



## Submitter Names: D

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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Dale Stephen (S277)	S277.001	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose	Applications of Areas of significance to Maori, not only take away land use options but devalue land. The letter states, "The relevant rules that apply are identified in the Proposed Te Tai o Poutini Plan by a red 'gavel' icon". To add further frustration the letter states that the rules have already come into "immediate legal effect".	Provide a letter of apology to all ratepayers that received the SASM letter and factual evidence of what is being stated.
Dale Stephen (S277)	S277.002	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	I note the purple shading covers a small section of the western portion of the section concerned I want to know the basis of this being included and what evidence exists	Provide information on SASM 19 and why it appears on the property at Okari/Cape Foulwind.
Daniel Beetham (S43)	S43.001	General Residential Zone	GRZ - R6	Oppose	Buller District Council should not seek different rules from the other councils. This rule being sought is contrary to the Resource Management Act, and advice given by council's own planner, and if adopted will invite legal challenges. To adopt rules that are likely to invite legal challenges and the associated costs is an irresponsible waste of any council's budget. Existing use rights under the RMA are contrary to the above (7.) Under the RMA section 10 (1)(a)(i) and section 10 (1)(a)(ii) allow for such activity.	Amend Rule to delete the following clause7. <i>In the Buller District the accommodation is homestayaccommodation with a permanent resident living on site.</i>

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Darryn & Terri Fairhall (S230)	S230.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is in error and includes areas not intended by Poutini Ngai Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge and new large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Darryn & Terri Fairhall (S230)	S230.002	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend	It is also noted that 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 affected private properties.
David & Debra Kokshoorn (S245)	S245.002	Planning Maps and Overlays	Sites and Areas 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.
David & Debra Kokshoorn (S245)	S245.003	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 affected private properties.
David Ellerm (S581)	S581.001	Interpretation	BROWNFIELD	Amend		<b>Add: ...or land that has previously been developed for residential or industrial activities that have since been discontinued.</b>

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David Ellerm (S581)	S581.002	Whole Plan	Whole plan	Support	Support plan	Retain with amendments requested in the submission
David Ellerm (S581)	S581.003	Interpretation	EXISTING USE RIGHTS	Amend		Amend (b) ...continuous period of more than 42 36 months
David Ellerm (S581)	S581.004	Interpretation	SENSITIVE ACTIVITY	Amend		means any: <ul style="list-style-type: none"> <li>1. residential activity;</li> <li>2. visitor accommodation;</li> <li>3. retirement home;</li> <li>4. healthcare facility;</li> <li>5. community facility; and</li> <li>6. educational facility.</li> </ul>
David Ellerm (S581)	S581.005	Interpretation	Definitions	Amend		Add new definition <b>Stakeholders: to include land owners</b>
David Ellerm (S581)	S581.006	Interpretation	Definitions	Amend		Add new definition <b>Community</b>
David Ellerm (S581)	S581.007	Interpretation	Definitions	Amend		Add new definition <b>Infrastructure means community based provision of services including drinking water, wastewater, stormwater, fire fighting, telecommunications, energy.</b>
David Ellerm (S581)	S581.008	Interpretation	Definitions	Amend		Add new definition <b>Environment to include both the built and natural landscape attributes of any given locality.</b>
David Ellerm (S581)	S581.009	Interpretation	Definitions	Amend		Add new definition <b>Residential character describes the level of amenity, resources and residents expectation about environmental outcomes of a particular area.</b>
David Ellerm (S581)	S581.010	Glossary	Glossary	Amend		add new word Kaitiakitanga
David Ellerm (S581)	S581.011	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Support	Support the following objectives: Agriculture Connections and Resilience	Retain

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					Mineral Extraction Natural Environment Poutini Ngai Tahu Tourism Urban Form and Development	
David Ellerm (S581)	S581.012	Energy Infrastructure and Transport	Energy Infrastructure and Transport	Support	Support the following Objectives and Policies Energy Infrastructure Transport	Retain
David Ellerm (S581)	S581.013	HAZ - Hazards and Risks	HAZ - Hazards and Risks	Support	Support the following Objectives and Policies: Contaminated Land Hazardous Substances	Retain
David Ellerm (S581)	S581.014	Natural Hazards	NHO1	Amend	An unmodelled and broad brush approach has been used for the flood plane overlay.	Amend to read: To <b>apply</b> use a regionally consistent, risk-based <b>and modelled</b> approach to natural hazard management.
David Ellerm (S581)	S581.015	Planning Maps and Overlays	Natural Hazards	Amend	There is no history of any flooding of the Te Kinga residential settlement.	Amend the overlay to remove Te Kinga from the Flood Plain overlay
David Ellerm (S581)	S581.016	Natural Hazards	Natural Hazards Policies	Amend	In applying Policies NH-P1 & P2, there has been over precautionary approach taken	Further consultation to better understand any historical and future potential flood risks.
David Ellerm (S581)	S581.017	Natural Hazards	Natural Hazards Policies	Support	P9 & P12 will correctly restrict further expansion of the temporary sewage collection tanks for Iveagh Bay	Retain
David Ellerm (S581)	S581.018	Planning Maps and Overlays	Natural Hazards	Amend		Remove Flood Plan overlay from Cashmere Bay Road residential Lots 1-28 and adjoining sites Lot 3 & DP3957
David Ellerm (S581)	S581.019	Historic Heritage	Historic Heritage Objectives	Support	Support Historic Heritage Objectives	Retain
David Ellerm (S581)	S581.020	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Objectives	Support	Support Sites and Areas of Significance to Māori Objectives and Policies	Retain

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David Ellerm (S581)	S581.021	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Policies	Support	Support Sites and Areas of Significance to Māori Objectives and Policies	Retain
David Ellerm (S581)	S581.022	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend	Infrastructure offending the mauri of Lake Brunner SASM 79	Add: a new prohibited activity <b>No further expansion of the GDC sewage collection tanks at Cashmere Bay. