hazards	NHR9	Amend	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary.
Chris & Jan Coll (S558)	S558.035	Natural Hazards	NHR11	Support		Retain
Chris & Jan Coll (S558)	S558.036	Natural Hazards	NHR12	Support	Discretion should be restricted to the same matters listed in NH - R11	Amend matters to which discretion is restricted to the same matters listed in NH - R11
Chris & Jan Coll (S558)	S558.037	Natural Hazards	NHR13	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.038	Natural Hazards	NHR14	Oppose	We believe this rule is too restrictive.	Delete
Chris & Jan Coll (S558)	S558.039	Natural Hazards	NHR14	Amend	Does not allow council to consider possible solutions or differing expert opinion.	Refer to decision sought for NH - R13.
Chris & Jan Coll (S558)	S558.040	Natural Hazards	NHR33	Support		Retain
Chris & Jan Coll (S558)	S558.041	Natural Hazards	NHR34	Support	This is too restrictive. Further information should be able to be considered.	Amend to being a Discretionary Activity.
Chris & Jan Coll (S558)	S558.042	Natural Hazards	NHR38	Amend	Two and five years is an insufficient length of time.	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.
Chris & Jan Coll (S558)	S558.043	General Rural Zone	GRUZ - R28	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.

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Chris & Jan Coll (S558)	S558.044	Natural Hazards	NHR39	Support		REtain
Chris & Jan Coll (S558)	S558.045	Natural Hazards	NHR40	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.046	Natural Hazards	NHR41	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.047	Natural Hazards	NHR42	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.048	Natural Hazards	NHR43	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.049	Natural Hazards	NHR44	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.050	Natural Hazards	NHR45	Support		Retain
Chris & Jan Coll (S558)	S558.051	Natural Hazards	NHR46	Oppose	This rule is too restrictive.	Delete
Chris & Jan Coll (S558)	S558.052	Natural Hazards	NHR46	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.053	Natural Hazards	NHR47	Support		Retain
Chris & Jan Coll (S558)	S558.054	Large Lot Residential Zone	LLRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.055	Natural Hazards	NHR48	Support		Retain
Chris & Jan Coll (S558)	S558.056	Natural Hazards	NHR49	Support		Retain
Chris & Jan Coll (S558)	S558.057	Natural Hazards	NHR52	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.058	Natural Hazards	NHR53	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.059	Natural Hazards	Westport Hazard Overlay	Oppose	Associated provisions take an excessively restrictive approach.	Amend overlay and amend associated objectives, policies and rules to be more enabling.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.060	Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Support	We do not support our properties being included in any extension.	retain extent of overlay as notified
Chris & Jan Coll (S558)	S558.061	Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Amend		Amend associated objectives, policies and rules to be more enabling.
Chris & Jan Coll (S558)	S558.062	Natural Hazards	Coastal Severe and Coastal Alert Overlay	Support	We do not support our properties being included in any extension.	Retain extent of overlay as notified.
Chris & Jan Coll (S558)	S558.063	Natural Hazards	Coastal Severe and Coastal Alert Overlay	Amend		Amend associated objectives, policies and rules to be more enabling.
Chris & Jan Coll (S558)	S558.064	Historic Heritage	Historic Heritage Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.065	Large Lot Residential Zone	LLRZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.066	Notable Trees	Notable Tree Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.067	Notable Trees	Notable Tree Policies	Support		Retain
Chris & Jan Coll (S558)	S558.068	Notable Trees	Notable Tree Rules	Support		Retain
Chris & Jan Coll (S558)	S558.069	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.070	Sites and Areas of Significance to Māori	SASM - P1	Support		Retain
Chris & Jan Coll (S558)	S558.071	Sites and Areas of Significance to Māori	SASM - P2	Support		Retain
Chris & Jan Coll (S558)	S558.072	Sites and Areas of Significance to Māori	SASM - P3	Support		Retain

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Chris & Jan Coll (S558)	S558.073	Sites and Areas of Significance to Māori	SASM - P4	Support		REtain
Chris & Jan Coll (S558)	S558.074	Sites and Areas of Significance to Māori	SASM - P5	Support		Retain
Chris & Jan Coll (S558)	S558.075	Sites and Areas of Significance to Māori	SASM - P6	Support		Retain
Chris & Jan Coll (S558)	S558.076	Medium Density Residential Zone	MRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.077	Sites and Areas of Significance to Māori	SASM - P14	Support		Retain
Chris & Jan Coll (S558)	S558.078	Sites and Areas of Significance to Māori	SASM - P15	Support		REtain
Chris & Jan Coll (S558)	S558.079	Sites and Areas of Significance to Māori	SASM -R1	Support		Retain
Chris & Jan Coll (S558)	S558.080	Sites and Areas of Significance to Māori	SASM - R12	Amend	rule incorrectly references SASM - R14 when it should be SASM - R15.	Amend 2. This is not Mineral Extraction subject to Rule SASM - R14 R15 ; and
Chris & Jan Coll (S558)	S558.081	Sites and Areas of Significance to Māori	SASM - R16	Amend	this rule is too restrictive and should be a Discretionary Activity.	Amend status to Discretionary.
Chris & Jan Coll (S558)	S558.082	Sites and Areas of Significance to Māori	SASM - R16	Support	Application will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.	Retain
Chris & Jan Coll (S558)	S558.083	Sites and Areas of Significance to Māori	SASM - R17	Amend	this rule is too restrictive and should be a Discretionary Activity.	Amend status to Discretionary.
Chris & Jan Coll (S558)	S558.084	Sites and Areas of Significance to Māori	SASM - R17	Support	Application will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.	Retain
Chris & Jan Coll (S558)	S558.085	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			Biodiversity Objectives			
Chris & Jan Coll (S558)	S558.086	Ecosystems and Indigenous Biodiversity	ECO - P1	Amend	June 2027 deadline is too ambitious	Amend 2. iii ... and completed by June 2027.
Chris & Jan Coll (S558)	S558.087	Medium Density Residential Zone	MRZ - R10	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.088	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	The term "functional need" does not go far enough	Amend point d. as follows: The activity has a functional, technical, operational or locational need to be located in the area;
Chris & Jan Coll (S558)	S558.089	Ecosystems and Indigenous Biodiversity	ECO - P3	Support		Retain
Chris & Jan Coll (S558)	S558.090	Ecosystems and Indigenous Biodiversity	ECO - P4	Support		Retain
Chris & Jan Coll (S558)	S558.091	Ecosystems and Indigenous Biodiversity	ECO - P5	Support		Retain
Chris & Jan Coll (S558)	S558.092	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	some of the terms used in this policy need defining.	Define the technical ecological terms used in this policy.
Chris & Jan Coll (S558)	S558.093	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Biodiversity offsetting or compensation should be provided for.	Provide for biodiversity offsetting or compensation.
Chris & Jan Coll (S558)	S558.094	Ecosystems and Indigenous Biodiversity	ECO - P7	Support	The appropriateness of any biodiversity offsetting or compensation.	Retain point h.
Chris & Jan Coll (S558)	S558.095	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	the fixed location or temporary nature of mineral deposits is not provided for.	Amend to recognise that, in some instances, vegetation clearance is unavoidable (e.g. in the case of accessing mineral resource) but that these effects can be temporary due so subsequent restoration processes.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.096	Ecosystems and Indigenous Biodiversity	ECO - P8	Support		Retain
Chris & Jan Coll (S558)	S558.097	Ecosystems and Indigenous Biodiversity	ECO - P9	Support		REtain
Chris & Jan Coll (S558)	S558.098	Medium Density Residential Zone	MRZ - R15	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris & Jan Coll (S558)	S558.099	Ecosystems and Indigenous Biodiversity	ECO - P10	Support		REtain
Chris & Jan Coll (S558)	S558.100	Ecosystems and Indigenous Biodiversity	Permitted Activities	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.101	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.102	Ecosystems and Indigenous Biodiversity	Permitted Activities	Amend	that provision is made for low-level clearance for building sites.	Amend wording to provide for building sites.
Chris & Jan Coll (S558)	S558.103	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	that provision is made for low-level clearance for building sites.	Amend wording to provide for building sites.
Chris & Jan Coll (S558)	S558.104	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.105	Ecosystems and Indigenous Biodiversity	ECO - R7	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.106	Ecosystems and Indigenous Biodiversity	ECO - R10	Support		Retain
Chris & Jan Coll (S558)	S558.107	Ecosystems and Indigenous Biodiversity	ECO - R11	Support		Retain
Chris & Jan Coll (S558)	S558.108	Natural Features and Landscapes	NFL - P1	Amend	Residential activities must be provided for.	Amend to include residential activities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.109	General Residential Zone	GRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.110	Natural Features and Landscapes	NFL - P2	Support		Retain
Chris & Jan Coll (S558)	S558.111	Natural Features and Landscapes	NFL - P3	Support		Retain
Chris & Jan Coll (S558)	S558.112	Natural Features and Landscapes	NFL - P4	Support		Retain
Chris & Jan Coll (S558)	S558.113	Natural Features and Landscapes	NFL - P5	Support		Retain
Chris & Jan Coll (S558)	S558.114	Natural Features and Landscapes	NFL - P6	Support		Retain
Chris & Jan Coll (S558)	S558.115	Natural Features and Landscapes	NFL - P7	Support		Retain
Chris & Jan Coll (S558)	S558.116	Natural Features and Landscapes	NFL - R1	Amend	We support these rules in principle, but they are very restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.117	Natural Features and Landscapes	NFL - R2	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.118	Natural Features and Landscapes	NFL - R3	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.119	Natural Features and Landscapes	NFL - R4	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.120	General Residential Zone	GRZ - R12	Amend	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.121	Natural Features and Landscapes	NFL - R5	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.122	Natural Features and Landscapes	NFL - R6	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.123	Natural Features and Landscapes	NFL - R7	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris & Jan Coll (S558)	S558.124	Natural Features and Landscapes	NFL - R8	Amend	Dwellings and ancillary buildings should be provided for in this rule.	Amend rule to include residential dwellings and ancillary buildings at appropriate scale.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.125	Natural Features and Landscapes	Controlled Activities	Support		Retain
Chris & Jan Coll (S558)	S558.126	Natural Features and Landscapes	Restricted Discretionary Activities	Support		Retain
Chris & Jan Coll (S558)	S558.127	Natural Features and Landscapes	Discretionary Activities	Support		Retain
Chris & Jan Coll (S558)	S558.128	Public Access	Overview	Support		Retain
Chris & Jan Coll (S558)	S558.129	Public Access	PA - O1	Support		Retain
Chris & Jan Coll (S558)	S558.130	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.131	General Residential Zone	GRZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris & Jan Coll (S558)	S558.132	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies	Support		Retain
Chris & Jan Coll (S558)	S558.133	Natural Character and Margins of Waterbodies	NC - R1	Amend	Unnecessarily restrictive to restrict the rule for natural hazard mitigation structures.	Delete point 1. j. and 5.
Chris & Jan Coll (S558)	S558.134	Natural Character and Margins of Waterbodies	NC - R1	Amend	Natural hazard mitigation structures unnecessarily restrictive	Amend status when compliance is not achieved for natural hazard mitigation structures to controlled.
Chris & Jan Coll (S558)	S558.135	Natural Character and Margins of Waterbodies	NC - R1	Amend	Too restrictive	Amend status when compliance is not achieved for remaining activities to Restricted Discretionary which requires a new rule.
Chris & Jan Coll (S558)	S558.136	Natural Character and	NC - R2	Amend	unnecessarily restrictive for natural hazard mitigation structures.	Delete point 1. e.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		Margins of Waterbodies				
Chris & Jan Coll (S558)	S558.137	Natural Character and Margins of Waterbodies	NC - R2	Amend	unnecessarily restrictive for natural hazard mitigation structures.	If this is not accepted, amend status when compliance is not achieved for natural hazard mitigation structures to controlled.
Chris & Jan Coll (S558)	S558.138	Natural Character and Margins of Waterbodies	NC - R3	Amend	This rule replicates NC - R2.	Delete point 1.
Chris & Jan Coll (S558)	S558.139	Natural Character and Margins of Waterbodies	NC - R2	Amend	the activity status when compliance is not achieved is too restrictive.	Alternative relief, amend status when compliance is not achieved to controlled.
Chris & Jan Coll (S558)	S558.140	Natural Character and Margins of Waterbodies	NC - R3	Amend	R3 #2	Retain as notified with numbering error corrected.
Chris & Jan Coll (S558)	S558.141	Natural Character and Margins of Waterbodies	NC - R4	Support		Retain
Chris & Jan Coll (S558)	S558.142	Rural Lifestyle Zone	RLZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.143	Natural Character and Margins of Waterbodies	NC - R5	Support	do not support this activity being a Discretionary Activity.	Amend activity status to permitted, or Controlled Activity.
Chris & Jan Coll (S558)	S558.144	Interpretation	Definitions	Amend	Development requires a definition for financial contribution chapter.	Add definition for Development
Chris & Jan Coll (S558)	S558.145	Financial Contributions	FC - O1	Amend	The objective is too absolute and has a duplication error.	Amend as follows: Through the use of Financial Contributions the West Coast/Te Tai o Poutini's infrastructure is able to meet the demands generated by subdivision, land use and development so that it does not adversely affect adverse effects on natural and physical resources, or compromise the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						quality of service provided to existing users, is remedied or mitigated through the use of financial contributions.
Chris & Jan Coll (S558)	S558.146	Financial Contributions	FC - O2	Support		Retain
Chris & Jan Coll (S558)	S558.147	Financial Contributions	FC - P1	Amend		Amend as follows: To require financial contributions as a condition of subdivision, ... as a result of the subdivision, land use or development.
Chris & Jan Coll (S558)	S558.148	Financial Contributions	FC - P2	Support		Retain
Chris & Jan Coll (S558)	S558.149	Financial Contributions	FC - P3	Amend	May be the most appropriate place to specify how these disputes can be resolved.	Financial contributions may be taken in the form of cash, land, works or a combination of these in discussion with the applicant but at the final discretion of the Council.
Chris & Jan Coll (S558)	S558.150	Financial Contributions	FC - P4	Support		Retain
Chris & Jan Coll (S558)	S558.151	Financial Contributions	FC - P5	Amend		To use This shall can include roading, streetscape improvements, shared pathways, vehicle parking, EV charging spaces, service lanes, water supply, wastewater, stormwater, parks, reserves, recreation facilities and/or community facilities.
Chris & Jan Coll (S558)	S558.152	Financial Contributions	FC - P6	Support		To provide ... such as but not limited to mineral extraction, renewable electricity generation activities and critical infrastructure.
Chris & Jan Coll (S558)	S558.153	Rural Lifestyle Zone	RLZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.154	Financial Contributions	FC - P7	Amend		Retain
Chris & Jan Coll (S558)	S558.155	Financial Contributions	FC - R1	Amend	needs amending.	Amend point 2 to extend beyond boundary adjustment (as presently defined) to include subdivisions where the subdivision results in a reduction in the total number of allotments (or record of titles).
Chris & Jan Coll (S558)	S558.156	Financial Contributions	FC - R1	Amend	There is no certainty provided through this part of the rule, particularly point 3. v.	Point 3 needs to be rewritten to be fairer to applicants and provide some certainty.
Chris & Jan Coll (S558)	S558.157	Financial Contributions	FC - R2	Amend	Point 4.a. is too broad.	Amend point 4 as follows: 4. Where a financial contribution ... conditions of the resource consent: a. The location and area of the land within the land being subdivided or under application ; ...
Chris & Jan Coll (S558)	S558.158	Financial Contributions	FC - R2	Support	We support the reference to "a registered valuer".	Retain reference to a registered valuer.
Chris & Jan Coll (S558)	S558.159	Financial Contributions	FC - R3	Amend	Can require an applicant to bear the full cost of upgrading a road.	Amend to ensure that Council cannot require an applicant to bear the full cost of upgrading a road that is significantly below an appropriate level of service.
Chris & Jan Coll (S558)	S558.160	Financial Contributions	FC - R4	Amend	Support this rule and support that no roads have yet been identified.	Retain
Chris & Jan Coll (S558)	S558.161	Financial Contributions	FC - R5	Amend	believe that the rule requires some amending.	Amend the final sentence of point 1 before the formula to be as follows: The financial contribution will be charged based on the following formula for each accessible, trailer/boat park or EV charging site and or for every 5 bicycle parks not provided.
Chris & Jan Coll (S558)	S558.162	Financial Contributions	FC - R5	Amend	Greater clarity, transparency and certainty over how the costs are calculated.	Amend so there is greater clarity, transparency and certainty over how the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						costs are calculated.
Chris & Jan Coll (S558)	S558.163	Financial Contributions	FC - R6	Amend	The term "development" is used when "land use" may be a better term.	Replace the term "development" with "land use"
Chris & Jan Coll (S558)	S558.164	Rural Lifestyle Zone	RLZ - R13	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.165	Financial Contributions	FC - R7	Amend	point 4 requires amending so that there is fairness, transparency and certainty to an applicant.	Amend to ensure fairness, transparency and certainty to an applicant.
Chris & Jan Coll (S558)	S558.166	Financial Contributions	FC - R7	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
Chris & Jan Coll (S558)	S558.167	Financial Contributions	FC - R8	Amend	Requires amending so that there is fairness, transparency and certainty to an applicant.	Amend to ensure fairness, transparency and certainty to an applicant.
Chris & Jan Coll (S558)	S558.168	Financial Contributions	FC - R8	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
Chris & Jan Coll (S558)	S558.169	Financial Contributions	FC - R9	Amend	point 4 requires amending so that there is fairness, transparency and certainty.	Amend to ensure fairness, transparency and certainty to an applicant.
Chris & Jan Coll (S558)	S558.170	Financial Contributions	FC - R9	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
Chris & Jan Coll (S558)	S558.171	Financial Contributions	FC - R10	Amend	The term "and" is used where we believe the term "or is more appropriate.	Amend as follows: 1. ... 2. The maximum contribution shall be required as follows: i. ...; or ii. ...; and or

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						iii. ...
Chris & Jan Coll (S558)	S558.172	Financial Contributions	FC - R11	Amend	May be required to upgrade a footpath, walkway or cycleway beyond what is fair	Amend to ensure fairness, transparency and certainty to an applicant.
Chris & Jan Coll (S558)	S558.173	Financial Contributions	FC - R11	Amend		Amend to ensure an applicant is protected from bearing the cost of upgrading footpath, walkway or cycleway that have an inadequate level of service before making an application or undertaking an activity that triggers a financial contribution.
Chris & Jan Coll (S558)	S558.174	Financial Contributions	FC - R12	Support		Retain
Chris & Jan Coll (S558)	S558.175	Settlement Zone	SETZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.176	Financial Contributions	FC	Amend	An advice note that lays out a mediation process would be helpful.	Include an advice note that outlines how a mediation process could be used to resolve disputes regarding financial contributions.
Chris & Jan Coll (S558)	S558.177	Subdivision	SUB - O1	Support		Retain
Chris & Jan Coll (S558)	S558.178	Subdivision	SUB - O2	Support		Retain
Chris & Jan Coll (S558)	S558.179	Subdivision	SUB - O3	Support		Retain
Chris & Jan Coll (S558)	S558.180	Subdivision	SUB - O4	Support		Retain
Chris & Jan Coll (S558)	S558.181	Subdivision	SUB - O5	Amend	this objective needs amending and it overreaches.	Amend objective to reflect only the purpose of esplanade reserves and strips as set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values.

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Chris & Jan Coll (S558)	S558.182	Subdivision	SUB - O6	Amend		Retain
Chris & Jan Coll (S558)	S558.183	Subdivision	SUB - P1	Support		Retain
Chris & Jan Coll (S558)	S558.184	Subdivision	SUB - P2	Amend	The exact meaning of "planned infrastructure" is unclear and requires a definition.	Provide a suitable definition of "planned infrastructure" that ensures a robust, and consultative process determined the planned infrastructure that also minimises uncertainty.
Chris & Jan Coll (S558)	S558.185	Subdivision	SUB - P2	Amend	"deemed reasonable by Council" used in point k. is unnecessary and introduces uncertainty.	Amend k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply / wireless /satellite where deemed reasonable by the Council;
Chris & Jan Coll (S558)	S558.186	Settlement Zone	SETZ - R18	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.187	Subdivision	SUB - P2	Amend	Point m. is too strict in its direction and too broad in its application	Delete point m.
Chris & Jan Coll (S558)	S558.188	Subdivision	SUB - P2	Support	Point o. would benefit from providing more detail about how this is achieved.	Amend to develop more detail regarding how point o. is achieved.
Chris & Jan Coll (S558)	S558.189	Subdivision	SUB - P3	Support		Retain
Chris & Jan Coll (S558)	S558.190	Subdivision	SUB - P4	Support	wording as it is too restrictive.	Amend point c. to recognise that a house can be raised/constructed above flood levels using piles or other building methods that do not involve raising the platform.
Chris & Jan Coll (S558)	S558.191	Subdivision	SUB - P5	Amend	b. will be very difficult to achieve without significantly impacting future development.	Delete point b. altogether.
Chris & Jan Coll (S558)	S558.192	Subdivision	SUB - P5	Support	Should be reworked to have different wording for when plans are in place and when they are not.	Amend policy to have different wording for area that have strcutre plans in place and when areas that do not, to limit uncertainty

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						and perverse outcomes.
Chris & Jan Coll (S558)	S558.193	Subdivision	SUB - P6	Support	some aspects are too prescriptive.	Delete points a., c., e. and f. Retain point d.
Chris & Jan Coll (S558)	S558.194	Subdivision	SUB - P7	Support		Retain
Chris & Jan Coll (S558)	S558.195	Subdivision	Subdivision Policies	Amend	Add new Policy that applies to rural zones.	Insert a new policy that reads as follows: Allow subdivision in the RURZ - Rural Zones that does not comply with the minimum lot design and parameters when:a. The site size and configuration is appropriate for development intended by the zone;b. The subdivision design maintains rural character and amenity;c. The increased density does not create adverse effects on critical infrastructure; andd. It can be demonstrated that it is consistent with the quality and types of development envisaged by RURZ - Rural Zone Objectives and Policies.
Chris & Jan Coll (S558)	S558.196	Subdivision	SUB - P9	Amend	The purpose as notified is too extensive.	Delete the wording of this policy and reformulate to reflect the wording of the operative Buller District Plan. The purposes of esplanade reserves and strips to be only those set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values. All reference to the width of esplanade reserves and strips being wider than 20m should be deleted.
Chris & Jan Coll (S558)	S558.197	Settlement Zone	SETZ - R24	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.198	Subdivision	SUB - R1	Amend	parts of the rule that are too restrictive.	Delete points 3 and 5.
Chris & Jan Coll (S558)	S558.199	Subdivision	SUB - R1	Amend		Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.
Chris & Jan Coll (S558)	S558.200	Subdivision	SUB - R2	Amend	parts of the rule that are too restrictive.	Delete points 2 and 3.
Chris & Jan Coll (S558)	S558.201	Subdivision	SUB - R3	Amend	Should apply more broadly than currently proposed	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.
Chris & Jan Coll (S558)	S558.202	Subdivision	SUB - R3	Support		Retain points 1 and 3.
Chris & Jan Coll (S558)	S558.203	Subdivision	SUB - R3	Amend	parts of the rule that are too restrictive and unclear.	Delete point 2 (and thus delete the escalation to Discretionary Activity if compliance is not achieved).
Chris & Jan Coll (S558)	S558.204	Subdivision	SUB - R3	Amend	parts of the rule that are too restrictive and unclear.	Amend wording "design and layout of allotments" under point a. of "matters of control" to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Chris & Jan Coll (S558)	S558.205	Subdivision	SUB - R4	Support	parts of the rules are excessive given its purpose	Delete point c. under "matters of control".
Chris & Jan Coll (S558)	S558.206	Subdivision	SUB - R5	Support	The activity status when compliance with point 6 is appropriate.	Retain status when compliance with point 6 is not achieved to Discretionary.
Chris & Jan Coll (S558)	S558.207	Subdivision	SUB - R5	Support		Retain
Chris & Jan Coll (S558)	S558.208	Future Urban Zone	FUZ - R6	Oppose	These are unnecessary and too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.209	Subdivision	SUB - R5	Amend	the term "development plan" in point 8 is not defined.	Delete point 8.
Chris & Jan Coll (S558)	S558.210	Subdivision	SUB - R5	Support	Parts of the rules are excessive.	Amend wording "design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Chris & Jan Coll (S558)	S558.211	Subdivision	SUB - R5	Amend	Temporary effects of development and construction should be managed via other parts of the plan.	Delete point j.
Chris & Jan Coll (S558)	S558.212	Subdivision	SUB - R5	Amend	Parts of the rules are excessive.	Points b. and c. should reference standards to provide certainty (in a similar manner to f.)
Chris & Jan Coll (S558)	S558.213	Subdivision	SUB - R5	Support	Parts of the rules are excessive.	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point l.
Chris & Jan Coll (S558)	S558.214	Subdivision	SUB - R5	Amend		Delete o.
Chris & Jan Coll (S558)	S558.215	Subdivision	SUB - R5	Amend		Consequent amendments to "activity status when compliance not achieved".
Chris & Jan Coll (S558)	S558.216	Subdivision	SUB - R6	Amend	Parts of the rules are excessive.	Activity status where compliance is not achieved should be Discretionary for all points. There should be no escalation to Non-Complying status.
Chris & Jan Coll (S558)	S558.217	Subdivision	SUB - R6	Amend	Matters of control:	Amend wording "size, design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Chris & Jan Coll (S558)	S558.218	Subdivision	SUB - R6	Amend		Points b. and c. should reference standards to provide certainty (in a similar manner to e.)

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Chris & Jan Coll (S558)	S558.219	Future Urban Zone	FUZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.220	Subdivision	SUB - R6	Amend		Points d. and k. requires amending to provide certainty and clarity.
Chris & Jan Coll (S558)	S558.221	Subdivision	SUB - R6	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.
Chris & Jan Coll (S558)	S558.222	Subdivision	SUB - R6	Amend		Delete l.
Chris & Jan Coll (S558)	S558.223	Subdivision	SUB - R7/ECO - R4	Amend	significant amendments are necessary to be less restrictive and more enabling.	Amend the rule to be less restrictive, more enabling and provide more clarity.
Chris & Jan Coll (S558)	S558.224	Subdivision	SUB - R7/ECO - R4	Amend	Unclear given areas of significant indigenous biodiversity are yet to be mapped.	Amend provision heading for clarity.
Chris & Jan Coll (S558)	S558.225	Subdivision	SUB - R7/ECO - R4	Amend	An area of significant indigenous biodiversity to be within a single allotment.	Amend to make it unnecessary for an area of significant indigenous biodiversity to be within a single allotment .
Chris & Jan Coll (S558)	S558.226	Subdivision	SUB - R7/ECO - R4	Amend	Provide opportunities for living closer to nature (e.g. "bush living").	Amend to enable Biodiversity offsetting or environmental compensation to be considered as a way to mitigate the effects of buildings and accessways.
Chris & Jan Coll (S558)	S558.227	Subdivision	SUB - R7/ECO - R4	Amend	It is unclear what "parent title" means in this rule.	Amend to clarify the term parent title
Chris & Jan Coll (S558)	S558.228	Subdivision	SUB - R7/ECO - R4	Amend	It is not necessary for the covenanted area to be with an authorised agency.	amend to allow private covenant.
Chris & Jan Coll (S558)	S558.229	Subdivision	SUB - R10	Amend	some uncertainty that we oppose.	Amend wording "size, design, shape, location and layout of allotments" under point e. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Chris & Jan Coll (S558)	S558.230	Future Urban Zone	FUZ - R18	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.

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Chris & Jan Coll (S558)	S558.231	Subdivision	SUB - R10	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.
Chris & Jan Coll (S558)	S558.232	Subdivision	SUB - R11	Amend	some uncertainty that we oppose.	Amend wording "size, design, shape, location and layout of allotments" under point b. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Chris & Jan Coll (S558)	S558.233	Subdivision	SUB - R11	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point f.
Chris & Jan Coll (S558)	S558.234	Subdivision	SUB - R12	Amend	the rule should not apply unless there is a development/concept plan in place	Amend so that the rule does not apply until a robust development or concept plan is approved.
Chris & Jan Coll (S558)	S558.235	Subdivision	SUB - R12	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point h.
Chris & Jan Coll (S558)	S558.236	Subdivision	SUB - R12	Amend		Delete point i.
Chris & Jan Coll (S558)	S558.237	Subdivision	SUB - R12	Support	The escalation to a Non-complying status if compliance is not achieved is too restrictive.	Activity status where there is non-compliance should be Discretionary not Non-Complying status.
Chris & Jan Coll (S558)	S558.238	Subdivision	SUB - R13	Amend	Consideration will be given to this matter under the assessment required by point 2.	Delete "sensitive activities" from point d.
Chris & Jan Coll (S558)	S558.239	Subdivision	SUB - R14	Amend	We support the rule in principle but believe more certainty is required.	Provide a robust definition for "development plan".
Chris & Jan Coll (S558)	S558.240	Subdivision	SUB - R15/ECO - R8	Amend	The escalation to Non-Complying is inappropriate and too restrictive.	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.241	Scenic Visitor Zone	SVZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris & Jan Coll (S558)	S558.242	Subdivision	SUB - R15/ECO - R8	Amend	Too restrictive.	Delete points 1 and 2.
Chris & Jan Coll (S558)	S558.243	Subdivision	SUB - R16	Amend	Too restrictive.	Delete point 1.
Chris & Jan Coll (S558)	S558.244	Subdivision	SUB - R16	Amend	The escalation to Non-Complying is inappropriate.	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status
Chris & Jan Coll (S558)	S558.245	Subdivision	SUB - R17	Support		Retain
Chris & Jan Coll (S558)	S558.246	Subdivision	SUB - R18	Amend	This rule contains an error (references itself - perhaps should be SUB - R16) and is unclear.	Amend to correct reference error
Chris & Jan Coll (S558)	S558.247	Subdivision	SUB - R18	Amend	This rule is too restrictive.	Delete points 1 and 2.
Chris & Jan Coll (S558)	S558.248	Subdivision	SUB - R18	Support		Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status except in point 3 where mana whenua support the escalation for this point.
Chris & Jan Coll (S558)	S558.249	Subdivision	SUB - R19	Amend		REtain
Chris & Jan Coll (S558)	S558.250	Subdivision	SUB - R20	Support		Retain
Chris & Jan Coll (S558)	S558.251	Subdivision	SUB - R21	Amend	Error for activity status where compliance is not achieved	Amend to: Activity status where compliance not achieved: Non-complying N/A.
Chris & Jan Coll (S558)	S558.252	Scenic Visitor Zone	SVZ - R7	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.253	Subdivision	SUB - R22	Support		Retain
Chris & Jan Coll (S558)	S558.254	Subdivision	SUB - R23	Support		Retain
Chris & Jan Coll (S558)	S558.255	Subdivision	SUB - R24	Oppose	The rule is too restrictive and should be a Discretionary Activity rule	Delete
Chris & Jan Coll (S558)	S558.256	Subdivision	SUB - R25	Oppose	The rule is too restrictive and does not provide for situations not foreseen by the plan.	Delete
Chris & Jan Coll (S558)	S558.257	Subdivision	SUB - R26	Amend	A subdivision site suitability report is the appropriate way to manage this issue.	Amend to Discretionary Activity.
Chris & Jan Coll (S558)	S558.258	Subdivision	SUB - R27/ECO - R9	Oppose	The rule is too restrictive.	Delete
Chris & Jan Coll (S558)	S558.259	Subdivision	SUB - R28	Amend	A subdivision site suitability report is the appropriate way to manage this issue.	Amend to Discretionary Activity.
Chris & Jan Coll (S558)	S558.260	Subdivision	SUB - S1	Amend	oppose the minimum lot sizes for each allotment for certain zones.	Amend as follows: 1. Each allotment, including the balance allotment must meet the following minimum lot size and contain a 15m x 15m building platform: a. ...g. Rural Lifestyle Zone 4 hectares 5000m² ; h. General Rural Zone 4 hectares 1 hectare , except that it is 10 hectares in the Highly Productive Land Precinct; and i. Future Urban Zone 4 hectares. We oppose that the land between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. If this decision is not made then we submit that the "Minimum

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Chris & Jan Coll (S558)	S558.261	Subdivision	SUB - S2	Support		Retain
Chris & Jan Coll (S558)	S558.262	Subdivision	SUB - S3	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered.
Chris & Jan Coll (S558)	S558.263	Interpretation	BOUNDARY ADJUSTMENT	Amend	Does not appropriately provide for subdivisions where the number of allotments is reduced	Amend the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision or through the explicit extension of the various boundary adjustment rules to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.
Chris & Jan Coll (S558)	S558.264	Subdivision	SUB - S4	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered. Delete Advice Note 2.
Chris & Jan Coll (S558)	S558.265	Subdivision	SUB - S5	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered.
Chris & Jan Coll (S558)	S558.266	Subdivision	SUB - S6	Amend	Note our concerns regarding the referenced Transport Performance Standards.	Retain
Chris & Jan Coll (S558)	S558.267	Subdivision	SUB - S7	Support		Retain
Chris & Jan Coll (S558)	S558.268	Subdivision	SUB - S8	Support		Retain
Chris & Jan Coll (S558)	S558.269	Subdivision	SUB - S9	Amend	the current wording of the operative Buller District Plan regarding this matter is superior.	Delete standard and amend to match rules 7.9.6.1.1-7.9.6.1.3 in the operative Buller District Plan related to Esplanade Strips and Esplanade Reserves (with numbering adjusted as necessary) i.e. Rules1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set

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						<p>aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource Management Act 1991.3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in xxx below.</p>
Chris & Jan Coll (S558)	S558.270	Subdivision	SUB - S10	Amend	Provision for centre line easements should be deleted.	Delete references to centre line easements.
Chris & Jan Coll (S558)	S558.271	Subdivision	SUB - S11	Amend	This standard is unclear.	Amend the standard to provide more clarity and certainty.
Chris & Jan Coll (S558)	S558.272	Subdivision	Subdivision Standards	Amend	Pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
Chris & Jan Coll (S558)	S558.273	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain
Chris & Jan Coll (S558)	S558.274	Interpretation	BUILDING	Amend	needs to be amended so that caravans are not captured.	Amend as definition to: Means a temporary or permanent movable or immovable physical construction that is:

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						a. partially or fully roofed, and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power and non-motorised caravan.
Chris & Jan Coll (S558)	S558.275	Activities on the surface of water	Activities on the Surface of Water Policies	Support	We support these policies.	Retain
Chris & Jan Coll (S558)	S558.276	Activities on the surface of water	Activities on the Surface of Water Rules	Support	We support these rules.	Retain
Chris & Jan Coll (S558)	S558.277	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.
Chris & Jan Coll (S558)	S558.278	Coastal Environment	CE - O1	Support		Retain
Chris & Jan Coll (S558)	S558.279	Coastal Environment	CE - O2	Amend		Retain
Chris & Jan Coll (S558)	S558.280	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Chris & Jan Coll (S558)	S558.281	Coastal Environment	CE - P1	Support		Retain
Chris & Jan Coll (S558)	S558.282	Coastal Environment	CE - P3	Support		Retain
Chris & Jan Coll (S558)	S558.283	Coastal Environment	CE - P4	Amend	Believe this policy needs amending.	Include a point c. provides for activities that have a functional, technical, operational or locational need to locate

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						in the coastal environment.
Chris & Jan Coll (S558)	S558.284	Coastal Environment	CE - P5	Support	Policy needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Chris & Jan Coll (S558)	S558.285	Interpretation	BUILDING	Support	should be amended so that "tiny homes" on trailers with wheels are not captured.	Means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed, and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power and non-motorised caravan and tiny homes built on trailers.
Chris & Jan Coll (S558)	S558.286	Coastal Environment	CE - P6	Support		Retain
Chris & Jan Coll (S558)	S558.287	Coastal Environment	CE - R1	Support		Retain
Chris & Jan Coll (S558)	S558.288	Coastal Environment	CE - R2	Support		Retain
Chris & Jan Coll (S558)	S558.289	Coastal Environment	CE - R3	Support		Retain
Chris & Jan Coll (S558)	S558.290	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. a. i.
Chris & Jan Coll (S558)	S558.291	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. iii.
Chris & Jan Coll (S558)	S558.292	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Amend	We believe these are too restrictive.	Amend to be more enabling of development.

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Chris & Jan Coll (S558)	S558.293	Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.294	Coastal Environment	Controlled Activities	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.295	Coastal Environment	CE - R14	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.296	Interpretation	FUNCTIONAL NEED	Support		Retain
Chris & Jan Coll (S558)	S558.297	Coastal Environment	CE - R15	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.298	Coastal Environment	CE - R15	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.299	Coastal Environment	CE - R16	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.300	Coastal Environment	CE - R17	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.301	Coastal Environment	CE - R18	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.302	Coastal Environment	Discretionary Activities	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.303	Earthworks	EW - O1	Support		Retain
Chris & Jan Coll (S558)	S558.304	Earthworks	Earthworks Policies	Support		Retain
Chris & Jan Coll (S558)	S558.305	Earthworks	EW - R1	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.306	Earthworks	EW - R2	Amend	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to be more enabling of development and provide more clarity.
Chris & Jan Coll (S558)	S558.307	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend	Could inadvertently capture herd homes and wintering barns.	Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition. Free range poultry and free-range egg farming is not included in this definition.
Chris & Jan Coll (S558)	S558.308	Earthworks	EW - R3	Support	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to be more enabling of development and provide more clarity.
Chris & Jan Coll (S558)	S558.309	Earthworks	EW - R6	Support		Retain
Chris & Jan Coll (S558)	S558.310	Earthworks	Restricted Discretionary Activities	Support		Retain
Chris & Jan Coll (S558)	S558.311	Light	LIGHT - O1	Support		Retain
Chris & Jan Coll (S558)	S558.312	Light	LIGHT - P1	Support		Retain
Chris & Jan Coll (S558)	S558.313	Light	LIGHT - P2	Amend	Should extend to appropriate lighting of outdoor commercial/industrial activities.	Amend to include the enabling of artificial outdoor lighting that allows safe commercial and industrial activities.
Chris & Jan Coll (S558)	S558.314	Light	Permitted Activities	Amend	These rules are too complicated and restrictive.	Amend significantly to reduce complexity and be more enabling of development.
Chris & Jan Coll (S558)	S558.315	Light	LIGHT - R5	Support		Retain

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Chris & Jan Coll (S558)	S558.316	Light	LIGHT - R6	Support		Retain
Chris & Jan Coll (S558)	S558.317	Light	LIGHT - R6	Amend	Very restrictive for existing activities that may need to alter their lighting patterns.	Amend to be more enabling when in relation to existing users.
Chris & Jan Coll (S558)	S558.318	Interpretation	Definitions	Amend	there needs to be a clear definition for "tiny homes built on trailers"	Develop a definition for "tiny homes built on trailers"
Chris & Jan Coll (S558)	S558.319	Noise	Noise Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.320	Noise	NOISE - P1	Support		Retain
Chris & Jan Coll (S558)	S558.321	Noise	NOISE - P2	Support		retain
Chris & Jan Coll (S558)	S558.322	Noise	NOISE - P4	Support		Retain
Chris & Jan Coll (S558)	S558.323	Noise	NOISE - R1	Support		Retain
Chris & Jan Coll (S558)	S558.324	Noise	NOISE - R2	Support		Retain
Chris & Jan Coll (S558)	S558.325	Noise	NOISE - R3	Oppose	This rule is very restrictive and onerous particular in relation to the State Highway.	Delete.
Chris & Jan Coll (S558)	S558.326	Noise	NOISE - R5	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
Chris & Jan Coll (S558)	S558.327	Noise	NOISE - R6	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
Chris & Jan Coll (S558)	S558.328	Noise	NOISE - R11	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
Chris & Jan Coll (S558)	S558.329	Interpretation	Definitions	Amend	here needs to be a clear definition for "woodlot".	Develop a definition for "woodlot".
Chris & Jan Coll (S558)	S558.330	Noise	NOISE - R11	Amend	Correct the error where a Mineral Extraction Zone is referred to as "MEZ".	Correct "MEZ" error.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.331	Noise	NOISE - R12	Support		Retain
Chris & Jan Coll (S558)	S558.332	Noise	NOISE - R13	Oppose	This rule is very restrictive and onerous particular in relation to the State Highway.	Delete.
Chris & Jan Coll (S558)	S558.333	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
Chris & Jan Coll (S558)	S558.334	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Rules related to Relocated Buildings are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris & Jan Coll (S558)	S558.335	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Non-complying and Prohibited activity rules that include the wording "not provided for in another rule"	Delete these rules or make them Discretionary activities.
Chris & Jan Coll (S558)	S558.336	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.337	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support		Retain
Chris & Jan Coll (S558)	S558.338	Open Space Zone	Permitted Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Chris & Jan Coll (S558)	S558.339	Open Space Zone	Controlled Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Chris & Jan Coll (S558)	S558.340	Interpretation	Definitions	Support	There needs to be a clear definition for "shelterbelt".	needs to be a clear definition for "shelterbelt".

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Chris & Jan Coll (S558)	S558.341	Open Space Zone	Restricted Discretionary Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Chris & Jan Coll (S558)	S558.342	Open Space Zone	OSZ - Open Space Zone Rules	Amend	It is particularly important that GRUZ - R2 2. Is replicated within OSZ - R2.	Amend to duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33
Chris & Jan Coll (S558)	S558.343	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.344	Commercial and Mixed Use Zones	CMUZ - P2	Support		Retain
Chris & Jan Coll (S558)	S558.345	Commercial and Mixed Use Zones	CMUZ - P3	Support		Retain
Chris & Jan Coll (S558)	S558.346	Commercial and Mixed Use Zones	CMUZ - P4	Oppose	Not functional or enable the provision services the community wants and needs.	Delete points a. - d.
Chris & Jan Coll (S558)	S558.347	Commercial and Mixed Use Zones	CMUZ - P13	Amend	Should not be constrained by such an emphasis on traditional "amenity values".	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.
Chris & Jan Coll (S558)	S558.348	Planning Maps and Overlays	Rezoning Requests	Amend	Should be zoned commercial.	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						zone
Chris & Jan Coll (S558)	S558.349	Planning Maps and Overlays	Commercial Zone	Amend	Other than the zoning noted immediate above, we support the extent of the Commercial Zone.	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.
Chris & Jan Coll (S558)	S558.350	Commercial Zone	COMZ - R1	Amend	Too onerous especially with regards to landscaping.	Amend to landscaping provisions to be less onerous.
Chris & Jan Coll (S558)	S558.351	Interpretation	Definitions	Amend	there needs to be a clear definition for "offensive industries".	Develop a definition for "offensive industries".
Chris & Jan Coll (S558)	S558.352	Commercial Zone	COMZ - R1	Amend	too onerous especially with regards to building height.	Amend point 1 as follows: The maximum height above ground level is 42-15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
Chris & Jan Coll (S558)	S558.353	Commercial Zone	COMZ - R2	Amend	We do not support point 1. It is unnecessary and onerous.	Delete point 1.
Chris & Jan Coll (S558)	S558.354	Commercial Zone	COMZ - R3	Support		Retain
Chris & Jan Coll (S558)	S558.355	Commercial Zone	COMZ - R4	Oppose	This rule is unnecessary.	Delete.
Chris & Jan Coll (S558)	S558.356	Commercial Zone	COMZ - R5	Amend	The rule is too complex and onerous.	Amend to be less complex and less onerous.
Chris & Jan Coll (S558)	S558.357	Commercial Zone	COMZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with COMZ - R1.	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;
Chris & Jan Coll (S558)	S558.358	Commercial Zone	COMZ - R8	Amend	There should be no conditions included as part of this rule.	Delete condition 1 - 3.

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Chris & Jan Coll (S558)	S558.359	Commercial Zone	COMZ - R8	Amend	All activities listed in the rule be considered as part of a Discretionary Activity application.	Amend as follows: Activity status where compliance not achieved: Non-complying N/A.
Chris & Jan Coll (S558)	S558.360	Commercial Zone	COMZ - R9	Support		Retain
Chris & Jan Coll (S558)	S558.361	Commercial Zone	COMZ - R10	Amend	This is too onerous and should be a Discretionary Activity.	Amend status to Discretionary.
Chris & Jan Coll (S558)	S558.362	Interpretation	Definitions	Amend	there needs to be a clear definition for "hazardous facilities".	Develop a definition for "hazardous facilities".
Chris & Jan Coll (S558)	S558.363	Commercial Zone	COMZ - R11	Oppose		Delete
Chris & Jan Coll (S558)	S558.364	General Industrial Zone	GIZ - R1	Support		Retain
Chris & Jan Coll (S558)	S558.365	General Industrial Zone	GIZ - R2	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Chris & Jan Coll (S558)	S558.366	General Industrial Zone	GIZ - R3	Support		Retain
Chris & Jan Coll (S558)	S558.367	General Industrial Zone	GIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
Chris & Jan Coll (S558)	S558.368	General Industrial Zone	GIZ - R4	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Chris & Jan Coll (S558)	S558.369	General Industrial Zone	GIZ - R5	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.370	General Industrial Zone	GIZ - R5	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Chris & Jan Coll (S558)	S558.371	General Industrial Zone	GIZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris & Jan Coll (S558)	S558.372	General Industrial Zone	GIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris & Jan Coll (S558)	S558.373	Interpretation	Definitions	Amend	there needs to be a clear definition for "further measurable loss".	Develop a definition for "further measurable loss".
Chris & Jan Coll (S558)	S558.374	General Industrial Zone	GIZ - R8	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris & Jan Coll (S558)	S558.375	General Industrial Zone	GIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris & Jan Coll (S558)	S558.376	General Industrial Zone	GIZ - R10	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.377	General Industrial Zone	GIZ - R12	Support		Retain
Chris & Jan Coll (S558)	S558.378	General Industrial Zone	Discretionary Activities	Support		Retain
Chris & Jan Coll (S558)	S558.379	General Industrial Zone	GIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Chris & Jan Coll (S558)	S558.380	Light Industrial Zone Rules	LIZ - R1	Support		Retain
Chris & Jan Coll (S558)	S558.381	Light Industrial Zone Rules	LIZ - R2	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Chris & Jan Coll (S558)	S558.382	Light Industrial Zone Rules	LIZ - R3	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Chris & Jan Coll (S558)	S558.383	Light Industrial Zone Rules	LIZ - R3	Amend	Activity status where compliance not achieved is too onerous.	"Activity status where compliance not achieved" to "Discretionary".
Chris & Jan Coll (S558)	S558.384	Interpretation	Definitions	Amend	there needs to be a clear definition for "reasonably measurable reduction in the local population".	Develop a definition for "reasonably measurable reduction in the local population".
Chris & Jan Coll (S558)	S558.385	Light Industrial Zone Rules	LIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.386	Light Industrial Zone Rules	LIZ - R5	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Chris & Jan Coll (S558)	S558.387	Light Industrial Zone Rules	LIZ - R6	Support		Retain
Chris & Jan Coll (S558)	S558.388	Light Industrial Zone Rules	LIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Chris & Jan Coll (S558)	S558.389	Light Industrial Zone Rules	LIZ - R8	Amend	1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Chris & Jan Coll (S558)	S558.390	Light Industrial Zone Rules	LIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Chris & Jan Coll (S558)	S558.391	Light Industrial Zone Rules	LIZ - R10	Support		Retain
Chris & Jan Coll (S558)	S558.392	Light Industrial Zone Rules	LIZ - R11	Support		Retain
Chris & Jan Coll (S558)	S558.393	Light Industrial Zone Rules	Discretionary Activities	Support		Retain
Chris & Jan Coll (S558)	S558.394	Light Industrial Zone Rules	LIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Chris & Jan Coll (S558)	S558.395	Interpretation	Definitions	Amend	there needs to be a reasonable definition for "artificial outdoor lighting".	Develop a definition for "artificial outdoor lighting".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.396	Residential Zones	Residential Zones - Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.397	Residential Zones	Residential Zone Policies	Support		Retain
Chris & Jan Coll (S558)	S558.398	Planning Maps and Overlays	Planning Maps and Overlays	Support	We support the proposed zonings of 105 Derby Street and 19 Brougham Street Westport.	Retain
Chris & Jan Coll (S558)	S558.399	Planning Maps and Overlays	Rezoning Requests	Amend	We oppose the entire enclave of General Residential Zoning at Alma Road.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as Rural Lifestyle Zone.
Chris & Jan Coll (S558)	S558.400	General Residential Zone	GRZ - R3	Amend	do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements
Chris & Jan Coll (S558)	S558.401	General Residential Zone	GRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris & Jan Coll (S558)	S558.402	General Residential Zone	GRZ - R2	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards
Chris & Jan Coll (S558)	S558.403	General Residential Zone	GRZ - R3	Support		Retain
Chris & Jan Coll (S558)	S558.404	General Residential Zone	GRZ - R4	Oppose		Delete
Chris & Jan Coll (S558)	S558.405	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.406	STRATEGIC DIRECTION	Strategic Directions Overview	Support		Retain
Chris & Jan Coll (S558)	S558.407	General Residential Zone	GRZ - R6	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.408	General Residential Zone	GRZ - R7	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.409	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.410	General Residential Zone	GRZ - R11	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.411	General Residential Zone	GRZ - R12	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.412	General Residential Zone	GRZ - R13	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.413	General Residential Zone	GRZ - R13	Amend	Consideration of projecting into the recession plane due to natural hazards rules.	Amend matters of discretion to include consideration if a building is projecting into the recession plane due to the application of natural hazards rules.
Chris & Jan Coll (S558)	S558.414	General Residential Zone	GRZ - R16	Amend	Not clear for plan users.	Amend the rule to provide more clarity.
Chris & Jan Coll (S558)	S558.415	General Residential Zone	Discretionary Activities	Support		Retain
Chris & Jan Coll (S558)	S558.416	General Residential Zone	GRZ - R23	Support		Retain
Chris & Jan Coll (S558)	S558.417	STRATEGIC DIRECTION	Agriculture Strategic Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.418	General Residential Zone	GRZ - R24	Amend		Amend this rule to be Discretionary.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.419	Large Lot Residential Zone	LLRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.420	Large Lot Residential Zone	LLRZ - R1	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
Chris & Jan Coll (S558)	S558.421	Large Lot Residential Zone	LLRZ - R2	Support	should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.422	Large Lot Residential Zone	LLRZ - R3	Support		Retain
Chris & Jan Coll (S558)	S558.423	Large Lot Residential Zone	LLRZ - R4	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.424	Large Lot Residential Zone	LLRZ - R5	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.425	Large Lot Residential Zone	LLRZ - R6	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.426	Large Lot Residential Zone	LLRZ - R7	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards
Chris & Jan Coll (S558)	S558.427	Large Lot Residential Zone	LLRZ - R8	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.428	Energy	Energy Objectives	Support		REtain
Chris & Jan Coll (S558)	S558.429	Large Lot Residential Zone	LLRZ - R10	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.430	Large Lot Residential Zone	LLRZ - R11	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.431	Large Lot Residential Zone	LLRZ - R12	Support		Retain
Chris & Jan Coll (S558)	S558.432	Large Lot Residential Zone	LLRZ - R13	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris & Jan Coll (S558)	S558.433	Large Lot Residential Zone	LLRZ-R15	Amend	point 1 should be deleted.	Delete point 1.
Chris & Jan Coll (S558)	S558.434	Large Lot Residential Zone	LLRZ-R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.435	Large Lot Residential Zone	LLRZ-R16	Amend	point 1 should be deleted.	Delete point 1.
Chris & Jan Coll (S558)	S558.436	Large Lot Residential Zone	LLRZ-R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.437	Large Lot Residential Zone	LLRZ-R17	Amend	point 1 should be deleted.	Delete point 1.
Chris & Jan Coll (S558)	S558.438	Large Lot Residential Zone	LLRZ-R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.439	Energy	Energy Policies	Support		Retain
Chris & Jan Coll (S558)	S558.440	Large Lot Residential Zone	LLRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Chris & Jan Coll (S558)	S558.441	Large Lot Residential Zone	LLRZ - R20	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.442	Large Lot Residential Zone	LLRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Chris & Jan Coll (S558)	S558.443	Large Lot Residential Zone	LLRZ - R22	Oppose	This rule is not appropriate.	Delete.
Chris & Jan Coll (S558)	S558.444	Medium Density Residential Zone	MRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.445	Medium Density Residential Zone	MRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris & Jan Coll (S558)	S558.446	Medium Density Residential Zone	MRZ - R2	Amend	The rule should allow for existing non-compliance with noted performance standards.	Amend rule to allow for existing non-compliance with noted performance standards.
Chris & Jan Coll (S558)	S558.447	Medium Density Residential Zone	MRZ - R3	Support		Retain
Chris & Jan Coll (S558)	S558.448	Medium Density Residential Zone	MRZ - R4	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.449	Medium Density Residential Zone	MRZ - R5	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris & Jan Coll (S558)	S558.450	Energy	Energy Rules	Oppose	We support Buller Electricity Ltd's submission regarding these rules.	Amend as sought by Buller Electricity Ltd.
Chris & Jan Coll (S558)	S558.451	Medium Density Residential Zone	MRZ - R6	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris & Jan Coll (S558)	S558.452	Medium Density Residential Zone	MRZ - R7	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris & Jan Coll (S558)	S558.453	Medium Density Residential Zone	MRZ - R8	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris & Jan Coll (S558)	S558.454	Medium Density Residential Zone	MRZ - R9	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.455	Medium Density Residential Zone	MRZ - R10	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.456	Medium Density Residential Zone	MRZ - R11	Support		REtain
Chris & Jan Coll (S558)	S558.457	Medium Density Residential Zone	MRZ - R12	Support		Retain
Chris & Jan Coll (S558)	S558.458	Medium Density Residential Zone	MRZ - R13	Support		Retain
Chris & Jan Coll (S558)	S558.459	Medium Density Residential Zone	MRZ - R14	Amend	The rule should allow for existing non-compliance with performance standards.	Amend rule to allow for existing non-compliance with performance standards.
Chris & Jan Coll (S558)	S558.460	Medium Density Residential Zone	MRZ - R15	Amend	Rule is too restrictive.	Delete point 1.
Chris & Jan Coll (S558)	S558.461	Infrastructure	Infrastructure Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.462	Medium Density Residential Zone	MRZ - R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.463	Medium Density Residential Zone	MRZ - R16	Amend	Rule is too restrictive.	Delete points 1 and 2.
Chris & Jan Coll (S558)	S558.464	Medium Density Residential Zone	MRZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.465	Medium Density Residential Zone	MRZ - R17	Amend	Rule is too restrictive.	Delete point 1.
Chris & Jan Coll (S558)	S558.466	Medium Density Residential Zone	MRZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.467	Medium Density Residential Zone	MRZ - R18	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris & Jan Coll (S558)	S558.468	Medium Density Residential Zone	MRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris & Jan Coll (S558)	S558.469	Medium Density Residential Zone	MRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris & Jan Coll (S558)	S558.470	Rural Zones	Rural Zones Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.471	Rural Zones	RURZ - P1	Support		Retain
Chris & Jan Coll (S558)	S558.472	Infrastructure	Infrastructure Policies	Support		Retain
Chris & Jan Coll (S558)	S558.473	Rural Zones	RURZ - P2	Support		Retain
Chris & Jan Coll (S558)	S558.474	Rural Zones	RURZ - P3	Support		Retain
Chris & Jan Coll (S558)	S558.475	Rural Zones	RURZ - P4	Support		Retain
Chris & Jan Coll (S558)	S558.476	Rural Zones	RURZ - P5	Support		Retain
Chris & Jan Coll (S558)	S558.477	Rural Zones	Non-Rural Activities	Support		Retain
Chris & Jan Coll (S558)	S558.478	Rural Zones	Visitor Economy	Support		Retain
Chris & Jan Coll (S558)	S558.479	Rural Zones	RURZ - P11	Support		Retain
Chris & Jan Coll (S558)	S558.480	Rural Zones	RURZ - P12	Support		Retain
Chris & Jan Coll (S558)	S558.481	Rural Zones	RURZ - P13	Oppose		Delete
Chris & Jan Coll (S558)	S558.482	Rural Zones	RURZ - P14	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.483	Infrastructure	INF - R1	Support		Retain
Chris & Jan Coll (S558)	S558.484	Rural Zones	Reverse sensitivity	Support		Retain
Chris & Jan Coll (S558)	S558.485	Rural Zones	Papakāingahousing	Support		Retain
Chris & Jan Coll (S558)	S558.486	Rural Zones	Mineral Extraction	Support		Retain
Chris & Jan Coll (S558)	S558.487	Rural Zones	Airfields and Helipads	Support		Retain
Chris & Jan Coll (S558)	S558.488	Rural Zones	GRUZ - PREC1 - P1	Support		Retain
Chris & Jan Coll (S558)	S558.489	Rural Zones	SETZ - PREC2 - P2	Support		Retain
Chris & Jan Coll (S558)	S558.490	Rural Zones	SETZ - PREC3- P3	Support		Retain
Chris & Jan Coll (S558)	S558.491	Rural Zones	SETZ - PREC4 - P4	Support		Retain
Chris & Jan Coll (S558)	S558.492	Rural Zones	GRUZ - PREC5 - P5	Support		Retain
Chris & Jan Coll (S558)	S558.493	Planning Maps and Overlays	Rezoning Requests	Amend	SUB - S1 minimum allotment sizes are not amended as sought.	Alternative relief if SUB - S1 minimum allotment sizes are not amended as sought, we would seek for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone .
Chris & Jan Coll (S558)	S558.494	Infrastructure	INF - R2	Support		Retain
Chris & Jan Coll (S558)	S558.495	Planning Maps and Overlays	General Rural Zone	Support	We support that the land at 107 Alma Road is zoned General Rural Zone.	Retain
Chris & Jan Coll (S558)	S558.496	Planning Maps and Overlays	General Rural Zone	Support	Support that Lot 1 DP 17523 is zoned General Rural Zone.	Retain
Chris & Jan Coll (S558)	S558.497	Planning Maps and Overlays	General Rural Zone	Support	We support that Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD are zoned General Rural Zone.	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.498	Planning Maps and Overlays	General Rural Zone	Support	The land between Bulls Road and Bradshaws Road north of State Highway 67A is General Rural Zone	Retain
Chris & Jan Coll (S558)	S558.499	Planning Maps and Overlays	Rezoning Requests	Amend	This should be zoned Rural Residential Precinct.	Amend zoning of land between Bulls Road and Bradshaws Road south of State Highway 67A to Rural Residential Precinct.
Chris & Jan Coll (S558)	S558.500	Planning Maps and Overlays	Rezoning Requests	Amend	This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Chris & Jan Coll (S558)	S558.501	Planning Maps and Overlays	General Rural Zone	Support	We support that all land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD should be General Rural Zone	Retain
Chris & Jan Coll (S558)	S558.502	Planning Maps and Overlays	Rezoning Requests	Amend	that parcels owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone	Amend Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to General Rural Zone.
Chris & Jan Coll (S558)	S558.503	General Rural Zone	GRUZ - R1	Support	setbacks are too restrictive.	Reduce setback distances.
Chris & Jan Coll (S558)	S558.504	General Rural Zone	GRUZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris & Jan Coll (S558)	S558.505	Infrastructure	INF - R3	Support		Retain
Chris & Jan Coll (S558)	S558.506	Planning Maps and Overlays	Airport Zone	Amend	Airport Approach Path overlay is too extensive near Westport Airport.	Reduce overlay extent
Chris & Jan Coll (S558)	S558.507	General Rural Zone	GRUZ - R2	Amend	Not all Recreational Firearms Shooting is at targets.	Delete "Target" from point 2.
Chris & Jan Coll (S558)	S558.508	General Rural Zone	GRUZ - R2	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.509	General Rural Zone	GRUZ - R3	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this

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						rule.
Chris & Jan Coll (S558)	S558.510	General Rural Zone	GRUZ - R3	Support		Retain point 2.
Chris & Jan Coll (S558)	S558.511	General Rural Zone	GRUZ - R3	Amend	We do not agree with NOISE - R3.	Delete reference to NOISE - R3
Chris & Jan Coll (S558)	S558.512	General Rural Zone	GRUZ - R5	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.513	General Rural Zone	GRUZ - R6	Support		Retain
Chris & Jan Coll (S558)	S558.514	General Rural Zone	GRUZ - R7	Oppose		Delete
Chris & Jan Coll (S558)	S558.515	General Rural Zone	GRUZ - R8	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.516	Infrastructure	INF - R4	Support		Retain
Chris & Jan Coll (S558)	S558.517	General Rural Zone	GRUZ - R8	Amend	We do not agree with NOISE - R3.	Delete reference to NOISE - R3
Chris & Jan Coll (S558)	S558.518	General Rural Zone	Permitted Activities	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.519	General Rural Zone	GRUZ - R10	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.520	General Rural Zone	GRUZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where

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						legally required;
Chris & Jan Coll (S558)	S558.521	General Rural Zone	GRUZ - R11	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Chris & Jan Coll (S558)	S558.522	General Rural Zone	GRUZ - R12	Amend	Transport Performance Standards need to be amended before this rule is acceptable	Improve the Transport Performance Standards that connect to this rule.
Chris & Jan Coll (S558)	S558.523	General Rural Zone	GRUZ - R12	Amend	rules relating to light need to be amended before this rule is acceptable.	Improve the rules relating to light that connect to this rule.
Chris & Jan Coll (S558)	S558.524	General Rural Zone	GRUZ - R12	Amend	We believe the rule is also too restrictive.	Amend to be more enabling of development.
Chris & Jan Coll (S558)	S558.525	General Rural Zone	GRUZ - R13	Amend	We support this rule but note the minor error.	Retain as notified with minor timing error being corrected (i.e. 12pm).
Chris & Jan Coll (S558)	S558.526	General Rural Zone	GRUZ - R14	Support	We support these rules.	Retain
Chris & Jan Coll (S558)	S558.527	Infrastructure	INF - R6	Support		Retain
Chris & Jan Coll (S558)	S558.528	General Rural Zone	GRUZ - R15	Support		Retain
Chris & Jan Coll (S558)	S558.529	General Rural Zone	GRUZ - R16	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.530	General Rural Zone	GRUZ - R17	Oppose		Delete
Chris & Jan Coll (S558)	S558.531	General Rural Zone	GRUZ - R18	Support		REtain
Chris & Jan Coll (S558)	S558.532	General Rural Zone	GRUZ - R19	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.

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Chris & Jan Coll (S558)	S558.533	General Rural Zone	GRUZ - R20	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.534	General Rural Zone	GRUZ - R21	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.535	General Rural Zone	GRUZ - R22	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.536	General Rural Zone	GRUZ - R24	Amend	This rule is restrictive.	Delete point 1.
Chris & Jan Coll (S558)	S558.537	General Rural Zone	GRUZ - R25	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.538	Infrastructure	INF - R7	Support		Retain
Chris & Jan Coll (S558)	S558.539	General Rural Zone	GRUZ - R25	Support		REtain
Chris & Jan Coll (S558)	S558.540	General Rural Zone	GRUZ - R26	Amend		Retain
Chris & Jan Coll (S558)	S558.541	General Rural Zone	GRUZ - R27	Amend		Retain
Chris & Jan Coll (S558)	S558.542	General Rural Zone	GRUZ - R28	Amend	Reference to relocated buildings is unnecessary.	Remove reference to relocated buildings.
Chris & Jan Coll (S558)	S558.543	General Rural Zone	GRUZ - R29	Support		REtain
Chris & Jan Coll (S558)	S558.544	General Rural Zone	GRUZ - R30	Amend	We believe this rule is too restrictive and unclear.	Amend with more clearly defined terms.

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Chris & Jan Coll (S558)	S558.545	General Rural Zone	GRUZ - R30	Amend		Delete points 1 and 2.
Chris & Jan Coll (S558)	S558.546	General Rural Zone	GRUZ - R30	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.547	General Rural Zone	GRUZ - R31	Amend	We believe this rule is too restrictive.	Delete point 1 and amend heading.
Chris & Jan Coll (S558)	S558.548	General Rural Zone	GRUZ - R31	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.549	Infrastructure	INF - R8	Support		Retain
Chris & Jan Coll (S558)	S558.550	General Rural Zone	GRUZ - R32	Support		Retain
Chris & Jan Coll (S558)	S558.551	General Rural Zone	GRUZ - R33	Support		Retain
Chris & Jan Coll (S558)	S558.552	General Rural Zone	GRUZ - R34	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
Chris & Jan Coll (S558)	S558.553	General Rural Zone	GRUZ - R35	Oppose	This rule is not appropriate.	Delete.
Chris & Jan Coll (S558)	S558.554	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	If SUB - S1 minimum allotment sizes are not amended as sought, seek rezone	SUB - S1 minimum allotment sizes are not amended as sought, then amend for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone.
Chris & Jan Coll (S558)	S558.555	Planning Maps and Overlays	Rural Lifestyle Zone	Support	180 Caledonian Road Westport (Lot 3 DP 480883) being zoned Rural Lifestyle Zone.	Retain
Chris & Jan Coll (S558)	S558.556	Rural Lifestyle Zone	RLZ - R1	Amend	Free range poultry and free-range egg farming needs to be explicitly provided for.	Amend the rule to explicitly provide for range poultry and free-range egg farming.
Chris & Jan Coll (S558)	S558.557	Rural Lifestyle Zone	RLZ - R2	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris & Jan Coll (S558)	S558.558	Rural Lifestyle Zone	RLZ - R2	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards

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						does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.559	Rural Lifestyle Zone	RLZ - R3	Amend	The rule is too restrictive.	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.560	Infrastructure	INF - R9	Support		REtain
Chris & Jan Coll (S558)	S558.561	Rural Lifestyle Zone	RLZ - R3	Amend		Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.562	Rural Lifestyle Zone	RLZ - R3	Amend		Amend so that point 2. reads only as "Residential unit density is no more than one unit per 1ha net site area".
Chris & Jan Coll (S558)	S558.563	Rural Lifestyle Zone	RLZ - R5	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.564	Rural Lifestyle Zone	RLZ - R6	Support		Retain
Chris & Jan Coll (S558)	S558.565	Rural Lifestyle Zone	RLZ - R7	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.566	Rural Lifestyle Zone	RLZ - R8	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.567	Rural Lifestyle Zone	RLZ - R9	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.568	Rural Lifestyle Zone	RLZ - R9	Amend	Rule RLZ - R1 should be recognised as being acceptable for the application of the rule.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this

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						rule.
Chris & Jan Coll (S558)	S558.569	Rural Lifestyle Zone	RLZ - R10	Amend	Do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.570	Rural Lifestyle Zone	RLZ - R10	Amend	Pre-existing non-compliance with Rule RLZ - R1.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.571	Infrastructure	INF - R10	Support		Retain
Chris & Jan Coll (S558)	S558.572	Rural Lifestyle Zone	RLZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM.	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
Chris & Jan Coll (S558)	S558.573	Rural Lifestyle Zone	RLZ - R11	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Chris & Jan Coll (S558)	S558.574	Rural Lifestyle Zone	RLZ - R12	Amend	Pre-existing non-compliance with Rule RLZ - R5 should be recognised.	Amend so that existing non-compliance with RLZ - R5 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.575	Rural Lifestyle Zone	RLZ - R13	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.576	Rural Lifestyle Zone	RLZ - R14	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.577	Rural Lifestyle Zone	RLZ - R15	Amend		Retain
Chris & Jan Coll (S558)	S558.578	Rural Lifestyle Zone	RLZ - R16	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.

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Chris & Jan Coll (S558)	S558.579	Rural Lifestyle Zone	RLZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.580	Rural Lifestyle Zone	RLZ - R17	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Chris & Jan Coll (S558)	S558.581	Rural Lifestyle Zone	RLZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.582	Infrastructure	INF - R11	Support		Retain
Chris & Jan Coll (S558)	S558.583	Rural Lifestyle Zone	RLZ - R18	Support		Retain
Chris & Jan Coll (S558)	S558.584	Rural Lifestyle Zone	RLZ - R19	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
Chris & Jan Coll (S558)	S558.585	Rural Lifestyle Zone	RLZ - R20	Support		Retain
Chris & Jan Coll (S558)	S558.586	Rural Lifestyle Zone	RLZ - R21	Support		Retain
Chris & Jan Coll (S558)	S558.587	Rural Lifestyle Zone	RLZ - R22	Support		Retain
Chris & Jan Coll (S558)	S558.588	Rural Lifestyle Zone	RLZ - R23	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
Chris & Jan Coll (S558)	S558.589	Rural Lifestyle Zone	RLZ - R24	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
Chris & Jan Coll (S558)	S558.590	Rural Lifestyle Zone	RLZ - R25	Oppose	This rule is not appropriate.	Delete.
Chris & Jan Coll (S558)	S558.591	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone	Retain
Chris & Jan Coll (S558)	S558.592	Settlement Zone	SETZ - R1	Amend	note that system capacity must be considered.	Amend so that existing system capacity is considered.
Chris & Jan Coll (S558)	S558.593	Infrastructure	INF - R12	Support	This rule needs to be more enabling and clearer.	Amend to be more enabling and provide clarity.

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Chris & Jan Coll (S558)	S558.594	Settlement Zone	SETZ - R1	Amend	The escalation of non-compliance is too severe.	Amend Activity status when compliance not achieved to be Controlled Activities.
Chris & Jan Coll (S558)	S558.595	Settlement Zone	SETZ - R2	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.596	Settlement Zone	SETZ - R2	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
Chris & Jan Coll (S558)	S558.597	Settlement Zone	SETZ - R3	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.598	Settlement Zone	SETZ - R3	Amend	Area sized are too restrictive.	Increase permissible ground floor areas.
Chris & Jan Coll (S558)	S558.599	Settlement Zone	SETZ - R5	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.600	Settlement Zone	SETZ - R6	Amend	Pre-existing non-compliance with performance standards for should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.601	Settlement Zone	SETZ - R7	Support		Retain
Chris & Jan Coll (S558)	S558.602	Settlement Zone	SETZ - R8	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.603	Settlement Zone	SETZ - R9	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.604	Infrastructure	INF - R13	Support		Retain

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Chris & Jan Coll (S558)	S558.605	Settlement Zone	SETZ - R10	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.606	Settlement Zone	SETZ - R11	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.607	Settlement Zone	SETZ - R11	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.608	Settlement Zone	SETZ - R12	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.609	Settlement Zone	SETZ - R12	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.610	Settlement Zone	SETZ - R13	Amend	pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.611	Settlement Zone	SETZ - R14	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris & Jan Coll (S558)	S558.612	Settlement Zone	SETZ - R14	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.613	Settlement Zone	SETZ - R15	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;

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Chris & Jan Coll (S558)	S558.614	Settlement Zone	SETZ - R15	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Chris & Jan Coll (S558)	S558.615	Infrastructure	INF - R14	Support		Retain
Chris & Jan Coll (S558)	S558.616	Settlement Zone	SETZ - R17	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.617	Settlement Zone	SETZ - R17	Amend	This rule is too restrictive.	Delete point 1.
Chris & Jan Coll (S558)	S558.618	Settlement Zone	SETZ - R18	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.619	Settlement Zone	SETZ - R19	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.620	Settlement Zone	SETZ - R20	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards Rule SETZ - R1 and R2 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.621	Settlement Zone	SETZ - R21	Support		Retain
Chris & Jan Coll (S558)	S558.622	Settlement Zone	SETZ - R22	Amend	We believe the rule is too restrictive.	Delete points 1-3.
Chris & Jan Coll (S558)	S558.623	Settlement Zone	SETZ - R23	Support		Retain
Chris & Jan Coll (S558)	S558.624	Settlement Zone	SETZ - R24	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
Chris & Jan Coll (S558)	S558.625	Settlement Zone	Permitted Activities	Amend	Include advice note that pre-existing non-compliance with the standards does not mean the rule does not apply.	Add advice note that pre-existing non-compliance with the standards does not mean the rule does not apply.

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Chris & Jan Coll (S558)	S558.626	Infrastructure	INF - R15	Support		Retain
Chris & Jan Coll (S558)	S558.627	Settlement Zone	SETZ - R25	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Chris & Jan Coll (S558)	S558.628	Settlement Zone	SETZ - R25	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.629	Settlement Zone	SETZ - R26	Amend		Retain
Chris & Jan Coll (S558)	S558.630	Settlement Zone	SETZ - R27	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Chris & Jan Coll (S558)	S558.631	Settlement Zone	SETZ - R27	Support		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.632	Settlement Zone	SETZ - R28	Oppose		Delete
Chris & Jan Coll (S558)	S558.633	Future Urban Zone	Future Urban Zone Objectives	Support		REtain
Chris & Jan Coll (S558)	S558.634	Future Urban Zone	Future Urban Zone Policies	Support		Retain
Chris & Jan Coll (S558)	S558.635	Future Urban Zone	FUZ - R1	Amend	Pre-existing non-compliance should be recognised as being acceptable.	Add an advice note explaining that pre-existing non-compliance should be recognised as being acceptable for the application of the rule.
Chris & Jan Coll (S558)	S558.636	Future Urban Zone	FUZ - R1	Support	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris & Jan Coll (S558)	S558.637	Infrastructure	INF - R16	Support	We support this rule in principle.	Retain
Chris & Jan Coll (S558)	S558.638	Future Urban Zone	FUZ - R2	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule

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Chris & Jan Coll (S558)	S558.639	Future Urban Zone	FUZ - R3	Amend	This rule is too restrictive.	Amend to be more enabling of residential activities.
Chris & Jan Coll (S558)	S558.640	Future Urban Zone	FUZ - R4	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.641	Future Urban Zone	FUZ - R5	Support		Retain
Chris & Jan Coll (S558)	S558.642	Future Urban Zone	FUZ - R6	Oppose	This rule is unnecessary.	Delete.
Chris & Jan Coll (S558)	S558.643	Future Urban Zone	FUZ - R7	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.644	Future Urban Zone	FUZ - R8	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements
Chris & Jan Coll (S558)	S558.645	Future Urban Zone	FUZ - R8	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.646	Future Urban Zone	FUZ - R9	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
Chris & Jan Coll (S558)	S558.647	Future Urban Zone	FUZ - R9	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Chris & Jan Coll (S558)	S558.648	Infrastructure	INF - R22	Support		Retain
Chris & Jan Coll (S558)	S558.649	Future Urban Zone	FUZ - R10	Amend	A stronger definition of Structure Plan that ensures robust community consultation.	Amend the rule to give a clearer idea of what a Structure Plan is and to ensure that it's formulation involves community consultation.

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Chris & Jan Coll (S558)	S558.650	Future Urban Zone	FUZ - R11	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.651	Future Urban Zone	FUZ - R12	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.652	Future Urban Zone	FUZ - R13	Amend	Pre-existing non-compliance with performance standards in Rule FUZ - R1 and R3 should be recognised.	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.653	Future Urban Zone	FUZ - R14	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.654	Future Urban Zone	FUZ - R15	Amend	We support the rule in principle though point a. and b. do not provide sufficient certainty.	Provide advice note on how points a. and b. would be assessed.
Chris & Jan Coll (S558)	S558.655	Future Urban Zone	FUZ - R16	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.656	Future Urban Zone	FUZ - R17	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.657	Future Urban Zone	FUZ - R18	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
Chris & Jan Coll (S558)	S558.658	Future Urban Zone	FUZ - R18	Amend	The rule is too restrictive in its application.	Delete point 1.
Chris & Jan Coll (S558)	S558.659	Infrastructure	INF - R23	Support		Retain
Chris & Jan Coll (S558)	S558.660	Future Urban Zone	FUZ - R18	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						achieved".
Chris & Jan Coll (S558)	S558.661	Future Urban Zone	FUZ - R19	Amend	The rule is too restrictive in its application.	Delete point 1.
Chris & Jan Coll (S558)	S558.662	Future Urban Zone	FUZ - R19	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris & Jan Coll (S558)	S558.663	Future Urban Zone	Non Complying Activities	Oppose	These rules are not appropriate. The rules are too restrictive in its application.	Delete
Chris & Jan Coll (S558)	S558.664	Mineral Extraction Zone	Overview	Amend	Authorisation regarding some effects of activities derived from existing use rights.	Add a 4th point to include existing use rights .
Chris & Jan Coll (S558)	S558.665	Planning Maps and Overlays	Mineral Extraction Zone	Support	We support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD are MINZ.	Retain
Chris & Jan Coll (S558)	S558.666	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Chris & Jan Coll (S558)	S558.667	Planning Maps and Overlays	Rezoning Requests	Amend	Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 rezone MINZ - Mineral Extraction Zone.	Amend so that parcels Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone.
Chris & Jan Coll (S558)	S558.668	Mineral Extraction Zone	Mineral Extraction Zone Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.669	Mineral Extraction Zone	Mineral Extraction Policies	Support		Retain
Chris & Jan Coll (S558)	S558.670	Infrastructure	INF - R24	Support		Retain
Chris & Jan Coll (S558)	S558.671	Mineral Extraction Zone	MINZ - R1	Amend	Point two is unnecessarily restrictive.	Delete point 2.
Chris & Jan Coll (S558)	S558.672	Mineral Extraction Zone	MINZ - R2	Support		Retain
Chris & Jan Coll (S558)	S558.673	Mineral Extraction Zone	MINZ - R3	Amend	point two is unnecessarily restrictive.	Delete point 2.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.674	Mineral Extraction Zone	MINZ - R3	Amend	Existing non-compliance with the points noted should be recognised as being acceptable.	Amend so that existing non-compliance with points 2 and 3 does not preclude the application of this rule.
Chris & Jan Coll (S558)	S558.675	Mineral Extraction Zone	MINZ - R4	Support		Retain
Chris & Jan Coll (S558)	S558.676	Mineral Extraction Zone	MINZ - R5	Support		Retain
Chris & Jan Coll (S558)	S558.677	Mineral Extraction Zone	MINZ - R5	Support		Retain
Chris & Jan Coll (S558)	S558.678	Mineral Extraction Zone	MINZ - R6	Support		Retain
Chris & Jan Coll (S558)	S558.679	Mineral Extraction Zone	MINZ - R7	Support		Retain
Chris & Jan Coll (S558)	S558.680	Mineral Extraction Zone	MINZ - R8	Support		Retain
Chris & Jan Coll (S558)	S558.681	Infrastructure	INF - R25	Support		Retain
Chris & Jan Coll (S558)	S558.682	Mineral Extraction Zone	Non-Complying Activities	Support		Retain
Chris & Jan Coll (S558)	S558.683	Scenic Visitor Zone	Scenic Visitor Zone Objectives	Support		Retain
Chris & Jan Coll (S558)	S558.684	Scenic Visitor Zone	SVZ - P1	Support		Retain
Chris & Jan Coll (S558)	S558.685	Scenic Visitor Zone	SVZ - P2	Support		Retain
Chris & Jan Coll (S558)	S558.686	Scenic Visitor Zone	SVZ - P3	Support		Retain
Chris & Jan Coll (S558)	S558.687	Scenic Visitor Zone	SVZ - P4	Amend	Staff/worker accommodation needs to be better recognised in the policy.	Amend to: Support the development of appropriate tourism and visitor businesses such as visitor accommodation, visitor attractions, worker accommodation and tourism support facilities that relate to the scenic environment in which they are located.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.688	Scenic Visitor Zone	SVZ - P5	Support		Retain.
Chris & Jan Coll (S558)	S558.689	Scenic Visitor Zone	SVZ - P6	Support		Retain.
Chris & Jan Coll (S558)	S558.690	Scenic Visitor Zone	SVZ - P7	Support		Retain.
Chris & Jan Coll (S558)	S558.691	Scenic Visitor Zone	SVZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements
Chris & Jan Coll (S558)	S558.692	Infrastructure	INF - R26	Support		Retain
Chris & Jan Coll (S558)	S558.693	Scenic Visitor Zone	SVZ - R1	Amend	Aspects of this rule are far too onerous.	Delete SVZ - R1 2. or, if compliance not achieved, this should default to a RDA not a DA.
Chris & Jan Coll (S558)	S558.694	Scenic Visitor Zone	SVZ - R1	Amend		Delete SVZ - R1 4.
Chris & Jan Coll (S558)	S558.695	Scenic Visitor Zone	SVZ - R1	Amend		Point 8 should be amended to accommodate projection beyond the recession plane building envelope if this is due to satisfying natural hazard related provisions.
Chris & Jan Coll (S558)	S558.696	Scenic Visitor Zone	SVZ - R1	Amend		Non-compliance should be lead to a Controlled Activity.
Chris & Jan Coll (S558)	S558.697	Scenic Visitor Zone	SVZ - R2	Support		Retain
Chris & Jan Coll (S558)	S558.698	Scenic Visitor Zone	SVZ - R3	Support		Retain
Chris & Jan Coll (S558)	S558.699	Scenic Visitor Zone	SVZ - R4	Oppose	This rule is unnecessary.	Delete
Chris & Jan Coll (S558)	S558.700	Scenic Visitor Zone	SVZ - R5	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule SVZ - R1 does not preclude the application of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.701	Scenic Visitor Zone	Discretionary Activities	Support		Retain
Chris & Jan Coll (S558)	S558.702	Scenic Visitor Zone	SVZ - R9	Oppose	We do not support this rule.	Delete.
Chris & Jan Coll (S558)	S558.703	Infrastructure	INF - R27	Support		Retain
Chris & Jan Coll (S558)	S558.704	DESIGNATION S	Waka Kotahi - New Zealand Transport Agency Designations	Amend	We believe that these designations should not extend beyond the legal road boundary.	Amend where the designations extend beyond legal road boundary.
Chris & Jan Coll (S558)	S558.705	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Amend	believe that a June 2027 deadline is too ambitious to undertake the work	Remove deadline
Chris & Jan Coll (S558)	S558.706	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	Support	That Lot 1 DP 17338 (8677 State Highway 6) and Sections 36, 37 and 45 Blk V Waitakere SD are not included in the Schedule.	Retain
Chris & Jan Coll (S558)	S558.707	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	Karamea Lime Quarry	Support	We support that the Karamea Lime Quarry is listed in the schedule.	Retain Schedule as notified
Chris & Jan Coll (S558)	S558.708	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	We believe that the limestone quarry at Kowhitirangi should be listed in the schedule.	Amend Schedule to include Koiterangi Lime Co Ltd Limestone Quarry.
Chris & Jan Coll (S558)	S558.709	Appendix One: Transport	Appendix One: Transport	Amend	These unnecessarily restrictive and complex	Amend to be less onerous, more consistent and correct errors.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		Performance Standards	Performance Standards			
Chris & Jan Coll (S558)	S558.710	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Amend	The Recession Plan Indicator (Diagram B) is too restrictive.	Amend the Recession Plane Indicator to match that shown in the Operative Buller District Plan.
Chris & Jan Coll (S558)	S558.711	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Amend	New additional Diagram, applies when required by natural hazard rules.	Add a new Recession Plane Diagram that is more enabling for those seeking to satisfy requirements related to natural hazard mitigation.
Chris & Jan Coll (S558)	S558.712	Residential Zones	Appendix Two: Recession Planes	Amend	more accommodating for buildings required by natural hazard rules.	Amend rules that relate to building envelopes defined by recession planes if a new Recession Plane Diagram is not adopted as noted immediately above.
Chris & Jan Coll (S558)	S558.713	Appendix Seven: Mineral Extraction Management Plan Requirements	Appendix Seven: Mineral Extraction Management Plan Requirements	Support		Retain
Chris & Jan Coll (S558)	S558.714	Infrastructure	INF - R28	Support		Retain
Chris & Jan Coll (S558)	S558.715	Appendix Nine: Airport Approach Path Overlay	Appendix Nine: Airport Approach Path Overlay	Amend	This overlay is too extensive. The restrictions associated with it are far too extensive as no surface is specified.	Amend Westport Airport Approach Paths Overlay to be the same as provisions and extent as in the operative Buller District Plan.
Chris & Jan Coll (S558)	S558.716	Planning Maps and Overlays	Planning Maps and Overlays	Support	Rifle Range Protection Area	Retain Rifle Range Protection Area
Chris & Jan Coll (S558)	S558.717	Whole Plan	Whole plan	Amend	All rules that relate to the Rifle Range Protection Area.	Amend to ensure rules for the Rifle Range Protection Area are duplicated in the Open Space Zone and zones where rules do not allow for activities
Chris & Jan Coll (S558)	S558.718	Transport	Transport Objectives	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.719	Transport	Transport Policies	Support		Retain
Chris & Jan Coll (S558)	S558.720	Transport	TRN - R1	Support	We support these rules in principle but note there are errors.	Correct errors.
Chris & Jan Coll (S558)	S558.721	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Oppose	These unnecessarily restrictive and complex.	Amend to be less onerous, more consistent and correct errors.
Chris & Jan Coll (S558)	S558.722	Transport	TRN - R2	Support	Support this rule in principle but note that oppose the Transport Performance Standards	REtain
Chris & Jan Coll (S558)	S558.723	Transport	TRN - R3	Amend	This activity should also be permitted if the RCA gives consent.	Amend as follows: Where: 1. All performance standards in Rule TRN - R1 are complied with; and 2. The works are undertaken: i.; or iv. With the written consent of the road controlling authority.
Chris & Jan Coll (S558)	S558.724	Transport	TRN - R3	Amend	This activity should also be able to be undertaken on behalf of the RCA or with written consent.	Where: 1. This is undertaken by a requiring authority, or on their behalf or with written consent of the requiring authority , in accordance with a designation listed in this Plan.
Chris & Jan Coll (S558)	S558.725	Transport	TRN - R7	Support		Retain
Chris & Jan Coll (S558)	S558.726	Transport	TRN - R6	Support		Retain
Chris & Jan Coll (S558)	S558.727	Transport	TRN - P8	Support		Retain
Chris & Jan Coll (S558)	S558.728	Transport	TRN - R9	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris & Jan Coll (S558)	S558.729	Transport	TRN - R10	Support		Retain
Chris & Jan Coll (S558)	S558.730	Transport	TRN - R11	Support		Retain
Chris & Jan Coll (S558)	S558.731	Transport	TRN - R13	Amend	We do not believe that application should always be notified.	Delete Notification advice note.
Chris & Jan Coll (S558)	S558.732	Transport	TRN - R14	Amend	We do not believe these should always publicly notified. This should be deleted from the rule.	Amend as follows: Notification: Applications will always be publicly notified.
Chris & Jan Coll (S558)	S558.733	Contaminated Land	CL - O1	Support		Retain
Chris & Jan Coll (S558)	S558.734	Contaminated Land	Contaminated Land Policies	Support		Retain
Chris & Jan Coll (S558)	S558.735	Hazardous Substances	HS - O1	Support		Retain
Chris & Jan Coll (S558)	S558.736	Hazardous Substances	Hazardous Substances Policies	Support		Retain
Chris & Jan Coll (S558)	S558.737	Natural Hazards	All Natural Hazard Overlays	Amend	No land use rules for the flood plain overlay and relates only to the subdivision rules.	Retain no land use rules for the Flood Plain Overlay.
Chris & Jan Coll (S558)	S558.738	Natural Hazards	Natural Hazards Objectives	Amend	The role that protective structures play in natural hazard mitigation needs to be recognised.	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rockwalls and stopbanks is recognised and protected.
Chris & Jan Coll (S558)	S558.739	Natural Hazards	Natural Hazards Objectives	Amend	We support these objectives.	Retain
Chris & Jan Coll (S558)	S558.740	Natural Hazards	NHP1	Support		Retain
Chris & Jan Coll (S558)	S558.741	Natural Hazards	NHP2	Support		Retain
Chris & Jan Coll (S558)	S558.742	Natural Hazards	NHP3	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.001	Whole Plan	Whole plan	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
Chris J Coll Surveying Limited (S566)	S566.002	Whole Plan	Whole plan	Amend	other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.	Consequential amendment to any other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.
Chris J Coll Surveying Limited (S566)	S566.003	Commercial Zone	COMZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.004	Commercial Zone	COMZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.005	Commercial Zone	COMZ - R8	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.006	Mixed Use Zone	MUZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.007	Neighbourhood Centre Zone	NCZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.008	Neighbourhood Centre Zone	NCZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.009	Neighbourhood Centre Zone	NCZ - R12	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.010	Town Centre Zone	TCZ - R13	Oppose	These are unnecessary and too restrictive.	Delete.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.011	Natural Hazards	NHP4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.012	Natural Hazards	NHP5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.013	Natural Hazards	NHP6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.014	Natural Hazards	NHP7	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.015	Natural Hazards	NHP8	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.016	Natural Hazards	NHP9	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.017	Natural Hazards	NHP10	Amend	The wording of this policy is too restrictive	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development.
Chris J Coll Surveying Limited (S566)	S566.018	Natural Hazards	NHP10	Amend	The wording of NH - P11 is more appropriate for severe overlays than the current wording.	Amend to read as in P11
Chris J Coll Surveying Limited (S566)	S566.019	Natural Hazards	NHP10	Amend		Delete ...and there is significant public or environmental benefit from doing so.
Chris J Coll Surveying Limited (S566)	S566.020	Natural Hazards	NHP12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.021	General Rural Zone	GRUZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.022	Natural Hazards	NHP11	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.023	Natural Hazards	NHP13	Amend	Precludes a landowner seeking other expert input or utilising solutions.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.024	Natural Hazards	NHR1	Amend	Two and five years is an insufficient length of time for reconstruction/replacement.	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.
Chris J Coll Surveying Limited (S566)	S566.025	Natural Hazards	NHR2	Amend	The intent of this rule is appropriate but it is too constraining.	Amend as follows: Activity Status Permitted Where: 1. The structure has been lawfully established; and 2. There is no significant change to the size, scale and nature of the structure. Earthworks and land disturbance is the minimum required to undertake the activity; There is no change to the design, texture, or form of the structure; The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; and There is no reduction in public access.
Chris J Coll Surveying Limited (S566)	S566.026	Natural Hazards	NHR3	Amend	We support this rule in principle but believe it should be more enabling of upgrades.	Amend to be more enabling of upgrades.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.027	Natural Hazards	NHR4	Amend	New Natural Hazard Mitigation Structures are important and should predominate over the Overlay rules.	Delete point 1. Retain other points.
Chris J Coll Surveying Limited (S566)	S566.028	Natural Hazards	NHR5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.029	Natural Hazards	NHR6	Support	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary for all overlays.
Chris J Coll Surveying Limited (S566)	S566.030	Natural Hazards	NHR7	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.031	Natural Hazards	NHR8	Support	The rule is too restrictive for additions and alterations to existing buildings.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.032	General Rural Zone	GRUZ - R17	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.033	Natural Hazards	NHR8	Amend	Overlays should not be bundled together.	Separate overlays into different rules.
Chris J Coll Surveying Limited (S566)	S566.034	Natural Hazards	NHR9	Amend	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.035	Natural Hazards	NHR11	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.036	Natural Hazards	NHR12	Support	Discretion should be restricted to the same matters listed in NH - R11	Amend matters to which discretion is restricted to the same matters listed in NH - R11
Chris J Coll Surveying Limited (S566)	S566.037	Natural Hazards	NHR13	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.038	Natural Hazards	NHR14	Oppose	We believe this rule is too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.039	Natural Hazards	NHR14	Amend	Does not allow council to consider possible solutions or differing expert opinion.	Refer to decision sought for NH - R13.
Chris J Coll Surveying Limited (S566)	S566.040	Natural Hazards	NHR33	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.041	Natural Hazards	NHR34	Support	This is too restrictive. Further information should be able to be considered.	Amend to being a Discretionary Activity.
Chris J Coll Surveying Limited (S566)	S566.042	Natural Hazards	NHR38	Amend	Two and five years is an insufficient length of time.	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.
Chris J Coll Surveying Limited (S566)	S566.043	General Rural Zone	GRUZ - R28	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.044	Natural Hazards	NHR39	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.045	Natural Hazards	NHR40	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.046	Natural Hazards	NHR41	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.047	Natural Hazards	NHR42	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.048	Natural Hazards	NHR43	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.049	Natural Hazards	NHR44	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.050	Natural Hazards	NHR45	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.051	Natural Hazards	NHR46	Oppose	This rule is too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.052	Natural Hazards	NHR46	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.053	Natural Hazards	NHR47	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.054	Large Lot Residential Zone	LLRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.055	Natural Hazards	NHR48	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.056	Natural Hazards	NHR49	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.057	Natural Hazards	NHR52	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.058	Natural Hazards	NHR53	Amend	This rule is too restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.059	Natural Hazards	Westport Hazard Overlay	Oppose	Associated provisions take an excessively restrictive approach.	Amend overlay and amend associated objectives, policies and rules to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.060	Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Support	We do not support our properties being included in any extension.	retain extent of overlay as notified
Chris J Coll Surveying Limited (S566)	S566.061	Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Amend		Amend associated objectives, policies and rules to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.062	Natural Hazards	Coastal Severe and Coastal Alert Overlay	Support	We do not support our properties being included in any extension.	Retain extent of overlay as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.063	Natural Hazards	Coastal Severe and Coastal Alert Overlay	Amend		Amend associated objectives, policies and rules to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.064	Historic Heritage	Historic Heritage Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.065	Large Lot Residential Zone	LLRZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.066	Notable Trees	Notable Tree Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.067	Notable Trees	Notable Tree Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.068	Notable Trees	Notable Tree Rules	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.069	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.070	Sites and Areas of Significance to Māori	SASM - P1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.071	Sites and Areas of Significance to Māori	SASM - P2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.072	Sites and Areas of Significance to Māori	SASM - P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.073	Sites and Areas of Significance to Māori	SASM - P4	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.074	Sites and Areas of Significance to Māori	SASM - P5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.075	Sites and Areas of Significance to Māori	SASM - P6	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.076	Medium Density Residential Zone	MRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.077	Sites and Areas of Significance to Māori	SASM - P14	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.078	Sites and Areas of Significance to Māori	SASM - P15	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.079	Sites and Areas of Significance to Māori	SASM -R1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.080	Sites and Areas of Significance to Māori	SASM - R12	Amend	rule incorrectly references SASM - R14 when it should be SASM - R15.	Amend 2. This is not Mineral Extraction subject to Rule SASM - R14 R15 ; and
Chris J Coll Surveying Limited (S566)	S566.081	Sites and Areas of Significance to Māori	SASM - R16	Amend	this rule is too restrictive and should be a Discretionary Activity.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.082	Sites and Areas of Significance to Māori	SASM - R16	Support	Application will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.	Retain
Chris J Coll Surveying Limited (S566)	S566.083	Sites and Areas of Significance to Māori	SASM - R17	Amend	this rule is too restrictive and should be a Discretionary Activity.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.084	Sites and Areas of Significance to Māori	SASM - R17	Support	Application will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.	Retain
Chris J Coll Surveying Limited (S566)	S566.085	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.086	Ecosystems and Indigenous Biodiversity	ECO - P1	Amend	June 2027 deadline is too ambitious	Amend 2. iii ... and completed by June 2027.
Chris J Coll Surveying Limited (S566)	S566.087	Medium Density Residential Zone	MRZ - R10	Oppose	These are unnecessary and too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.088	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	The term "functional need" does not go far enough	Amend point d. as follows: The activity has a functional, technical, operational or locational need to be located in the area;
Chris J Coll Surveying Limited (S566)	S566.089	Ecosystems and Indigenous Biodiversity	ECO - P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.090	Ecosystems and Indigenous Biodiversity	ECO - P4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.091	Ecosystems and Indigenous Biodiversity	ECO - P5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.092	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	some of the terms used in this policy need defining.	Define the technical ecological terms used in this policy.
Chris J Coll Surveying Limited (S566)	S566.093	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Biodiversity offsetting or compensation should be provided for.	Provide for biodiversity offsetting or compensation.
Chris J Coll Surveying Limited (S566)	S566.094	Ecosystems and Indigenous Biodiversity	ECO - P7	Support	The appropriateness of any biodiversity offsetting or compensation.	Retain point h.
Chris J Coll Surveying Limited (S566)	S566.095	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	the fixed location or temporary nature of mineral deposits is not provided for.	Amend to recognise that, in some instances, vegetation clearance is unavoidable (e.g. in the case of accessing mineral resource) but that these effects can be temporary due so subsequent restoration processes.
Chris J Coll Surveying Limited (S566)	S566.096	Ecosystems and Indigenous Biodiversity	ECO - P8	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.097	Ecosystems and Indigenous Biodiversity	ECO - P9	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.098	Medium Density Residential Zone	MRZ - R15	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						buildings.
Chris J Coll Surveying Limited (S566)	S566.099	Ecosystems and Indigenous Biodiversity	ECO - P10	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.100	Ecosystems and Indigenous Biodiversity	Permitted Activities	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.101	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.102	Ecosystems and Indigenous Biodiversity	Permitted Activities	Amend	that provision is made for low-level clearance for building sites.	Amend wording to provide for building sites.
Chris J Coll Surveying Limited (S566)	S566.103	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	that provision is made for low-level clearance for building sites.	Amend wording to provide for building sites.
Chris J Coll Surveying Limited (S566)	S566.104	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.105	Ecosystems and Indigenous Biodiversity	ECO - R7	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.106	Ecosystems and Indigenous Biodiversity	ECO - R10	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.107	Ecosystems and Indigenous Biodiversity	ECO - R11	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.108	Natural Features and Landscapes	NFL - P1	Amend	Residential activities must be provided for.	Amend to include residential activities.
Chris J Coll Surveying Limited (S566)	S566.109	General Residential Zone	GRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.110	Natural Features and Landscapes	NFL - P2	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.111	Natural Features and Landscapes	NFL - P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.112	Natural Features and Landscapes	NFL - P4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.113	Natural Features and Landscapes	NFL - P5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.114	Natural Features and Landscapes	NFL - P6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.115	Natural Features and Landscapes	NFL - P7	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.116	Natural Features and Landscapes	NFL - R1	Amend	We support these rules in principle, but they are very restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.117	Natural Features and Landscapes	NFL - R2	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.118	Natural Features and Landscapes	NFL - R3	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.119	Natural Features and Landscapes	NFL - R4	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.120	General Residential Zone	GRZ - R12	Amend	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.121	Natural Features and Landscapes	NFL - R5	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.122	Natural Features and Landscapes	NFL - R6	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
Chris J Coll Surveying Limited (S566)	S566.123	Natural Features and Landscapes	NFL - R7	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.124	Natural Features and Landscapes	NFL - R8	Amend	Dwellings and ancillary buildings should be provided for in this rule.	Amend rule to include residential dwellings and ancillary buildings at appropriate scale.
Chris J Coll Surveying Limited (S566)	S566.125	Natural Features and Landscapes	Controlled Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.126	Natural Features and Landscapes	Restricted Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.127	Natural Features and Landscapes	Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.128	Public Access	Overview	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.129	Public Access	PA - O1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.130	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.131	General Residential Zone	GRZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.132	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.133	Natural Character and Margins of Waterbodies	NC - R1	Amend	Unnecessarily restrictive to restrict the rule for natural hazard mitigation structures.	Delete point 1. j. and 5.
Chris J Coll Surveying Limited (S566)	S566.134	Natural Character and Margins of Waterbodies	NC - R1	Amend	Natural hazard mitigation structures unnecessarily restrictive	Amend status when compliance is not achieved for natural hazard mitigation structures to controlled.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.135	Natural Character and Margins of Waterbodies	NC - R1	Amend	Too restrictive	Amend status when compliance is not achieved for remaining activities to Restricted Discretionary which requires a new rule.
Chris J Coll Surveying Limited (S566)	S566.136	Natural Character and Margins of Waterbodies	NC - R2	Amend	unnecessarily restrictive for natural hazard mitigation structures.	Delete point 1. e.
Chris J Coll Surveying Limited (S566)	S566.137	Natural Character and Margins of Waterbodies	NC - R2	Amend	unnecessarily restrictive for natural hazard mitigation structures.	If this is not accepted, amend status when compliance is not achieved for natural hazard mitigation structures to controlled.
Chris J Coll Surveying Limited (S566)	S566.138	Natural Character and Margins of Waterbodies	NC - R3	Amend	This rule replicates NC - R2.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.139	Natural Character and Margins of Waterbodies	NC - R2	Amend	the activity status when compliance is not achieved is too restrictive.	Alternative relief, amend status when compliance is not achieved to controlled.
Chris J Coll Surveying Limited (S566)	S566.140	Natural Character and Margins of Waterbodies	NC - R3	Amend	R3 #2	Retain as notified with numbering error corrected.
Chris J Coll Surveying Limited (S566)	S566.141	Natural Character and Margins of Waterbodies	NC - R4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.142	Rural Lifestyle Zone	RLZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.143	Natural Character and Margins of Waterbodies	NC - R5	Support	do not support this activity being a Discretionary Activity.	Amend activity status to permitted, or Controlled Activity.
Chris J Coll Surveying Limited (S566)	S566.144	Interpretation	Definitions	Amend	Development requires a definition for financial contribution chapter.	Add definition for Development

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.145	Financial Contributions	FC - O1	Amend	The objective is too absolute and has a duplication error.	Amend as follows: Through the use of Financial Contributions the West Coast/Te Tai o Poutini's infrastructure is able to meet the demands generated by subdivision, land use and development so that it does not adversely affect adverse effects on natural and physical resources, or compromise the quality of service provided to existing users, is remedied or mitigated through the use of financial contributions.
Chris J Coll Surveying Limited (S566)	S566.146	Financial Contributions	FC - O2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.147	Financial Contributions	FC - P1	Amend		Amend as follows: To require financial contributions as a condition of subdivision, ... as a result of the subdivision, land use or development.
Chris J Coll Surveying Limited (S566)	S566.148	Financial Contributions	FC - P2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.149	Financial Contributions	FC - P3	Amend	May be the most appropriate place to specify how these disputes can be resolved.	Financial contributions may be taken in the form of cash, land, works or a combination of these in discussion with the applicant but at the final discretion of the Council.
Chris J Coll Surveying Limited (S566)	S566.150	Financial Contributions	FC - P4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.151	Financial Contributions	FC - P5	Amend		To use This shall can include roading, streetscape improvements, shared pathways, vehicle parking, EV charging spaces, service lanes, water supply, wastewater, stormwater, parks, reserves, recreation facilities and/ or community facilities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.152	Financial Contributions	FC - P6	Support		To provide ... such as but not limited to mineral extraction, renewable electricity generation activities and critical infrastructure.
Chris J Coll Surveying Limited (S566)	S566.153	Rural Lifestyle Zone	RLZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.154	Financial Contributions	FC - P7	Amend		Retain
Chris J Coll Surveying Limited (S566)	S566.155	Financial Contributions	FC - R1	Amend	needs amending.	Amend point 2 to extend beyond boundary adjustment (as presently defined) to include subdivisions where the subdivision results in a reduction in the total number of allotments (or record of titles).
Chris J Coll Surveying Limited (S566)	S566.156	Financial Contributions	FC - R1	Amend	There is no certainty provided through this part of the rule, particularly point 3. v.	Point 3 needs to be rewritten to be fairer to applicants and provide some certainty.
Chris J Coll Surveying Limited (S566)	S566.157	Financial Contributions	FC - R2	Amend	Point 4.a. is too broad.	Amend point 4 as follows: 4. Where a financial contribution ... conditions of the resource consent: a. The location and area of the land within the land being subdivided or under application ; ...
Chris J Coll Surveying Limited (S566)	S566.158	Financial Contributions	FC - R2	Support	We support the reference to "a registered valuer".	Retain reference to a registered valuer.
Chris J Coll Surveying Limited (S566)	S566.159	Financial Contributions	FC - R3	Amend	Can require an applicant to bear the full cost of upgrading a road.	Amend to ensure that Council cannot require an applicant to bear the full cost of upgrading a road that is significantly below an appropriate level of service.
Chris J Coll Surveying Limited (S566)	S566.160	Financial Contributions	FC - R4	Amend	Support this rule and support that no roads have yet been identified.	Retain

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Chris J Coll Surveying Limited (S566)	S566.161	Financial Contributions	FC - R5	Amend	believe that the rule requires some amending.	Amend the final sentence of point 1 before the formula to be as follows: The financial contribution will be charged based on the following formula for each accessible, trailer/boat park or EV charging site and or for every 5 bicycle parks not provided.
Chris J Coll Surveying Limited (S566)	S566.162	Financial Contributions	FC - R5	Amend	Greater clarity, transparency and certainty over how the costs are calculated.	Amend so there is greater clarity, transparency and certainty over how the costs are calculated.
Chris J Coll Surveying Limited (S566)	S566.163	Financial Contributions	FC - R6	Amend	The term "development" is used when "land use" may be a better term.	Replace the term "development" with "land use"
Chris J Coll Surveying Limited (S566)	S566.164	Rural Lifestyle Zone	RLZ - R13	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.165	Financial Contributions	FC - R7	Amend	point 4 requires amending so that there is fairness, transparency and certainty to an applicant.	Amend to ensure fairness, transparency and certainty to an applicant.
Chris J Coll Surveying Limited (S566)	S566.166	Financial Contributions	FC - R7	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
Chris J Coll Surveying Limited (S566)	S566.167	Financial Contributions	FC - R8	Amend	Requires amending so that there is fairness, transparency and certainty to an applicant.	Amend to ensure fairness, transparency and certainty to an applicant.
Chris J Coll Surveying Limited (S566)	S566.168	Financial Contributions	FC - R8	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
Chris J Coll Surveying Limited (S566)	S566.169	Financial Contributions	FC - R9	Amend	point 4 requires amending so that there is fairness, transparency and certainty.	Amend to ensure fairness, transparency and certainty to an applicant.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.170	Financial Contributions	FC - R9	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
Chris J Coll Surveying Limited (S566)	S566.171	Financial Contributions	FC - R10	Amend	The term "and" is used where we believe the term "or is more appropriate.	Amend as follows: 1. ... 2. The maximum contribution shall be required as follows: i. ...; or ii. ...; and or iii. ...
Chris J Coll Surveying Limited (S566)	S566.172	Financial Contributions	FC - R11	Amend	May be required to upgrade a footpath, walkway or cycleway beyond what is fair	Amend to ensure fairness, transparency and certainty to an applicant.
Chris J Coll Surveying Limited (S566)	S566.173	Financial Contributions	FC - R11	Amend		Amend to ensure an applicant is protected from bearing the cost of upgrading footpath, walkway or cycleway that have an inadequate level of service before making an application or undertaking an activity that triggers a financial contribution.
Chris J Coll Surveying Limited (S566)	S566.174	Financial Contributions	FC - R12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.175	Settlement Zone	SETZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.176	Financial Contributions	FC	Amend	An advice note that lays out a mediation process would be helpful.	Include an advice note that outlines how a mediation process could be used to resolve disputes regarding financial contributions.
Chris J Coll Surveying Limited (S566)	S566.177	Subdivision	SUB - O1	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.178	Subdivision	SUB - O2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.179	Subdivision	SUB - O3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.180	Subdivision	SUB - O4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.181	Subdivision	SUB - O5	Amend	this objective needs amending and it overreaches.	Amend objective to reflect only the purpose of esplanade reserves and strips as set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values.
Chris J Coll Surveying Limited (S566)	S566.182	Subdivision	SUB - O6	Amend		Retain
Chris J Coll Surveying Limited (S566)	S566.183	Subdivision	SUB - P1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.184	Subdivision	SUB - P2	Amend	The exact meaning of "planned infrastructure" is unclear and requires a definition.	Provide a suitable definition of "planned infrastructure" that ensures a robust, and consultative process determined the planned infrastructure that also minimises uncertainty.
Chris J Coll Surveying Limited (S566)	S566.185	Subdivision	SUB - P2	Amend	"deemed reasonable by Council" used in point k. is unnecessary and introduces uncertainty.	Amend k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply / wireless /satellite where deemed reasonable by the Council;
Chris J Coll Surveying Limited (S566)	S566.186	Settlement Zone	SETZ - R18	Oppose	These are unnecessary and too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.187	Subdivision	SUB - P2	Amend	Point m. is too strict in its direction and too broad in its application	Delete point m.
Chris J Coll Surveying Limited (S566)	S566.188	Subdivision	SUB - P2	Support	Point o. would benefit from providing more detail about how this is achieved.	Amend to develop more detail regarding how point o. is achieved.
Chris J Coll Surveying Limited (S566)	S566.189	Subdivision	SUB - P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.190	Subdivision	SUB - P4	Support	wording as it is too restrictive.	Amend point c. to recognise that a house can be raised/constructed above flood levels using piles or other building methods that do not involve raising the platform.
Chris J Coll Surveying Limited (S566)	S566.191	Subdivision	SUB - P5	Amend	b. will be very difficult to achieve without significantly impacting future development.	Delete point b. altogether.
Chris J Coll Surveying Limited (S566)	S566.192	Subdivision	SUB - P5	Support	Should be reworked to have different wording for when plans are in place and when they are not.	Amend policy to have different wording for area that have structure plans in place and when areas that do not, to limit uncertainty and perverse outcomes.
Chris J Coll Surveying Limited (S566)	S566.193	Subdivision	SUB - P6	Support	some aspects are too prescriptive.	Delete points a., c., e. and f. Retain point d.
Chris J Coll Surveying Limited (S566)	S566.194	Subdivision	SUB - P7	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.195	Subdivision	Subdivision Policies	Amend	Add new Policy that applies to rural zones.	Insert a new policy that reads as follows: Allow subdivision in the RURZ - Rural Zones that does not comply with the minimum lot design and parameters when: a. The site size and configuration is appropriate for development intended by the zone; b. The subdivision design maintains rural character and amenity; c. The increased density does not create adverse effects

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						on critical infrastructure; andd. It can be demonstrated that it is consistent with the quality and types of development envisaged by RURZ - Rural Zone Objectives and Policies.
Chris J Coll Surveying Limited (S566)	S566.196	Subdivision	SUB - P9	Amend	The purpose as notified is too extensive.	Delete the wording of this policy and reformulate to reflect the wording of the operative Buller District Plan. The purposes of esplanade reserves and strips to be only those set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values. All reference to the width of esplanade reserves and strips being wider than 20m should be deleted.
Chris J Coll Surveying Limited (S566)	S566.197	Settlement Zone	SETZ - R24	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.198	Subdivision	SUB - R1	Amend	parts of the rule that are too restrictive.	Delete points 3 and 5.
Chris J Coll Surveying Limited (S566)	S566.199	Subdivision	SUB - R1	Amend		Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.
Chris J Coll Surveying Limited (S566)	S566.200	Subdivision	SUB - R2	Amend	parts of the rule that are too restrictive.	Delete points 2 and 3.
Chris J Coll Surveying Limited (S566)	S566.201	Subdivision	SUB - R3	Amend	Should apply more broadly than currently proposed	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.202	Subdivision	SUB - R3	Support		Retain points 1 and 3.
Chris J Coll Surveying Limited (S566)	S566.203	Subdivision	SUB - R3	Amend	parts of the rule that are too restrictive and unclear.	Delete point 2 (and thus delete the escalation to Discretionary Activity if compliance is not achieved).
Chris J Coll Surveying Limited (S566)	S566.204	Subdivision	SUB - R3	Amend	parts of the rule that are too restrictive and unclear.	Amend wording "design and layout of allotments" under point a. of "matters of control" to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Chris J Coll Surveying Limited (S566)	S566.205	Subdivision	SUB - R4	Support	parts of the rules are excessive given its purpose	Delete point c. under "matters of control".
Chris J Coll Surveying Limited (S566)	S566.206	Subdivision	SUB - R5	Support	The activity status when compliance with point 6 is appropriate.	Retain status when compliance with point 6 is not achieved to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.207	Subdivision	SUB - R5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.208	Future Urban Zone	FUZ - R6	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.209	Subdivision	SUB - R5	Amend	the term "development plan" in point 8 is not defined.	Delete point 8.
Chris J Coll Surveying Limited (S566)	S566.210	Subdivision	SUB - R5	Support	Parts of the rules are excessive.	Amend wording "design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Chris J Coll Surveying Limited (S566)	S566.211	Subdivision	SUB - R5	Amend	Temporary effects of development and construction should be managed via other parts of the plan.	Delete point j.
Chris J Coll Surveying Limited (S566)	S566.212	Subdivision	SUB - R5	Amend	Parts of the rules are excessive.	Points b. and c. should reference standards to provide certainty (in a similar

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						manner to f.)
Chris J Coll Surveying Limited (S566)	S566.213	Subdivision	SUB - R5	Support	Parts of the rules are excessive.	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point l.
Chris J Coll Surveying Limited (S566)	S566.214	Subdivision	SUB - R5	Amend		Delete o.
Chris J Coll Surveying Limited (S566)	S566.215	Subdivision	SUB - R5	Amend		Consequent amendments to "activity status when compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.216	Subdivision	SUB - R6	Amend	Parts of the rules are excessive.	Activity status where compliance is not achieved should be Discretionary for all points. There should be no escalation to Non-Complying status.
Chris J Coll Surveying Limited (S566)	S566.217	Subdivision	SUB - R6	Amend	Matters of control:	Amend wording "size, design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Chris J Coll Surveying Limited (S566)	S566.218	Subdivision	SUB - R6	Amend		Points b. and c. should reference standards to provide certainty (in a similar manner to e.)
Chris J Coll Surveying Limited (S566)	S566.219	Future Urban Zone	FUZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.220	Subdivision	SUB - R6	Amend		Points d. and k. requires amending to provide certainty and clarity.
Chris J Coll Surveying Limited (S566)	S566.221	Subdivision	SUB - R6	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.
Chris J Coll Surveying Limited (S566)	S566.222	Subdivision	SUB - R6	Amend		Delete l.

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Chris J Coll Surveying Limited (S566)	S566.223	Subdivision	SUB - R7/ECO - R4	Amend	significant amendments are necessary to be less restrictive and more enabling.	Amend the rule to be less restrictive, more enabling and provide more clarity.
Chris J Coll Surveying Limited (S566)	S566.224	Subdivision	SUB - R7/ECO - R4	Amend	Unclear given areas of significant indigenous biodiversity are yet to be mapped.	Amend provision heading for clarity.
Chris J Coll Surveying Limited (S566)	S566.225	Subdivision	SUB - R7/ECO - R4	Amend	An area of significant indigenous biodiversity to be within a single allotment.	Amend to make it unnecessary for an area of significant indigenous biodiversity to be within a single allotment .
Chris J Coll Surveying Limited (S566)	S566.226	Subdivision	SUB - R7/ECO - R4	Amend	Provide opportunities for living closer to nature (e.g. "bush living").	Amend to enable Biodiversity offsetting or environmental compensation to be considered as a way to mitigate the effects of buildings and accessways.
Chris J Coll Surveying Limited (S566)	S566.227	Subdivision	SUB - R7/ECO - R4	Amend	It is unclear what "parent title" means in this rule.	Amend to clarify the term parent title
Chris J Coll Surveying Limited (S566)	S566.228	Subdivision	SUB - R7/ECO - R4	Amend	It is not necessary for the covenanted area to be with an authorised agency.	amend to allow private covenant.
Chris J Coll Surveying Limited (S566)	S566.229	Subdivision	SUB - R10	Amend	some uncertainty that we oppose.	Amend wording "size, design, shape, location and layout of allotments" under point e. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
Chris J Coll Surveying Limited (S566)	S566.230	Future Urban Zone	FUZ - R18	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.231	Subdivision	SUB - R10	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.
Chris J Coll Surveying Limited (S566)	S566.232	Subdivision	SUB - R11	Amend	some uncertainty that we oppose.	Amend wording "size, design, shape, location and layout of allotments" under point b. to instead refer to 15mx15m building platform or similar defined

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						specification that is more certain.
Chris J Coll Surveying Limited (S566)	S566.233	Subdivision	SUB - R11	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point f.
Chris J Coll Surveying Limited (S566)	S566.234	Subdivision	SUB - R12	Amend	the rule should not apply unless there is a development/concept plan in place	Amend so that the rule does not apply until a robust development or concept plan is approved.
Chris J Coll Surveying Limited (S566)	S566.235	Subdivision	SUB - R12	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point h.
Chris J Coll Surveying Limited (S566)	S566.236	Subdivision	SUB - R12	Amend		Delete point i.
Chris J Coll Surveying Limited (S566)	S566.237	Subdivision	SUB - R12	Support	The escalation to a Non-complying status if compliance is not achieved is too restrictive.	Activity status where there is non-compliance should be Discretionary not Non-Complying status.
Chris J Coll Surveying Limited (S566)	S566.238	Subdivision	SUB - R13	Amend	Consideration will be given to this matter under the assessment required by point 2.	Delete "sensitive activities" from point d.
Chris J Coll Surveying Limited (S566)	S566.239	Subdivision	SUB - R14	Amend	We support the rule in principle but believe more certainty is required.	Provide a robust definition for "development plan".
Chris J Coll Surveying Limited (S566)	S566.240	Subdivision	SUB - R15/ECO - R8	Amend	The escalation to Non-Complying is inappropriate and too restrictive.	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status.
Chris J Coll Surveying Limited (S566)	S566.241	Scenic Visitor Zone	SVZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.242	Subdivision	SUB - R15/ECO - R8	Amend	Too restrictive.	Delete points 1 and 2.

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Chris J Coll Surveying Limited (S566)	S566.243	Subdivision	SUB - R16	Amend	Too restrictive.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.244	Subdivision	SUB - R16	Amend	The escalation to Non-Complying is inappropriate.	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status
Chris J Coll Surveying Limited (S566)	S566.245	Subdivision	SUB - R17	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.246	Subdivision	SUB - R18	Amend	This rule contains an error (references itself - perhaps should be SUB - R16) and is unclear.	Amend to correct reference error
Chris J Coll Surveying Limited (S566)	S566.247	Subdivision	SUB - R18	Amend	This rule is too restrictive.	Delete points 1 and 2.
Chris J Coll Surveying Limited (S566)	S566.248	Subdivision	SUB - R18	Support		Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status except in point 3 where mana whenua support the escalation for this point.
Chris J Coll Surveying Limited (S566)	S566.249	Subdivision	SUB - R19	Amend		REtain
Chris J Coll Surveying Limited (S566)	S566.250	Subdivision	SUB - R20	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.251	Subdivision	SUB - R21	Amend	Error for activity status where compliance is not achieved	Amend to: Activity status where compliance not achieved: Non-complying N/A.
Chris J Coll Surveying Limited (S566)	S566.252	Scenic Visitor Zone	SVZ - R7	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.

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Chris J Coll Surveying Limited (S566)	S566.253	Subdivision	SUB - R22	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.254	Subdivision	SUB - R23	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.255	Subdivision	SUB - R24	Oppose	The rule is too restrictive and should be a Discretionary Activity rule	Delete
Chris J Coll Surveying Limited (S566)	S566.256	Subdivision	SUB - R25	Oppose	The rule is too restrictive and does not provide for situations not foreseen by the plan.	Delete
Chris J Coll Surveying Limited (S566)	S566.257	Subdivision	SUB - R26	Amend	A subdivision site suitability report is the appropriate way to manage this issue.	Amend to Discretionary Activity.
Chris J Coll Surveying Limited (S566)	S566.258	Subdivision	SUB - R27/ECO - R9	Oppose	The rule is too restrictive.	Delete
Chris J Coll Surveying Limited (S566)	S566.259	Subdivision	SUB - R28	Amend	A subdivision site suitability report is the appropriate way to manage this issue.	Amend to Discretionary Activity.
Chris J Coll Surveying Limited (S566)	S566.260	Subdivision	SUB - S1	Amend	oppose the minimum lot sizes for each allotment for certain zones.	Amend as follows: 1. Each allotment, including the balance allotment must meet the following minimum lot size and contain a 15m x 15m building platform: a. ...g. Rural Lifestyle Zone 4 hectares 5000m² ; h. General Rural Zone 4 hectares 1 hectare , except that it is 10 hectares in the Highly Productive Land Precinct; and i. Future Urban Zone 4 hectares. We oppose that the land between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71

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						Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. If this decision is not made then we submit that the "Minimum
Chris J Coll Surveying Limited (S566)	S566.261	Subdivision	SUB - S2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.262	Subdivision	SUB - S3	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered.
Chris J Coll Surveying Limited (S566)	S566.263	Interpretation	BOUNDARY ADJUSTMENT	Amend	Does not appropriately provide for subdivisions where the number of allotments is reduced	Amend the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision or through the explicit extension of the various boundary adjustment rules to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.
Chris J Coll Surveying Limited (S566)	S566.264	Subdivision	SUB - S4	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered. Delete Advice Note 2.
Chris J Coll Surveying Limited (S566)	S566.265	Subdivision	SUB - S5	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered.
Chris J Coll Surveying Limited (S566)	S566.266	Subdivision	SUB - S6	Amend	Note our concerns regarding the referenced Transport Performance Standards.	Retain
Chris J Coll Surveying Limited (S566)	S566.267	Subdivision	SUB - S7	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.268	Subdivision	SUB - S8	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.269	Subdivision	SUB - S9	Amend	the current wording of the operative Buller District Plan regarding this matter is superior.	Delete standard and amend to match rules 7.9.6.1.1-7.9.6.1.3 in the operative Buller District Plan related to Esplanade Strips and Esplanade Reserves (with numbering adjusted as necessary) i.e. Rules1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource Management Act 1991.3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in xxx below.
Chris J Coll Surveying Limited (S566)	S566.270	Subdivision	SUB - S10	Amend	Provision for centre line easements should be deleted.	Delete references to centre line easements.
Chris J Coll Surveying Limited (S566)	S566.271	Subdivision	SUB - S11	Amend	This standard is unclear.	Amend the standard to provide more clarity and certainty.

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Chris J Coll Surveying Limited (S566)	S566.272	Subdivision	Subdivision Standards	Amend	Pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
Chris J Coll Surveying Limited (S566)	S566.273	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain
Chris J Coll Surveying Limited (S566)	S566.274	Interpretation	BUILDING	Amend	needs to be amended so that caravans are not captured.	Amend as definition to: Means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed, and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power and non-motorised caravan.
Chris J Coll Surveying Limited (S566)	S566.275	Activities on the surface of water	Activities on the Surface of Water Policies	Support	We support these policies.	Retain
Chris J Coll Surveying Limited (S566)	S566.276	Activities on the surface of water	Activities on the Surface of Water Rules	Support	We support these rules.	Retain
Chris J Coll Surveying Limited (S566)	S566.277	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.
Chris J Coll Surveying Limited (S566)	S566.278	Coastal Environment	CE - O1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.279	Coastal Environment	CE - O2	Amend		Retain
Chris J Coll Surveying Limited (S566)	S566.280	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal

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						environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Chris J Coll Surveying Limited (S566)	S566.281	Coastal Environment	CE - P1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.282	Coastal Environment	CE - P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.283	Coastal Environment	CE - P4	Amend	Believe this policy needs amending.	Include a point c. provides for activities that have a functional, technical, operational or locational need to locate in the coastal environment.
Chris J Coll Surveying Limited (S566)	S566.284	Coastal Environment	CE - P5	Support	Policy needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
Chris J Coll Surveying Limited (S566)	S566.285	Interpretation	BUILDING	Support	should be amended so that "tiny homes" on trailers with wheels are not captured.	Means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed, and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power and non-motorised caravan and tiny homes built on trailers.
Chris J Coll Surveying Limited (S566)	S566.286	Coastal Environment	CE - P6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.287	Coastal Environment	CE - R1	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.288	Coastal Environment	CE - R2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.289	Coastal Environment	CE - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.290	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. a. i.
Chris J Coll Surveying Limited (S566)	S566.291	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. iii.
Chris J Coll Surveying Limited (S566)	S566.292	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.293	Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.294	Coastal Environment	Controlled Activities	Support	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.295	Coastal Environment	CE - R14	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.296	Interpretation	FUNCTIONAL NEED	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.297	Coastal Environment	CE - R15	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.298	Coastal Environment	CE - R15	Support	We believe these are too restrictive.	Amend to be more enabling of development.

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Chris J Coll Surveying Limited (S566)	S566.299	Coastal Environment	CE - R16	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.300	Coastal Environment	CE - R17	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.301	Coastal Environment	CE - R18	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.302	Coastal Environment	Discretionary Activities	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.303	Earthworks	EW - O1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.304	Earthworks	Earthworks Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.305	Earthworks	EW - R1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.306	Earthworks	EW - R2	Amend	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to be more enabling of development and provide more clarity.
Chris J Coll Surveying Limited (S566)	S566.307	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend	Could inadvertently capture herd homes and wintering barns.	Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition. Free range poultry and free-range egg farming in not included in this definition.

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Chris J Coll Surveying Limited (S566)	S566.308	Earthworks	EW - R3	Support	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to be more enabling of development and provide more clarity.
Chris J Coll Surveying Limited (S566)	S566.309	Earthworks	EW - R6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.310	Earthworks	Restricted Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.311	Light	LIGHT - O1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.312	Light	LIGHT - P1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.313	Light	LIGHT - P2	Amend	Should extend to appropriate lighting of outdoor commercial/industrial activities.	Amend to include the enabling of artificial outdoor lighting that allows safe commercial and industrial activities.
Chris J Coll Surveying Limited (S566)	S566.314	Light	Permitted Activities	Amend	These rules are too complicated and restrictive.	Amend significantly to reduce complexity and be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.315	Light	LIGHT - R5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.316	Light	LIGHT - R6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.317	Light	LIGHT - R6	Amend	Very restrictive for existing activities that may need to alter their lighting patterns.	Amend to be more enabling when in relation to existing users.
Chris J Coll Surveying Limited (S566)	S566.318	Interpretation	Definitions	Amend	there needs to be a clear definition for "tiny homes built on trailers"	Develop a definition for "tiny homes built on trailers"
Chris J Coll Surveying Limited (S566)	S566.319	Noise	Noise Objectives	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.320	Noise	NOISE - P1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.321	Noise	NOISE - P2	Support		retain
Chris J Coll Surveying Limited (S566)	S566.322	Noise	NOISE - P4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.323	Noise	NOISE - R1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.324	Noise	NOISE - R2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.325	Noise	NOISE - R3	Oppose	This rule is very restrictive and onerous particular in relation to the State Highway.	Delete.
Chris J Coll Surveying Limited (S566)	S566.326	Noise	NOISE - R5	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
Chris J Coll Surveying Limited (S566)	S566.327	Noise	NOISE - R6	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
Chris J Coll Surveying Limited (S566)	S566.328	Noise	NOISE - R11	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
Chris J Coll Surveying Limited (S566)	S566.329	Interpretation	Definitions	Amend	here needs to be a clear definition for "woodlot".	Develop a definition for "woodlot".
Chris J Coll Surveying Limited (S566)	S566.330	Noise	NOISE - R11	Amend	Correct the error where a Mineral Extraction Zone is referred to as "MEZ".	Correct "MEZ" error.
Chris J Coll Surveying Limited (S566)	S566.331	Noise	NOISE - R12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.332	Noise	NOISE - R13	Oppose	This rule is very restrictive and onerous particular in relation to the State Highway.	Delete.

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Chris J Coll Surveying Limited (S566)	S566.333	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
Chris J Coll Surveying Limited (S566)	S566.334	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Rules related to Relocated Buildings are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.335	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Non-complying and Prohibited activity rules that include the wording "not provided for in another rule"	Delete these rules or make them Discretionary activities.
Chris J Coll Surveying Limited (S566)	S566.336	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.337	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.338	Open Space Zone	Permitted Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Chris J Coll Surveying Limited (S566)	S566.339	Open Space Zone	Controlled Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
Chris J Coll Surveying Limited (S566)	S566.340	Interpretation	Definitions	Support	There needs to be a clear definition for "shelterbelt".	needs to be a clear definition for "shelterbelt".
Chris J Coll Surveying Limited (S566)	S566.341	Open Space Zone	Restricted Discretionary Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.

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Chris J Coll Surveying Limited (S566)	S566.342	Open Space Zone	OSZ - Open Space Zone Rules	Amend	It is particularly important that GRUZ - R2 2. Is replicated within OSZ - R2.	Amend to duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33
Chris J Coll Surveying Limited (S566)	S566.343	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.344	Commercial and Mixed Use Zones	CMUZ - P2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.345	Commercial and Mixed Use Zones	CMUZ - P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.346	Commercial and Mixed Use Zones	CMUZ - P4	Oppose	Not functional or enable the provision services the community wants and needs.	Delete points a. - d.
Chris J Coll Surveying Limited (S566)	S566.347	Commercial and Mixed Use Zones	CMUZ - P13	Amend	Should not be constrained by such an emphasis on traditional "amenity values".	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.
Chris J Coll Surveying Limited (S566)	S566.348	Planning Maps and Overlays	Rezoning Requests	Amend	Should be zoned commercial.	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone

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Chris J Coll Surveying Limited (S566)	S566.349	Planning Maps and Overlays	Commercial Zone	Amend	Other than the zoning noted immediate above, we support the extent of the Commercial Zone.	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.
Chris J Coll Surveying Limited (S566)	S566.350	Commercial Zone	COMZ - R1	Amend	Too onerous especially with regards to landscaping.	Amend to landscaping provisions to be less onerous.
Chris J Coll Surveying Limited (S566)	S566.351	Interpretation	Definitions	Amend	there needs to be a clear definition for "offensive industries".	Develop a definition for "offensive industries".
Chris J Coll Surveying Limited (S566)	S566.352	Commercial Zone	COMZ - R1	Amend	too onerous especially with regards to building height.	Amend point 1 as follows: The maximum height above ground level is 4 2-15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
Chris J Coll Surveying Limited (S566)	S566.353	Commercial Zone	COMZ - R2	Amend	We do not support point 1. It is unnecessary and onerous.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.354	Commercial Zone	COMZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.355	Commercial Zone	COMZ - R4	Oppose	This rule is unnecessary.	Delete.
Chris J Coll Surveying Limited (S566)	S566.356	Commercial Zone	COMZ - R5	Amend	The rule is too complex and onerous.	Amend to be less complex and less onerous.
Chris J Coll Surveying Limited (S566)	S566.357	Commercial Zone	COMZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with COMZ - R1.	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;

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Chris J Coll Surveying Limited (S566)	S566.358	Commercial Zone	COMZ - R8	Amend	There should be no conditions included as part of this rule.	Delete condition 1 - 3.
Chris J Coll Surveying Limited (S566)	S566.359	Commercial Zone	COMZ - R8	Amend	All activities listed in the rule be considered as part of a Discretionary Activity application.	Amend as follows: Activity status where compliance not achieved: Non-complying N/A.
Chris J Coll Surveying Limited (S566)	S566.360	Commercial Zone	COMZ - R9	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.361	Commercial Zone	COMZ - R10	Amend	This is too onerous and should be a Discretionary Activity.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.362	Interpretation	Definitions	Amend	there needs to be a clear definition for "hazardous facilities".	Develop a definition for "hazardous facilities".
Chris J Coll Surveying Limited (S566)	S566.363	Commercial Zone	COMZ - R11	Oppose		Delete
Chris J Coll Surveying Limited (S566)	S566.364	General Industrial Zone	GIZ - R1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.365	General Industrial Zone	GIZ - R2	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.366	General Industrial Zone	GIZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.367	General Industrial Zone	GIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
Chris J Coll Surveying Limited (S566)	S566.368	General Industrial Zone	GIZ - R4	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".

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Chris J Coll Surveying Limited (S566)	S566.369	General Industrial Zone	GIZ - R5	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
Chris J Coll Surveying Limited (S566)	S566.370	General Industrial Zone	GIZ - R5	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Chris J Coll Surveying Limited (S566)	S566.371	General Industrial Zone	GIZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.372	General Industrial Zone	GIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.373	Interpretation	Definitions	Amend	there needs to be a clear definition for "further measurable loss".	Develop a definition for "further measurable loss".
Chris J Coll Surveying Limited (S566)	S566.374	General Industrial Zone	GIZ - R8	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.375	General Industrial Zone	GIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of

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						existing non-compliance with performance standards for Rule GIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.376	General Industrial Zone	GIZ - R10	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.377	General Industrial Zone	GIZ - R12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.378	General Industrial Zone	Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.379	General Industrial Zone	GIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Chris J Coll Surveying Limited (S566)	S566.380	Light Industrial Zone Rules	LIZ - R1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.381	Light Industrial Zone Rules	LIZ - R2	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.382	Light Industrial Zone Rules	LIZ - R3	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.383	Light Industrial Zone Rules	LIZ - R3	Amend	Activity status where compliance not achieved is too onerous.	"Activity status where compliance not achieved" to "Discretionary".
Chris J Coll Surveying Limited (S566)	S566.384	Interpretation	Definitions	Amend	there needs to be a clear definition for "reasonably measurable reduction in the local population".	Develop a definition for "reasonably measurable reduction in the local

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						population".
Chris J Coll Surveying Limited (S566)	S566.385	Light Industrial Zone Rules	LIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.386	Light Industrial Zone Rules	LIZ - R5	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.387	Light Industrial Zone Rules	LIZ - R6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.388	Light Industrial Zone Rules	LIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Chris J Coll Surveying Limited (S566)	S566.389	Light Industrial Zone Rules	LIZ - R8	Amend	1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Chris J Coll Surveying Limited (S566)	S566.390	Light Industrial Zone Rules	LIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1

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Chris J Coll Surveying Limited (S566)	S566.391	Light Industrial Zone Rules	LIZ - R10	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.392	Light Industrial Zone Rules	LIZ - R11	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.393	Light Industrial Zone Rules	Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.394	Light Industrial Zone Rules	LIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Chris J Coll Surveying Limited (S566)	S566.395	Interpretation	Definitions	Amend	there needs to be a reasonable definition for "artificial outdoor lighting".	Develop a definition for "artificial outdoor lighting".
Chris J Coll Surveying Limited (S566)	S566.396	Residential Zones	Residential Zones - Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.397	Residential Zones	Residential Zone Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.398	Planning Maps and Overlays	Planning Maps and Overlays	Support	We support the proposed zonings of 105 Derby Street and 19 Brougham Street Westport.	Retain
Chris J Coll Surveying Limited (S566)	S566.399	Planning Maps and Overlays	Rezoning Requests	Amend	We oppose the entire enclave of General Residential Zoning at Alma Road.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as Rural Lifestyle Zone.
Chris J Coll Surveying Limited (S566)	S566.400	General Residential Zone	GRZ - R3	Amend	do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements
Chris J Coll Surveying Limited (S566)	S566.401	General Residential Zone	GRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.402	General Residential Zone	GRZ - R2	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards

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Chris J Coll Surveying Limited (S566)	S566.403	General Residential Zone	GRZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.404	General Residential Zone	GRZ - R4	Oppose		Delete
Chris J Coll Surveying Limited (S566)	S566.405	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.406	STRATEGIC DIRECTION	Strategic Directions Overview	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.407	General Residential Zone	GRZ - R6	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.408	General Residential Zone	GRZ - R7	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.409	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.410	General Residential Zone	GRZ - R11	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.411	General Residential Zone	GRZ - R12	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.412	General Residential Zone	GRZ - R13	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.413	General Residential Zone	GRZ - R13	Amend	Consideration of projecting into the recession plane due to natural hazards rules.	Amend matters of discretion to include consideration if a building is projecting into the recession plane due to the application

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						of natural hazards rules.
Chris J Coll Surveying Limited (S566)	S566.414	General Residential Zone	GRZ - R16	Amend	Not clear for plan users.	Amend the rule to provide more clarity.
Chris J Coll Surveying Limited (S566)	S566.415	General Residential Zone	Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.416	General Residential Zone	GRZ - R23	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.417	STRATEGIC DIRECTION	Agriculture Strategic Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.418	General Residential Zone	GRZ - R24	Amend		Amend this rule to be Discretionary.
Chris J Coll Surveying Limited (S566)	S566.419	Large Lot Residential Zone	LLRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.420	Large Lot Residential Zone	LLRZ - R1	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.421	Large Lot Residential Zone	LLRZ - R2	Support	should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.422	Large Lot Residential Zone	LLRZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.423	Large Lot Residential Zone	LLRZ - R4	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.424	Large Lot Residential Zone	LLRZ - R5	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.

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Chris J Coll Surveying Limited (S566)	S566.425	Large Lot Residential Zone	LLRZ - R6	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.426	Large Lot Residential Zone	LLRZ - R7	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards
Chris J Coll Surveying Limited (S566)	S566.427	Large Lot Residential Zone	LLRZ - R8	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.428	Energy	Energy Objectives	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.429	Large Lot Residential Zone	LLRZ - R10	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.430	Large Lot Residential Zone	LLRZ - R11	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.431	Large Lot Residential Zone	LLRZ - R12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.432	Large Lot Residential Zone	LLRZ - R13	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
Chris J Coll Surveying Limited (S566)	S566.433	Large Lot Residential Zone	LLRZ-R15	Amend	point 1 should be deleted.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.434	Large Lot Residential Zone	LLRZ-R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.435	Large Lot Residential Zone	LLRZ-R16	Amend	point 1 should be deleted.	Delete point 1.

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Chris J Coll Surveying Limited (S566)	S566.436	Large Lot Residential Zone	LLRZ-R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.437	Large Lot Residential Zone	LLRZ-R17	Amend	point 1 should be deleted.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.438	Large Lot Residential Zone	LLRZ-R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.439	Energy	Energy Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.440	Large Lot Residential Zone	LLRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Chris J Coll Surveying Limited (S566)	S566.441	Large Lot Residential Zone	LLRZ - R20	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Chris J Coll Surveying Limited (S566)	S566.442	Large Lot Residential Zone	LLRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
Chris J Coll Surveying Limited (S566)	S566.443	Large Lot Residential Zone	LLRZ - R22	Oppose	This rule is not appropriate.	Delete.
Chris J Coll Surveying Limited (S566)	S566.444	Medium Density Residential Zone	MRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.445	Medium Density Residential Zone	MRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.446	Medium Density Residential Zone	MRZ - R2	Amend	The rule should allow for existing non-compliance with noted performance standards.	Amend rule to allow for existing non-compliance with noted performance standards.
Chris J Coll Surveying Limited (S566)	S566.447	Medium Density Residential Zone	MRZ - R3	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.448	Medium Density Residential Zone	MRZ - R4	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.449	Medium Density Residential Zone	MRZ - R5	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.450	Energy	Energy Rules	Oppose	We support Buller Electricity Ltd's submission regarding these rules.	Amend as sought by Buller Electricity Ltd.
Chris J Coll Surveying Limited (S566)	S566.451	Medium Density Residential Zone	MRZ - R6	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.452	Medium Density Residential Zone	MRZ - R7	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.453	Medium Density Residential Zone	MRZ - R8	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.454	Medium Density Residential Zone	MRZ - R9	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.455	Medium Density Residential Zone	MRZ - R10	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.456	Medium Density Residential Zone	MRZ - R11	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.457	Medium Density Residential Zone	MRZ - R12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.458	Medium Density Residential Zone	MRZ - R13	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.459	Medium Density Residential Zone	MRZ - R14	Amend	The rule should allow for existing non-compliance with performance standards.	Amend rule to allow for existing non-compliance with performance standards.
Chris J Coll Surveying Limited (S566)	S566.460	Medium Density Residential Zone	MRZ - R15	Amend	Rule is too restrictive.	Delete point 1.

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Chris J Coll Surveying Limited (S566)	S566.461	Infrastructure	Infrastructure Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.462	Medium Density Residential Zone	MRZ - R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.463	Medium Density Residential Zone	MRZ - R16	Amend	Rule is too restrictive.	Delete points 1 and 2.
Chris J Coll Surveying Limited (S566)	S566.464	Medium Density Residential Zone	MRZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.465	Medium Density Residential Zone	MRZ - R17	Amend	Rule is too restrictive.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.466	Medium Density Residential Zone	MRZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.467	Medium Density Residential Zone	MRZ - R18	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.468	Medium Density Residential Zone	MRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.469	Medium Density Residential Zone	MRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.470	Rural Zones	Rural Zones Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.471	Rural Zones	RURZ - P1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.472	Infrastructure	Infrastructure Policies	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.473	Rural Zones	RURZ - P2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.474	Rural Zones	RURZ - P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.475	Rural Zones	RURZ - P4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.476	Rural Zones	RURZ - P5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.477	Rural Zones	Non-Rural Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.478	Rural Zones	Visitor Economy	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.479	Rural Zones	RURZ - P11	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.480	Rural Zones	RURZ - P12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.481	Rural Zones	RURZ - P13	Oppose		Delete
Chris J Coll Surveying Limited (S566)	S566.482	Rural Zones	RURZ - P14	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.483	Infrastructure	INF - R1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.484	Rural Zones	Reverse sensitivity	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.485	Rural Zones	Papakāingahousin g	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.486	Rural Zones	Mineral Extraction	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.487	Rural Zones	Airfields and Helipads	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.488	Rural Zones	GRUZ - PREC1 - P1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.489	Rural Zones	SETZ - PREC2 - P2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.490	Rural Zones	SETZ - PREC3- P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.491	Rural Zones	SETZ - PREC4 - P4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.492	Rural Zones	GRUZ - PREC5 - P5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.493	Planning Maps and Overlays	Rezoning Requests	Amend	SUB - S1 minimum allotment sizes are not amended as sought.	Alternative relief if SUB - S1 minimum allotment sizes are not amended as sought, we would seek for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone .
Chris J Coll Surveying Limited (S566)	S566.494	Infrastructure	INF - R2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.495	Planning Maps and Overlays	General Rural Zone	Support	We support that the land at 107 Alma Road is zoned General Rural Zone.	Retain
Chris J Coll Surveying Limited (S566)	S566.496	Planning Maps and Overlays	General Rural Zone	Support	Support that Lot 1 DP 17523 is zoned General Rural Zone.	Retain
Chris J Coll Surveying Limited (S566)	S566.497	Planning Maps and Overlays	General Rural Zone	Support	We support that Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD are zoned General Rural Zone.	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.498	Planning Maps and Overlays	General Rural Zone	Support	The land between Bulls Road and Bradshaws Road north of State Highway 67A is General Rural Zone	Retain
Chris J Coll Surveying Limited (S566)	S566.499	Planning Maps and Overlays	Rezoning Requests	Amend	This should be zoned Rural Residential Precinct.	Amend zoning of land between Bulls Road and Bradshaws Road south of State Highway 67A to Rural Residential Precinct.
Chris J Coll Surveying Limited (S566)	S566.500	Planning Maps and Overlays	Rezoning Requests	Amend	This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Chris J Coll Surveying Limited (S566)	S566.501	Planning Maps and Overlays	General Rural Zone	Support	We support that all land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD should be General Rural Zone	Retain
Chris J Coll Surveying Limited (S566)	S566.502	Planning Maps and Overlays	Rezoning Requests	Amend	that parcels owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone	Amend Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to General Rural Zone.
Chris J Coll Surveying Limited (S566)	S566.503	General Rural Zone	GRUZ - R1	Support	setbacks are too restrictive.	Reduce setback distances.
Chris J Coll Surveying Limited (S566)	S566.504	General Rural Zone	GRUZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.505	Infrastructure	INF - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.506	Planning Maps and Overlays	Airport Zone	Amend	Airport Approach Path overlay is too extensive near Westport Airport.	Reduce overlay extent
Chris J Coll Surveying Limited (S566)	S566.507	General Rural Zone	GRUZ - R2	Amend	Not all Recreational Firearms Shooting is at targets.	Delete "Target" from point 2.
Chris J Coll Surveying Limited (S566)	S566.508	General Rural Zone	GRUZ - R2	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.509	General Rural Zone	GRUZ - R3	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.510	General Rural Zone	GRUZ - R3	Support		Retain point 2.
Chris J Coll Surveying Limited (S566)	S566.511	General Rural Zone	GRUZ - R3	Amend	We do not agree with NOISE - R3.	Delete reference to NOISE - R3
Chris J Coll Surveying Limited (S566)	S566.512	General Rural Zone	GRUZ - R5	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.513	General Rural Zone	GRUZ - R6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.514	General Rural Zone	GRUZ - R7	Oppose		Delete
Chris J Coll Surveying Limited (S566)	S566.515	General Rural Zone	GRUZ - R8	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.516	Infrastructure	INF - R4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.517	General Rural Zone	GRUZ - R8	Amend	We do not agree with NOISE - R3.	Delete reference to NOISE - R3
Chris J Coll Surveying Limited (S566)	S566.518	General Rural Zone	General Rural Zone - Rules	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.519	General Rural Zone	GRUZ - R10	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.520	General Rural Zone	GRUZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
Chris J Coll Surveying Limited (S566)	S566.521	General Rural Zone	GRUZ - R11	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Chris J Coll Surveying Limited (S566)	S566.522	General Rural Zone	GRUZ - R12	Amend	Transport Performance Standards need to be amended before this rule is acceptable	Improve the Transport Performance Standards that connect to this rule.
Chris J Coll Surveying Limited (S566)	S566.523	General Rural Zone	GRUZ - R12	Amend	rules relating to light need to be amended before this rule is acceptable.	Improve the rules relating to light that connect to this rule.
Chris J Coll Surveying Limited (S566)	S566.524	General Rural Zone	GRUZ - R12	Amend	We believe the rule is also too restrictive.	Amend to be more enabling of development.
Chris J Coll Surveying Limited (S566)	S566.525	General Rural Zone	GRUZ - R13	Amend	We support this rule but note the minor error.	Retain as notified with minor timing error being corrected (i.e. 12pm).
Chris J Coll Surveying Limited (S566)	S566.526	General Rural Zone	GRUZ - R14	Support	We support these rules.	Retain
Chris J Coll Surveying Limited (S566)	S566.527	Infrastructure	INF - R6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.528	General Rural Zone	GRUZ - R15	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.529	General Rural Zone	GRUZ - R16	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						rule.
Chris J Coll Surveying Limited (S566)	S566.530	General Rural Zone	GRUZ - R17	Oppose		Delete
Chris J Coll Surveying Limited (S566)	S566.531	General Rural Zone	GRUZ - R18	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.532	General Rural Zone	GRUZ - R19	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.533	General Rural Zone	GRUZ - R20	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.534	General Rural Zone	GRUZ - R21	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.535	General Rural Zone	GRUZ - R22	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.536	General Rural Zone	GRUZ - R24	Amend	This rule is restrictive.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.537	General Rural Zone	GRUZ - R25	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.538	Infrastructure	INF - R7	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.539	General Rural Zone	GRUZ - R25	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.540	General Rural Zone	GRUZ - R26	Amend		Retain
Chris J Coll Surveying Limited (S566)	S566.541	General Rural Zone	GRUZ - R27	Amend		Retain
Chris J Coll Surveying Limited (S566)	S566.542	General Rural Zone	GRUZ - R28	Amend	Reference to relocated buildings is unnecessary.	Remove reference to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.543	General Rural Zone	GRUZ - R29	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.544	General Rural Zone	GRUZ - R30	Amend	We believe this rule is too restrictive and unclear.	Amend with more clearly defined terms.
Chris J Coll Surveying Limited (S566)	S566.545	General Rural Zone	GRUZ - R30	Amend		Delete points 1 and 2.
Chris J Coll Surveying Limited (S566)	S566.546	General Rural Zone	GRUZ - R30	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.547	General Rural Zone	GRUZ - R31	Amend	We believe this rule is too restrictive.	Delete point 1 and amend heading.
Chris J Coll Surveying Limited (S566)	S566.548	General Rural Zone	GRUZ - R31	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.549	Infrastructure	INF - R8	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.550	General Rural Zone	GRUZ - R32	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.551	General Rural Zone	GRUZ - R33	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.552	General Rural Zone	GRUZ - R34	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
Chris J Coll Surveying Limited (S566)	S566.553	General Rural Zone	GRUZ - R35	Oppose	This rule is not appropriate.	Delete.
Chris J Coll Surveying Limited (S566)	S566.554	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	If SUB - S1 minimum allotment sizes are not amended as sought, seek rezone	SUB - S1 minimum allotment sizes are not amended as sought, then amend for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone.
Chris J Coll Surveying Limited (S566)	S566.555	Planning Maps and Overlays	Rural Lifestyle Zone	Support	180 Caledonian Road Westport (Lot 3 DP 480883) being zoned Rural Lifestyle Zone.	Retain
Chris J Coll Surveying Limited (S566)	S566.556	Rural Lifestyle Zone	RLZ - R1	Amend	Free range poultry and free-range egg farming needs to be explicitly provided for.	Amend the rule to explicitly provide for range poultry and free-range egg farming.
Chris J Coll Surveying Limited (S566)	S566.557	Rural Lifestyle Zone	Permitted Activities	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.558	Rural Lifestyle Zone	RLZ - R2	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.559	Rural Lifestyle Zone	RLZ - R3	Amend	The rule is too restrictive.	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.560	Infrastructure	INF - R9	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.561	Rural Lifestyle Zone	RLZ - R3	Amend		Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.562	Rural Lifestyle Zone	RLZ - R3	Amend		Amend so that point 2. reads only as "Residential unit density is no more than one unit per 1ha net site area".
Chris J Coll Surveying Limited (S566)	S566.563	Rural Lifestyle Zone	RLZ - R5	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.564	Rural Lifestyle Zone	RLZ - R6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.565	Rural Lifestyle Zone	RLZ - R7	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.566	Rural Lifestyle Zone	RLZ - R8	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.567	Rural Lifestyle Zone	RLZ - R9	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.568	Rural Lifestyle Zone	RLZ - R9	Amend	Rule RLZ - R1 should be recognised as being acceptable for the application of the rule.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.569	Rural Lifestyle Zone	RLZ - R10	Amend	Do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.570	Rural Lifestyle Zone	RLZ - R10	Amend	Pre-existing non-compliance with Rule RLZ - R1.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.571	Infrastructure	INF - R10	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.572	Rural Lifestyle Zone	RLZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM.	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
Chris J Coll Surveying Limited (S566)	S566.573	Rural Lifestyle Zone	RLZ - R11	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Chris J Coll Surveying Limited (S566)	S566.574	Rural Lifestyle Zone	RLZ - R12	Amend	Pre-existing non-compliance with Rule RLZ - R5 should be recognised.	Amend so that existing non-compliance with RLZ - R5 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.575	Rural Lifestyle Zone	RLZ - R13	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.576	Rural Lifestyle Zone	RLZ - R14	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.577	Rural Lifestyle Zone	RLZ - R15	Amend		Retain
Chris J Coll Surveying Limited (S566)	S566.578	Rural Lifestyle Zone	RLZ - R16	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Chris J Coll Surveying Limited (S566)	S566.579	Rural Lifestyle Zone	RLZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.580	Rural Lifestyle Zone	RLZ - R17	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Chris J Coll Surveying Limited (S566)	S566.581	Rural Lifestyle Zone	RLZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.582	Infrastructure	INF - R11	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.583	Rural Lifestyle Zone	RLZ - R18	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.584	Rural Lifestyle Zone	RLZ - R19	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.585	Rural Lifestyle Zone	RLZ - R20	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.586	Rural Lifestyle Zone	RLZ - R21	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.587	Rural Lifestyle Zone	RLZ - R22	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.588	Rural Lifestyle Zone	RLZ - R23	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
Chris J Coll Surveying Limited (S566)	S566.589	Rural Lifestyle Zone	RLZ - R24	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
Chris J Coll Surveying Limited (S566)	S566.590	Rural Lifestyle Zone	RLZ - R25	Oppose	This rule is not appropriate.	Delete.
Chris J Coll Surveying Limited (S566)	S566.591	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone	Retain
Chris J Coll Surveying Limited (S566)	S566.592	Settlement Zone	SETZ - R1	Amend	note that system capacity must be considered.	Amend so that existing system capacity is considered.
Chris J Coll Surveying Limited (S566)	S566.593	Infrastructure	INF - R12	Support	This rule needs to be more enabling and clearer.	Amend to be more enabling and provide clarity.
Chris J Coll Surveying Limited (S566)	S566.594	Settlement Zone	SETZ - R1	Amend	The escalation of non-compliance is too severe.	Amend Activity status when compliance not achieved to be Controlled Activities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.595	Settlement Zone	SETZ - R2	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.596	Settlement Zone	SETZ - R2	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.597	Settlement Zone	SETZ - R3	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.598	Settlement Zone	SETZ - R3	Amend	Area sized are too restrictive.	Increase permissible ground floor areas.
Chris J Coll Surveying Limited (S566)	S566.599	Settlement Zone	SETZ - R5	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.600	Settlement Zone	SETZ - R6	Amend	Pre-existing non-compliance with performance standards for should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.601	Settlement Zone	SETZ - R7	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.602	Settlement Zone	SETZ - R8	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.603	Settlement Zone	SETZ - R9	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.604	Infrastructure	INF - R13	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.605	Settlement Zone	SETZ - R10	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.606	Settlement Zone	SETZ - R11	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.607	Settlement Zone	SETZ - R11	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.608	Settlement Zone	SETZ - R12	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.609	Settlement Zone	SETZ - R12	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.610	Settlement Zone	SETZ - R13	Amend	pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.611	Settlement Zone	SETZ - R14	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
Chris J Coll Surveying Limited (S566)	S566.612	Settlement Zone	SETZ - R14	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.613	Settlement Zone	SETZ - R15	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Chris J Coll Surveying Limited (S566)	S566.614	Settlement Zone	SETZ - R15	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Chris J Coll Surveying Limited (S566)	S566.615	Infrastructure	INF - R14	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.616	Settlement Zone	SETZ - R17	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.617	Settlement Zone	SETZ - R17	Amend	This rule is too restrictive.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.618	Settlement Zone	SETZ - R18	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.619	Settlement Zone	SETZ - R19	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.620	Settlement Zone	SETZ - R20	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards Rule SETZ - R1 and R2 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.621	Settlement Zone	SETZ - R21	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.622	Settlement Zone	SETZ - R22	Amend	We believe the rule is too restrictive.	Delete points 1-3.
Chris J Coll Surveying Limited (S566)	S566.623	Settlement Zone	SETZ - R23	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.624	Settlement Zone	SETZ - R24	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.625	Settlement Zone	Permitted Activities	Amend	Include advice note that pre-existing non-compliance with the standards does not mean the rule does not apply.	Add advice note that pre-existing non-compliance with the standards does not mean the rule does not apply.
Chris J Coll Surveying Limited (S566)	S566.626	Infrastructure	INF - R15	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.627	Settlement Zone	SETZ - R25	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Chris J Coll Surveying Limited (S566)	S566.628	Settlement Zone	SETZ - R25	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.629	Settlement Zone	SETZ - R26	Amend		Retain
Chris J Coll Surveying Limited (S566)	S566.630	Settlement Zone	SETZ - R27	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
Chris J Coll Surveying Limited (S566)	S566.631	Settlement Zone	SETZ - R27	Support		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.632	Settlement Zone	SETZ - R28	Oppose		Delete
Chris J Coll Surveying Limited (S566)	S566.633	Future Urban Zone	Future Urban Zone Objectives	Support		REtain
Chris J Coll Surveying Limited (S566)	S566.634	Future Urban Zone	Future Urban Zone Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.635	Future Urban Zone	FUZ - R1	Amend	Pre-existing non-compliance should be recognised as being acceptable.	Add an advice note explaining that pre-existing non-compliance should be recognised as being acceptable for the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						application of the rule.
Chris J Coll Surveying Limited (S566)	S566.636	Future Urban Zone	FUZ - R1	Support	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
Chris J Coll Surveying Limited (S566)	S566.637	Infrastructure	INF - R16	Support	We support this rule in principle.	Retain
Chris J Coll Surveying Limited (S566)	S566.638	Future Urban Zone	FUZ - R2	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule
Chris J Coll Surveying Limited (S566)	S566.639	Future Urban Zone	FUZ - R3	Amend	This rule is too restrictive.	Amend to be more enabling of residential activities.
Chris J Coll Surveying Limited (S566)	S566.640	Future Urban Zone	FUZ - R4	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.641	Future Urban Zone	FUZ - R5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.642	Future Urban Zone	FUZ - R6	Oppose	This rule is unnecessary.	Delete.
Chris J Coll Surveying Limited (S566)	S566.643	Future Urban Zone	FUZ - R7	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.644	Future Urban Zone	FUZ - R8	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements
Chris J Coll Surveying Limited (S566)	S566.645	Future Urban Zone	FUZ - R8	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.646	Future Urban Zone	FUZ - R9	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						legally required;
Chris J Coll Surveying Limited (S566)	S566.647	Future Urban Zone	FUZ - R9	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Chris J Coll Surveying Limited (S566)	S566.648	Infrastructure	INF - R22	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.649	Future Urban Zone	FUZ - R10	Amend	A stronger definition of Structure Plan that ensures robust community consultation.	Amend the rule to give a clearer idea of what a Structure Plan is and to ensure that it's formulation involves community consultation.
Chris J Coll Surveying Limited (S566)	S566.650	Future Urban Zone	FUZ - R11	Oppose	This rule is unnecessary.	Delete
Chris J Coll Surveying Limited (S566)	S566.651	Future Urban Zone	FUZ - R12	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.652	Future Urban Zone	FUZ - R13	Amend	Pre-existing non-compliance with performance standards in Rule FUZ - R1 and R3 should be recognised.	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.653	Future Urban Zone	FUZ - R14	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.654	Future Urban Zone	FUZ - R15	Amend	We support the rule in principle though point a. and b. do not provide sufficient certainty.	Provide advice note on how points a. and b. would be assessed.
Chris J Coll Surveying Limited (S566)	S566.655	Future Urban Zone	FUZ - R16	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						application of this rule.
Chris J Coll Surveying Limited (S566)	S566.656	Future Urban Zone	FUZ - R17	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.657	Future Urban Zone	FUZ - R18	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
Chris J Coll Surveying Limited (S566)	S566.658	Future Urban Zone	FUZ - R18	Amend	The rule is too restrictive in its application.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.659	Infrastructure	INF - R23	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.660	Future Urban Zone	FUZ - R18	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.661	Future Urban Zone	FUZ - R19	Amend	The rule is too restrictive in its application.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.662	Future Urban Zone	FUZ - R19	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Chris J Coll Surveying Limited (S566)	S566.663	Future Urban Zone	Non Complying Activities	Oppose	These rules are not appropriate. The rules are too restrictive in its application.	Delete
Chris J Coll Surveying Limited (S566)	S566.664	Mineral Extraction Zone	Overview	Amend	Authorisation regarding some effects of activities derived from existing use rights.	Add a 4th point to include existing use rights .
Chris J Coll Surveying Limited (S566)	S566.665	Planning Maps and Overlays	Mineral Extraction Zone	Support	We support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD are MINZ.	Retain
Chris J Coll Surveying Limited (S566)	S566.666	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.

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Chris J Coll Surveying Limited (S566)	S566.667	Planning Maps and Overlays	Rezoning Requests	Amend	Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 rezone MINZ - Mineral Extraction Zone.	Amend so that parcels Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone.
Chris J Coll Surveying Limited (S566)	S566.668	Mineral Extraction Zone	Mineral Extraction Zone Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.669	Mineral Extraction Zone	Mineral Extraction Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.670	Infrastructure	INF - R24	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.671	Mineral Extraction Zone	MINZ - R1	Amend	Point two is unnecessarily restrictive.	Delete point 2.
Chris J Coll Surveying Limited (S566)	S566.672	Mineral Extraction Zone	MINZ - R2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.673	Mineral Extraction Zone	MINZ - R3	Amend	point two is unnecessarily restrictive.	Delete point 2.
Chris J Coll Surveying Limited (S566)	S566.674	Mineral Extraction Zone	MINZ - R3	Amend	Existing non-compliance with the points noted should be recognised as being acceptable.	Amend so that existing non-compliance with points 2 and 3 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.675	Mineral Extraction Zone	MINZ - R4	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.676	Mineral Extraction Zone	MINZ - R5	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.677	Mineral Extraction Zone	MINZ - R5	Support		Retain

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Chris J Coll Surveying Limited (S566)	S566.678	Mineral Extraction Zone	MINZ - R6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.679	Mineral Extraction Zone	MINZ - R7	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.680	Mineral Extraction Zone	MINZ - R8	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.681	Infrastructure	INF - R25	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.682	Mineral Extraction Zone	Non-Complying Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.683	Scenic Visitor Zone	Scenic Visitor Zone Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.684	Scenic Visitor Zone	SVZ - P1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.685	Scenic Visitor Zone	SVZ - P2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.686	Scenic Visitor Zone	SVZ - P3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.687	Scenic Visitor Zone	SVZ - P4	Amend	Staff/worker accommodation needs to be better recognised in the policy.	Amend to: Support the development of appropriate tourism and visitor businesses such as visitor accommodation, visitor attractions, worker accommodation and tourism support facilities that relate to the scenic environment in which they are located.
Chris J Coll Surveying Limited (S566)	S566.688	Scenic Visitor Zone	SVZ - P5	Support		Retain.

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Chris J Coll Surveying Limited (S566)	S566.689	Scenic Visitor Zone	SVZ - P6	Support		Retain.
Chris J Coll Surveying Limited (S566)	S566.690	Scenic Visitor Zone	SVZ - P7	Support		Retain.
Chris J Coll Surveying Limited (S566)	S566.691	Scenic Visitor Zone	SVZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements
Chris J Coll Surveying Limited (S566)	S566.692	Infrastructure	INF - R26	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.693	Scenic Visitor Zone	SVZ - R1	Amend	Aspects of this rule are far too onerous.	Delete SVZ - R1 2. or, if compliance not achieved, this should default to a RDA not a DA.
Chris J Coll Surveying Limited (S566)	S566.694	Scenic Visitor Zone	SVZ - R1	Amend		Delete SVZ - R1 4.
Chris J Coll Surveying Limited (S566)	S566.695	Scenic Visitor Zone	SVZ - R1	Amend		Point 8 should be amended to accommodate projection beyond the recession plane building envelope if this is due to satisfying natural hazard related provisions.
Chris J Coll Surveying Limited (S566)	S566.696	Scenic Visitor Zone	SVZ - R1	Amend		Non-compliance should be lead to a Controlled Activity.
Chris J Coll Surveying Limited (S566)	S566.697	Scenic Visitor Zone	SVZ - R2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.698	Scenic Visitor Zone	SVZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.699	Scenic Visitor Zone	SVZ - R4	Oppose	This rule is unnecessary.	Delete

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Chris J Coll Surveying Limited (S566)	S566.700	Scenic Visitor Zone	SVZ - R5	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule SVZ - R1 does not preclude the application of this rule.
Chris J Coll Surveying Limited (S566)	S566.701	Scenic Visitor Zone	Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.702	Scenic Visitor Zone	SVZ - R9	Oppose	We do not support this rule.	Delete.
Chris J Coll Surveying Limited (S566)	S566.703	Infrastructure	INF - R27	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.704	DESIGNATION S	Waka Kotahi - New Zealand Transport Agency Designations	Amend	We believe that these designations should not extend beyond the legal road boundary.	Amend where the designations extend beyond legal road boundary.
Chris J Coll Surveying Limited (S566)	S566.705	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Amend	believe that a June 2027 deadline is too ambitious to undertake the work	Remove deadline
Chris J Coll Surveying Limited (S566)	S566.706	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	Support	That Lot 1 DP 17338 (8677 State Highway 6) and Sections 36, 37 and 45 Blk V Waitakere SD are not included in the Schedule.	Retain
Chris J Coll Surveying Limited (S566)	S566.707	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	Karamea Lime Quarry	Support	We support that the Karamea Lime Quarry is listed in the schedule.	Retain Schedule as notified
Chris J Coll Surveying Limited (S566)	S566.708	Schedule Nine: Lawfully Established Mineral	SCHED9 - LAWFULLY ESTABLISHED MINERAL	Amend	We believe that the limestone quarry at Kowhitirangi should be listed in the schedule.	Amend Schedule to include Koiterangi Lime Co Ltd Limestone Quarry.

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		Extraction and Processing Areas	EXTRACTION AND PROCESSING AREAS			
Chris J Coll Surveying Limited (S566)	S566.709	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Amend	These unnecessarily restrictive and complex	Amend to be less onerous, more consistent and correct errors.
Chris J Coll Surveying Limited (S566)	S566.710	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Amend	The Recession Plan Indicator (Diagram B) is too restrictive.	Amend the Recession Plane Indicator to match that shown in the Operative Buller District Plan.
Chris J Coll Surveying Limited (S566)	S566.711	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Amend	New additional Diagram, applies when required by natural hazard rules.	Add a new Recession Plane Diagram that is more enabling for those seeking to satisfy requirements related to natural hazard mitigation.
Chris J Coll Surveying Limited (S566)	S566.712	Residential Zones	Appendix Two: Recession Planes	Amend	more accommodating for buildings required by natural hazard rules.	Amend rules that relate to building envelopes defined by recession planes if a new Recession Plane Diagram is not adopted as noted immediately above.
Chris J Coll Surveying Limited (S566)	S566.713	Appendix Seven: Mineral Extraction Management Plan Requirements	Appendix Seven: Mineral Extraction Management Plan Requirements	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.714	Infrastructure	INF - R28	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.715	Appendix Nine: Airport Approach Path Overlay	Appendix Nine: Airport Approach Path Overlay	Amend	This overlay is too extensive. The restrictions associated with it are far too extensive as no surface is specified.	Amend Westport Airport Approach Paths Overlay to be the same as provisions and extent as in the operative Buller District Plan.
Chris J Coll Surveying Limited (S566)	S566.716	Planning Maps and Overlays	Planning Maps and Overlays	Support	Rifle Range Protection Area	Retain Rifle Range Protection Area

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Chris J Coll Surveying Limited (S566)	S566.717	Whole Plan	Whole plan	Amend	All rules that relate to the Rifle Range Protection Area.	Amend to ensure rules for the Rifle Range Protection Area are duplicated in the Open Space Zone and zones where rules do not allow for activities
Chris J Coll Surveying Limited (S566)	S566.718	Transport	Transport Objectives	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.719	Transport	Transport Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.720	Transport	TRN - R1	Support	We support these rules in principle but note there are errors.	Correct errors.
Chris J Coll Surveying Limited (S566)	S566.721	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Oppose	These unnecessarily restrictive and complex.	Amend to be less onerous, more consistent and correct errors.
Chris J Coll Surveying Limited (S566)	S566.722	Transport	TRN - R2	Support	Support this rule in principle but note that oppose the Transport Performance Standards	REtain
Chris J Coll Surveying Limited (S566)	S566.723	Transport	TRN - R3	Amend	This activity should also be permitted if the RCA gives consent.	Amend as follows: Where: 1. All performance standards in Rule TRN - R1 are complied with; and 2. The works are undertaken: i.; or iv. With the written consent of the road controlling authority.
Chris J Coll Surveying Limited (S566)	S566.724	Transport	TRN - R3	Amend	This activity should also be able to be undertaken on behalf of the RCA or with written consent.	Where: 1. This is undertaken by a requiring authority, or on their behalf or with written consent of the requiring authority , in accordance with a designation listed in this Plan.

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Chris J Coll Surveying Limited (S566)	S566.725	Transport	TRN - R7	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.726	Transport	TRN - R6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.727	Transport	TRN - P8	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.728	Transport	TRN - R9	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.729	Transport	TRN - R10	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.730	Transport	TRN - R11	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.731	Transport	TRN - R13	Amend	We do not believe that application should always be notified.	Delete Notification advice note.
Chris J Coll Surveying Limited (S566)	S566.732	Transport	TRN - R14	Amend	We do not believe these should always publicly notified. This should be deleted from the rule.	Amend as follows: Notification: Applications will always be publicly notified.
Chris J Coll Surveying Limited (S566)	S566.733	Contaminated Land	CL - O1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.734	Contaminated Land	Contaminated Land Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.735	Hazardous Substances	HS - O1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.736	Hazardous Substances	Hazardous Substances Policies	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.737	Natural Hazards	All Natural Hazard Overlays	Amend	No land use rules for the flood plain overlay and relates only to the subdivision rules.	Retain no land use rules for the Flood Plain Overlay.

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Chris J Coll Surveying Limited (S566)	S566.738	Natural Hazards	Natural Hazards Objectives	Amend	The role that protective structures play in natural hazard mitigation needs to be recognised.	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rockwalls and stopbanks is recognised and protected.
Chris J Coll Surveying Limited (S566)	S566.739	Natural Hazards	Natural Hazards Objectives	Amend	We support these objectives.	Retain
Chris J Coll Surveying Limited (S566)	S566.740	Natural Hazards	NHP1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.741	Natural Hazards	NHP2	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.742	Natural Hazards	NHP3	Support		Retain
Chris Reynolds (S362)	S362.001	Whole Plan	Whole plan	Oppose	I wish to reconfirm my opposition to the "One District Plan". It is NOT suitable for the WHOLE Westcoast. I submitted on this opposing it when it was first mooted, but once again the majority of submitters were Not listened to.	Do not have one plan for the whole West Coast
Chris Reynolds (S362)	S362.002	Planning Maps and Overlays	Rezoning Requests	Amend	I oppose the proposed zoning adjacent to the Westport Rifle Range on Pakahi Road. There needs to be a buffer zone of more than 300 meters from Pakahi Road. There needs to be NO building allowed only grazing. ie. in the paddock which has 110KVA Wpt-Waim Transpower transmission feeder. The permitted activity in the Buller District plan of a rifle range on Pakahi Road appears to have been negated by the TTPP plan. The shooting community of Buller and New Zealand use this sporting facility daily to train for international sport, local hobby shooting,	To keep buildings at least 300 meters from Pakihi Road and to note ALL land titles that there is an active existing rifle range on Pakihi Road which is an approved activity.

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					hunting practice and even for military training exercises, ATC, as well as police training which is on a certificated range as approved by NZ police and range inspectors. Approved facilities such as these are becoming a rarity around the country.	
Christina Bushby (S178)	S178.001	Planning Maps and Overlays	Rezoning Requests	Oppose	I seek for DP2764 Lots 3 & 4 to remain as rural. (adjacent to 406 State Highway 7 Kaiata). Lot 4- Current use grazing & forestry. National Grid corridor runs thru the property limiting land use choice because of setbacks in legislation. Rear of lot 4 planted in mature plantation forestry. If the landowner wishes to log the plantation, the lot4 needs to be & remain rural because of GDC bylaws on truck movements. After Logging the owner would be required by govt legislation to replant the forest, as its captured by 1990's continuous exotic forest cover. Lot3 Current use Grazing & House. (Residence for lot 3&4). National Grid corridor runs through the property limiting land use because of the setbacks required by transpower. This limits the practicability of changing the use of lot3, to the proposed use as general residential. If the TTPP proposed plan has a longer term goal of increased residential properties in kaiata Lots 3&4 are NOT SUITABLE due to National Grid corridor.	Zone DP2764 Lots 3 & 4 adjacent to 406 State Highway 7 Kaiata as General Rural Zone
Christine Anderson (S88)	S88.001	Ecosystems and Indigenous Biodiversity	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. I object to paying rates on SNA ground.	Retain approach to SNAs in Grey District.
Christine & Michael Whitehead (S234)	S234.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and amendments are supported by Poutini Ngāi Tahu.	accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Christine & Michael Whitehead (S234)	S234.003	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend	The RMA states that because SASM are considered a type of historic heritage, rules associated with them have legal effect from the time the proposed TTPP was notified. This is totally rejected by the affected private landowners, who are submitting and requesting that these rules be withdrawn from the private properties identified.	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 effect be withdrawn from the currently effected private properties.
Christine Robertson (S99)	S99.001	Noise	NOISE	Support in part	Unclear why Greymouth needs to be included in Noise Overlay as more houses have been built in the new area but not recognised in the map. I understand and accept that emergency type aircraft noise cannot be objected to.	I would like the council to exclude the Greymouth runway from the proposed noise zone extension.
Christine Robertson (S99)	S99.002	Medium Density Residential Zone	Medium Density Residential Zone	Support	I believe the need for housing, especially smaller dwellings with smaller gardens to maintain, is appropriate in WC towns especially with the increase in numbers of elderly who are not requiring residential care. I believe the medium density approach is acceptable as long as such things as parking and an element of privacy is included in the design.	Medium density housing be allowed
Christine Robertson (S99)	S99.003	Mineral Extraction Zone	Mineral Extraction Zone	Oppose	My reading of this section of the plan makes me think that the rights of mining companies takes precedent over those of the residents with the latter having little right to object to such a major change to their environment and the former almost assured of getting permission.	I do not wish to see areas identified as mineral extraction zones, in particular, Barrytown, to be allowed
Christine Sinclair (S205)	S205.001	Planning Maps and Overlays	Natural Hazards	Support	I am a landholder and resident of the settlement of Okuru. I agree that there does need to be better mitigation strategies around residential development particularly in low-lying and flood-prone areas given the	Support natural hazard overlays at Okuru.

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					<p>increasing potential hazards associated with climate change, more extreme weather events and coastal sea level rises.</p> <p>In terms of flood mitigation, the northern subdivision of Hapuka Landings is an example of poorly planned and managed land use given building has been consented to without any flood or erosion mitigation measures in place. There appears to be an inconsistent and unfair application of rules considering the Okuru population pays for the seawall in the village, but there is nothing on the northern boundary that would protect the coast from flooding in the event of coastal sea rise and river mouths changing direction. I would support local solutions to coastal flooding hazards, such as sea walls and pump systems such as those installed in Blaketown, to protect existing property- but there needs to be consensus and an opportunity for all affected residents to be involved in these processes.</p>	
Christine Sinclair (S205)	S205.002	Subdivision	Discretionary Activities	Support	<p>I don't support further subdivision in the immediate Okuru area given the lack of infrastructure and the potential for increased flooding and coastal sea level rises. More capacity for dwellings will have negative environmental impacts. Examples include a lack of sustainable, long-term solutions to district recycling and rubbish disposal. Sewerage and soak pits need to be built in low-lying areas that are increasingly prone to floods and sea level rises. The power supply is hydro-generated with the increasing demands already meaning a much larger backup diesel generator is required to power the district, creating increased noise pollution for those living close by. Increased traffic and</p>	I would like there to be a hold on any further subdivision in Okuru township and nearby environs.

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					light pollution will also spoil the current environment.	
Christine Wood (S185)	S185.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	When i bought my property 18 months ago there was absolutely no suggestion that i would perhaps be granting some of my land to Maori. I personally am not on your list to do this - at this stage - but know some who are.	Do not identify sites of significance to Māori in the Plan.
Christine Wood (S185)	S185.002	Subdivision	Subdivision Standards	Not Stated	I do not want any toxic substances added to my drinking water, nor do I want to pay for my rainwater I collect from my roof. I totally oppose 3 Waters.	Not stated.
Christopher and Donna Meates (S430)	S430.001	Subdivision	SUB - R3	Oppose	The rule makes subdivision a controlled activity if it complies with the applicable standards, which are set out in SUB-S1 and has a minimum lot size for subdivisions of 4ha within the General Rural Zone. This rule is considered inappropriate, as it will lead to rural allotments that are too small for productive rural uses and too big for efficient residential use. Nevertheless, the residential use of such allotments will be permitted by Rule GRUZ -R3. The current Westland District Plan provides for subdivision within the Rural Zone down to 5000m2 as a discretionary activity, which is considered to be a more appropriate size for residential subdivision, also as a controlled activity.	Reduce the minimum lot size for Controlled Activity subdivision to 5000m2
Christopher and Donna Meates (S430)	S430.002	General Rural Zone	GRUZ - R3	Oppose	The submitter also opposes GRUZ-R3 with respect to the minimum residential density for the General Rural Zone and seeks that this is reduced to 5,000m2 for the same reasons, as it renders ties the permitted residential use to the same minimum lot size. 4ha is not of sufficient size to be an economic farming unit, and in the submitter's, experience is too large on the West Coast for lifestyle block development.	Amend rule to reduce the minimum density for the General Rural Zone down to 5,000m2

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Christopher and Donna Meates (S430)	S430.003	Subdivision	SUB - S1	Oppose	The submitter opposes SUB-S1 as they have property within the General Rural Zone that they are considering would be suitable for subdivision for residential use within the life of this plan. However, the 4ha minimum size is, as indicated above, too small for viable primary production use. As such it will tie up 4 ha of land into one single land unit that is effectively thereby no longer available and removed from viable primary production use. There is no indication that this lot size is optimal to maximise the rural amenity benefits of residential use of the General Rural Zone. Rather, the 5,000m ² size is still capable of providing those benefits, but results in a much more efficient use of the limited physical resource that is land, as it provides for twice the number of residential uses for the same amount of land taken out of viable primary production. This efficiency is increased by the fact that it renders such subdivision more economically viable for the submitter.	Reduce the minimum lot size for subdivision in the General Rural Zone to 5000m ²
Christopher and Donna Meates (S430)	S430.004	Subdivision	Subdivision	Amend	the 4ha minimum size is, as indicated above, too small for viable primary production use. As such it will tie up 4 ha of land into one single land unit that is effectively thereby no longer available and removed from viable primary production use. There is no indication that this lot size is optimal to maximise the rural amenity benefits of residential use of the General Rural Zone. Rather, the 5,000m ² size is still capable of providing those benefits, but results in a much more efficient use of the limited physical resource that is land, as it provides for twice the number of residential uses for the same amount of land taken out of viable primary production.	Amend objectives and policies that support a General Rural Zone subdivision standard of 4ha so that they support a 5000m ² minimum lot size .

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Claire & John West (S506)	S506.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Oppose ONL 31 - The line which identifies the ONL is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the ONL boundary with existing property lines.
Claire & John West (S506)	S506.002	Planning Maps and Overlays	High Natural Character	Oppose	Re NCA 37 and NCA 38 - the line which identifies the HCNC is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the HCNC boundary with existing property lines
Claire & John West (S506)	S506.003	Natural Hazards	NHR33	Oppose	Any residential activity (by definition of "sensitive activity") will require resource consent within the Land Instability Overlay. Given that there is an approved subdivision with existing dwellings and ancillary buildings, this is unduly restrictive.	Remove Restricted discretionary activity status for existing subdivisions. Alternatively, exclude residential activities other than primary residential dwellings from this rule.
Claire & John West (S506)	S506.004	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	The 500m2 clearance in the coastal environment is unduly restrictive and unnecessary for the protection of the coastal character or indigenous biodiversity. It does not enable clearance for a typical rural dwelling and access and is inconsistent with the underlying zoning of the property as rural residential.	Alternatively, increase vegetation clearance area in the coastal environment to more accurately reflect the vegetation clearance required in a typical build. H4
Claire & John West (S506)	S506.005	Natural Features and Landscapes	NFL - P3	Support	Recognises that there are settlements, farms and infrastructure located within outstanding natural landscapes or outstanding natural features and provide for new activities and existing uses in these areas where the values that contribute to the outstanding natural landscape or feature are not adversely affected.	Retain as notified
Claire & John West (S506)	S506.006	Natural Features and Landscapes	NFL - R5	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or its intended	Remove 5m building limit for established subdivisions. Alternatively, provide a more realistic building height limit which considers the

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					purpose as a rural residential subdivision. The limit is unduly prohibitive.	sloping topography of the area, and amend relevant definitions as necessary
Claire & John West (S506)	S506.007	Natural Features and Landscapes	NFL - R6	Oppose	The cut height is unduly restrictive and not reflective of the topography of NFL's on the West Coast. Particularly in existing subdivisions which are intended for residential subdivision and have existing dwellings.	Remove 1 metre cut height or alternatively provide a more generous cut height which enables residential development as intended in existing subdivisions. Remove reference to Coastal Environment.
Claire & John West (S506)	S506.008	Natural Features and Landscapes	NFL - R8	Oppose	Residential buildings within an NFL are not included in the list of permitted activities, despite there being rural residential subdivisions located within the NFL. The maximum height limits for buildings is unduly prohibitive, particularly where the majority of the Coasts NFL areas are sloping in nature. The floor limits would also be unduly restrictive for a residential build which the submitter seeks to include.	Remove 3m height limit as it is arbitrary, particularly given the topography of NFL's. Alternatively, provide a more realistic building height limit which considers the sloping topography of the area. Inclusion of residential buildings as a permitted activity, and increase floor area to 250m2 minimum to enable houses.
Claire & John West (S506)	S506.009	Natural Features and Landscapes	NFL - R10	Oppose	Controlled activity standard 2. Is ambiguous and uncertain	Delete controlled activity standard 2.
Claire & John West (S506)	S506.010	Coastal Environment	CE - O1	Support	The submitter supports this objective which seeks to preserve the character of the coastal environment while recognising that the coastal environment is important in providing for people's social and economic wellbeing.	Retain as notified
Claire & John West (S506)	S506.011	Coastal Environment	CE - P5	Oppose	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment. In addition, the policy does not recognise that there are existing subdivisions within the coastal environment where only some lots have been developed and some remain to be developed.	Include as additional text: a. Are existing lawfully established structures or sites;

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Claire & John West (S506)	S506.012	Coastal Environment	CE - P6	Support	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	Retain as notified
Claire & John West (S506)	S506.013	Coastal Environment	CE - P7	Support	The submitter supports this provision, which allows for development in areas already modified and expansion of existing settlements, however is concerned that the provisions which flow on from this policy are inappropriate.	Retain as notified
Claire & John West (S506)	S506.014	Coastal Environment	CE - R4	Oppose	The coastal environment covers vast areas of the West Coast Region. The proposed restrictions on building in the Coastal Environment are unduly restrictive and do not provide for residential or rural activities which are anticipated by the zones. Many established buildings are already 200m2 and the rule would trigger a resource consent for almost every dwelling, The floor heights and floor area are unduly restrictive.	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.l. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,
Claire & John West (S506)	S506.015	Coastal Environment	CE - R8	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or for sites which are already identified as a rural residential subdivision. The limit is unduly prohibitive.	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.
Claire & John West (S506)	S506.016	Natural Features and Landscapes	NFL - R11	Oppose	Earthworks are not enabled in an area that has been approved for subdivision and which has a number of dwellings which are established.	Include access and building platforms as a permitted activity.
Claire & John West (S506)	S506.017	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Claire & John West (S506)	S506.018	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision.	Remove all matters of discretion where existing subdivisions are in place except

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					The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	those which relate to landscape and amenity values
Claire & John West (S506)	S506.019	Earthworks	EW - R1	Support	This rule is a duplication of regional council rules and the 1.5m cut height is unduly restrictive, particularly in existing subdivisions with existing dwellings,.	Remove 1.5m cut height or alternatively provide a more generous cut height which enables residential development as intended in existing subdivisions.
Claire & John West (S506)	S506.020	Earthworks	EW - R3	Oppose	500m2 is insufficient for building platform and access on land which has been identified for subdivision and where existing residential dwellings in the subdivision is well established.	Remove 500m2 limit on earthworks in the RLZ . Alternatively, provide a more generous earthworks limit such as 2000m2
Claire & John West (S506)	S506.021	Subdivision	SUB - S1	Oppose	4ha is too large for a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle.	Remove the minimum 4ha and replace with something more practical for today's lifestyle housing requirements eg 5000m2 or 1ha
Claire & John West (S506)	S506.022	General Rural Zone	GRUZ - R3	Oppose	4ha is too large for residential density in a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle.	Remove the minimum 4ha and replace with something more practical for today's lifestyle housing requirements eg 5000m2 or 1ha
Claire & John West (S506)	S506.023	Planning Maps and Overlays	Planning Maps and Overlays	Amend	a. there are existing controls in place in relation to the section which enable development of the section in a manner that is harmonious with the surroundings; b. the highly modified nature of the pockets of land to the south at Point Elizabeth Heights and to the north with other subdivisions c. The land will be zoned as rural lifestyle zone under the TTPP and the controls in place in the overlays are inappropriate; d. the West Coast Regional Land and Water Plan places restrictions on the clearance of vegetation on this property as it sits within the Greymouth Earthworks control area.	Pull the overlays back to the boundary of the Point Elizabeth Heights subdivision at Cobden to where it abuts the Rapahoe Scenic Range Reserve.

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					Additional controls are considered an unnecessary duplication.	
Clair Pope (S22)	S22.001	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Neutral	I am the property owner and purchased this land without these in place and feel I deserve clarification on this.	I would like the council to define exactly what effect being designated an area of significance to Maori my property has and an exact definition of any restrictions or what activities need resource consent.
Clare Backes (S444)	S444.001	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The maps are difficult to use as many areas outside of the urban areas show as unknown address and so it's difficult to understand what layers and zones apply to these areas. So the plan could not be used by a person seeking to buy or develop one of these areas, as they would not know what the restrictions are on the piece of land.	Improve the online mapping function to make it more comprehensive, to truly reflect the various zones, layers and precincts of the actual plan, and to be able to look up detail on all areas on the West Coast.
Clare Backes (S444)	S444.002	STRATEGIC DIRECTION	Natural Environment Strategic Objectives	Amend	In Part 1 of the Plan, it states that various National Policy statements and National Environmental Standards have been noted, but they don't seem to be reflected in the Plan. The RMA requires Councils to protect outstanding natural features and landscapes from inappropriate subdivision, use and development and to protect areas of significant indigenous vegetation and significant habits of indigenous fauna. The plan does not have policies to do these effectively.	Amend the Plan to include policies to protect Outstanding Natural Landscapes and protect Significant Natural Areas. Use the definition of the Significant Natural Area from the RPS in the plan. This should be reflected in the Strategic Directions, which need to show that the point of the Plan is to promote and enhance the health and well-being of the people and environment.
Clare Backes (S444)	S444.003	Ecosystems and Indigenous Biodiversity	ECO- O1	Amend		Need to add in 'and map'.
Clare Backes (S444)	S444.004	Ecosystems and Indigenous Biodiversity	ECO- O2	Oppose	Subdivision is not appropriate within areas of significant indigenous vegetation and significant habitats of indigenous fauna. This objective should not be an objective in the ECO chapter, the obligation is to protect significant areas and maintain indigenous biodiversity.	Delete objective

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Clare Backes (S444)	S444.005	Ecosystems and Indigenous Biodiversity	ECO - P1	Amend	The criteria in the West Coast Regional Policy statement should be applied to areas in the Grey District as well Buller and Westland Districts. Schedule 4 for Grey may not yet be complete. Although there is a finish time for Westland and Buller to complete the mapping by 2027, it is not clear how it will be progressed.	The criteria in the West Coast Regional Policy statement should be applied to areas in the Grey District as well Buller and Westland Districts. Provide information on how the SNA evaluation will be progressed.
Clare Backes (S444)	S444.006	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	Poutini Ngāi Tahu cultural purpose is too broad a classification. No activity should be allowed in areas of significant indigenous vegetation or significant habitats of indigenous fauna unless there are no adverse effects on the significant indigenous vegetation or significant habitats of indigenous fauna.	Reword ECO-P2 so that clause e comes first and all other clauses are subordinate to it. Remove "more than minor" from clause e to read: The activity has no adverse effects on the significant indigenous vegetation or fauna habitat.
Clare Backes (S444)	S444.007	Ecosystems and Indigenous Biodiversity	ECO - P8	Amend	The RMA requires Councils to protect outstanding natural features and landscapes from inappropriate subdivision, use and development and to protect areas of significant indigenous vegetation and significant habits of indigenous fauna. The plan does not have policies to do these effectively.	This needs to include "protect, maintain and enhance the indigenous habitats and ecosystems."
Clare Backes (S444)	S444.008	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	Clearance outside of significant natural area as listed in Schedule 4 is a permitted activity - this relates only to the Grey District, and other areas of significant indigenous vegetation exist which are not listed in Schedule 4. This needs to be a discretionary activity, so that the indigenous vegetation can be assessed.	Amend rule so that all vegetation clearance is a discretionary activity.
Clare Backes (S444)	S444.009	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	Windthrown timber should not be removed when it entails the destruction of indigenous vegetation	Remove 3.i. in relation to wind thrown timber.
Clare Backes (S444)	S444.010	Ecosystems and Indigenous Biodiversity	ECO - R1	Oppose	Clearance of 5ha of mānuka, kānuka and bracken over 3 years would stop any native forest from regeneration. All these 3 species form ideal nursery conditions for seeds and	Delete the permitted activity provision to allow clearance of 5ha of mānuka, kānuka and bracken over 3 years

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					the areas should be left to regenerate naturally. The more "old-fashioned" view of these species is that they are scrub - that is untrue, they are valuable in their own right and as the initiators of regeneration of forests. These areas act as an important carbon sink and must be encouraged.	
Clare Backes (S444)	S444.011	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	ECO-R2. 2. could lead to the loss of significant vegetation over a number of years and should not be a permitted activity. ECO- R2. 3. - The indigenous vegetation clearance does not disturb, damage or destroy nesting areas or habitat of protected species. It is unclear as to how this vegetation will be identified, and by whom. As it is a permitted activity it puts indigenous vegetation in the Coastal Environment at risk. ECO-R2. 4. This does not protect Significant Natural Areas in Westland and Buller.	The whole of ECO-R2 needs to be rewritten to properly protect indigenous vegetation in Grey, Westland and Buller Districts.
Clare Backes (S444)	S444.012	Planning Maps and Overlays	Coastal Environment	Amend	The mapping of the Coastal Environment is inconsistent. It varies from a very narrow strip to a wide one, including some important coastal areas, and excluding others.	Amend the plan so that it is in agreement with the NZ Coastal Policy statement Policy 1, and reflect this in the maps.
Clare Backes (S444)	S444.013	Planning Maps and Overlays	Rezoning Requests	Amend	The Open Space and Recreation Zones include public conservation land (pcl). This is land which under the Conservation Act is protected for its natural values, but the Plan suggests otherwise. Open Space Zones that are public conservation land should be rezoned as Natural Open Space Zones, and all should be renamed public conservation land to distinguish them from other types of open space land such as parks.	Identify public conservation land in the maps, and ensure it all falls under the Natural Open Space Zone.
Clare Backes (S444)	S444.014	Buller Coalfield Zone	Buller Coalfield Zone	Oppose	Mineral extraction can be authorised through discretionary resource consent in other zones such as rural and general rural. RURZ-05, GRUZ-R11, RLZ- R11, and even SETZ-R15 all allow for mineral prospecting	Delete the Buller Coalfield Zone.

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					and mineral exploration, and these are not in the mineral extraction zones. Any mineral prospecting, exploration and extraction should be subject to resource consent. All of these activities can have damaging effects on the land and neighbours and so should be subject to rules and regulations at the specific case level	
Clare Backes (S444)	S444.015	Mineral Extraction Zone	Mineral Extraction Zone	Oppose	The Mineral extraction Zones should be removed. Mineral extraction can be authorised through discretionary resource consent in other zones such as rural and general rural. RURZ-05, GRUZ-R11, RLZ-R11, and even SETZ-R15 all allow for mineral prospecting and mineral exploration, and these are not in the mineral extraction zones. Any mineral prospecting, exploration and extraction should be subject to resource consent. All of these activities can have damaging effects on the land and neighbours and so should be subject to rules and regulations at the specific case level	Delete the Mineral Extraction Zone.
Clare Backes (S444)	S444.016	STRATEGIC DIRECTION	MIN - O4	Oppose	This objective in the strategic directions ignores the fact that often mining activities are started up in rural or small settlement zones, and they are the cause of the sensitivity issues. The non-mining residents should have as many rights as the miners, and should not have their environmental and amenity rights abused.	Do not prioritise mineral extraction over other uses. Recognise that coal mining is a sunset industry and should not be given preference over other land uses, including protection and conservation of the land.
Clare Backes (S444)	S444.017	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Oppose	No attempt has been made to ensure more carbon zero focussed business and building on the Coast. There is no recognition of the carbon sink potential of indigenous forestry and blue carbon sinks such as wetlands. There should be measures to encourage and support emissions reduction and decarbonisation. There seems to be no attempt to plan for managed retreat.	Recognise Climate Change in the Strategic Directions with consequential changes to the Plan.

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Clare Backes (S444)	S444.018	Planning Maps and Overlays	Rezoning Requests	Amend	The zoning for Hokitika assumes an extended sea wall has been erected - this has not even been granted resource consent yet and some argue that it will be contrary to the NZCPS. The overlays should show the danger of coastal flooding along the length of Beach Street and Revell Street. In comparison Golf Links Road is shown to be at danger of coastal tsunami, in the flood plain, in danger of flood and has a coastal hazard alert. Yet even here buildings will be allowed subject to resource consent. This is not appropriate for an area subject to such hazards - buildings, particularly residential buildings should not be allowed here. People should be encouraged to build on higher land, it is time to retreat from the coastal strip. There is a medium density residential zone planned for the seaside of Revell Street between Spencer Street and Hampden Street. This is not a logical place to put medium density housing, not only will it destroy the ambience of the area, it is in a flood zone. Building on the direct sea front should not be encouraged, this kind of development will need protection from the sea, which will cost the ratepayers of Hokitika a lot of money. Medium density housing would be more appropriate in other elevated parts of town, especially where there are wide streets and the development could be reflected in the opposite side of the road.	Acknowledge the flooding potential in Hokitika, and stop building along the coastal strip. Be more proactive in encouraging managed retreat.
Clare Gilroy (S341)	S341.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	I own both 8 and 10 Orowaiti Rd, Westport. The property is a residential home with outbuildings and is developed. It was sold by Māwhera Incorporation as they had deemed it as having no significance. How it is that now it is considered to have	Do not go ahead with SASM on residential properties

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					<p>significance? The classification of my property as a SASM and the new rules contained in the TTPP will undoubtedly cause a decrease in market value to my property because of the unknown consequences of having land that is a SASM and the potential and as yet unknown restrictions this causes on development of and alterations to the land. My two adjoining properties total 3,184m² and the option for me to further develop this land in the future should I chose to, has been reduced/eliminated or made more expensive. I do believe I have a right to indefeasibility of title which is a core component of our land transfer system and protects me against competing interests and claims not appearing on the land register. I am concerned future district plans could add further restrictions and this is supported by the objectives and policies.</p>	
CMP Kokiri Limited (S611)	S611.001	Planning Maps and Overlays	Rezoning Requests	Amend	fails to recognise and provide for the ongoing use and development of the Site established industrial activity	Amend to zone Lots 1 and 2, DP 2134 to General Industrial Zone
CMP Kokiri Limited (S611)	S611.002	Planning Maps and Overlays	Rezoning Requests	Support	fails to recognise and provide for the ongoing use and development of the Site as an established industrial activity	As alternative relief, rezoning of the Plant Site to an alternative zone (for example, Light Industrial) that provides for continued meat processing activities on the Site;
CMP Kokiri Limited (S611)	S611.003	Planning Maps and Overlays	Rezoning Requests	Amend	Will not give effect to WCRPS 2020 and NPS UD 2020	Such other relief to give effect to this submission, including alternative, further or consequential amendments to objectives, policies, rules and definitions of the TTPP to address the matters raised by CMP Kokiri.
Coast Road Heritage Trust (S179)	S179.001	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Amend	We would like to see the recognition and protection of the Coastal Sand Dune Forrest of AKEAKE (Dononaea Viscosa) which is	Identify and protect the Coastal Sand Dune Forest of akeake from approx 500 metres nth of Mcmillans Rd (Just Nth of

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					one of the last remnants of this type of coastal forest remaining in N.Z (ref: prof J.T Salmon-NZ Flowers & plants first pub 1963) Extent- This stand of forest is outside of the national park boundary ie outside of the existing fenceline to the hightide line width and extends in length from approx 500 metres nth of Mcmillans Rd (Just Nth of Punakaiki) & extends north until it links with Te Nikau scenic reserve (approx 2km in Length)	Punakaiki) to Te Nikau Scenic Reserve
Coastwide Surveys Limited (S495)	S495.001	Planning Maps and Overlays	Coastal Environment	Oppose	Is identified as Coastal Severe due to an error.	Coastal Hazard Severe overlay be amended to Coastal Hazard Alert overlay for Greyhound Road, Arahura, consistent with the surrounding area.
Colin Robertson (S293)	S293.001	Mineral Extraction Zone	Mineral Extraction Zone	Oppose	Impact on birdlife and other wildlife from dust, blasting, lighting, truck movements. Impact on road safety of significant amount of traffic. No economic benefit to area as all employment will be drawn in from elsewhere as are specialist skills. We would be accepting damage, disruption and impact on native fauna for absolutely no benefit. There are already too many large trucks on the road (dairy) which should also be routed via reefon. Heavy, large trucks are unsafe and each contributes to more ear and damage to vulnerable roads than thousands of cars.	No mining as a permitted activity on the plan on the Barrytown flats
Colin Robertson (S293)	S293.002	General Rural Zone	GRUZ - R12	Oppose	Impact on birdlife and other wildlife from dust, blasting, lighting, truck movements. Impact on road safety of significant amount of traffic. No economic benefit to area as all employment will be drawn in from elsewhere as are specialist skills. We would be accepting damage, disruption and impact on native fauna for absolutely no benefit. There are already too many large trucks on	No mining as a permitted activity on the plan on the Barrytown flats

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					the road (dairy) which should also be routed via reefton. Heavy, large trucks are unsafe and each contributes to more ear and damage to vulnerable roads than thousands of cars.	
Colleen Monachan (S242)	S242.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Colleen Monachan (S242)	S242.003	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend	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 totally rejected by the affected private landowners, who are submitting and requesting that these rules be withdrawn from the private properties identified.	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 effect be withdrawn from the currently effected private properties.
Craig Schwitzer (S96)	S96.001	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 049	Support	As the last remaining area of mature Kahikatea Forest on the Barrytown flats I believe this area needs special protection.	Retain this area as an SNA.
Craig Schwitzer (S96)	S96.002	Open Space and Recreation Zones	OSRZ - P14	Oppose	Open space zones are for the benefit of all public to enjoy whereas mineral extraction only benefits a small number of people.	Remove the provisions for mineral extraction within the open space zone
Craig Schwitzer (S96)	S96.003	Open Space and Recreation Zones	OSRZ - P10	Support	This is a good provision	Retain OSRZ - P10.
Craig Schwitzer (S96)	S96.004	Open Space and Recreation Zones	OSRZ - P6	Support	We must communicate with iwi and hapu on historical areas to build greater relations with traditional owners	Retain OSRZ - P6.
Craig Schwitzer (S96)	S96.005	Public Access	PA - O1	Support	Support for access to coastal marine area, waterbodies and public resources such as	Retain PA - O1.

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					unformed legal roads is essential. [refer to original submission for more detail]	
Craig Schwitzer (S96)	S96.006	STRATEGIC DIRECTION	AG - O1	Amend	Versatile soils are being degraded by over reliance on synthetic nitrogen fertilizer. Farm development practices such as 'humping and hollowing in wetland areas' are clearly unsustainable and when preformed in coastal areas has led to a destabilizing of soils leading to accelerated erosion that means loss of soil and productive land (clearly visible in Barrytown)	Add sustainability to the strategic objective.
Craig Schwitzer (S96)	S96.007	Mineral Extraction Zone	MINZ - P5	Oppose	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	No Mineral extraction in areas of significant indigenous vegetation or significant fauna habitat
Craig Schwitzer (S96)	S96.008	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 123	Support	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	Retain as protected area with greater monitoring applied.
Craig Schwitzer (S96)	S96.009	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 124	Support	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	Retain as protected area with greater monitoring applied.
Craig Schwitzer (S96)	S96.010	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 044	Support	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	Retain as protected area with greater monitoring applied.
Craig Schwitzer (S96)	S96.011	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 049	Support	Areas of significant indigenous vegetation or significant fauna habitat are generally of greater value than the minerals potentially extracted from these areas.	Retain as protected area with greater monitoring applied.
Craig Schwitzer (S96)	S96.012	SCHED7 - SCHEDULE OF HIGH COASTAL	NCA41	Support	Noticeable increase in agricultural waste, effluent and fertilizer runoff in this area in the past decade. Stock is moved and vehicles	Support the identification of the area as of High Natural Character. Seek greater monitoring of agricultural runoff and waste

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		NATURAL CHARACTER			driven along the beach within the Marine reserve area destroying nesting bird habitat.	at southern end of Pakiroa Beach. No stock to be moved and no vehicles on the beach within the Marine reserve.
Craig Schwitzer (S96)	S96.013	Coastal Environment	CE - O1	Support	This is a good idea	Retain this part of the plan
Craig Schwitzer (S96)	S96.014	Coastal Environment	CE - O2	Support	This is a good idea	Retain this part of the plan
Craig Schwitzer (S96)	S96.015	Coastal Environment	CE - O3	Support	This is a good idea	Retain this part of the plan
Craig Schwitzer (S96)	S96.016	Coastal Environment	CE - P4	Oppose	Future sea level rise and climate change need to be at the forefront of planning in the costal environment. Industrial primary production needs to be restricted and redirected from the coastal environment.	Remove the policy so that there is no provision for industrial primary production or mineral extraction within the coastal enviroment. Only allow for small scale primary production or mineral extraction in the coastal environment that is sustainable and environmentally complementary to the specific area.
Craig Schwitzer (S96)	S96.017	Coastal Environment	CE - P1	Support	Good idea	Retain this part of the plan and implement immediately
Craig Schwitzer (S96)	S96.018	Coastal Environment	CE - P2	Support	Good idea	Retain this part of the plan
Craig Schwitzer (S96)	S96.019	Coastal Environment	CE - P3	Support	Good idea	Retain this part of the plan
Craig Schwitzer (S96)	S96.020	Coastal Environment	CE - P5	Support	Good idea	Retain this part of the plan
Craig Schwitzer (S96)	S96.021	Coastal Environment	CE - P6	Support	Good idea	Retain this part of the plan
Craig Schwitzer (S96)	S96.022	Coastal Environment	CE - P7	Support	Good idea	Retain this part of the plan
Craig Schwitzer (S96)	S96.023	Coastal Environment	CE - P8	Support	Good idea	Retain this part of the plan
Craig Schwitzer (S96)	S96.024	General Rural Zone	General Rural Zone - Rules	Support in part	More regulation and monitoring of industrial primary industry and Mineral extraction within	Stronger rules regulating intensive farming and mineral extraction.

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					the Barrytown flats area is needed to provide a better outcome for residents, small industry and tourism as these are the greater earner of rates and larger employers for our region. [refer original submission for more information]	
Craig Schwitzer (S96)	S96.025	Planning Maps and Overlays	Rezoning Requests	Amend	In the past the settlement of Barrytown was spread over a larger area down past the cemetery and Gun club. Reverse sensitivity from farmers has eroded this to the current boundary's allowing for no expansion of the settlement and monopolization of Cargill Road for farming operations. A safety issue arises here with pedestrians with a right of way being subjected to the operations day to day activities hazards such as effluent, blood, rancid milk and Agri chemicals.	Amend 64 Cargill Rd from General rural Zone to Rural residential zone.
Cynthia Robins (S411)	S411.001	Planning Maps and Overlays	Rezoning Requests	Oppose in part	Blackball has 2 hotels, a Workingmen's Club, General Store and a couple of other small businesses. All these properties are zoned residential but pay commercial rates, the zones should be brought into line with the rateable value to make the system completely transparent. The same could probably be said for other areas in the Grey District such as Moana, Ahaura, Nelson Creek and there are probably equally as many places on the West Coast that have the same anomaly.	That commercial land in small towns such as Blackball be given commercial status.

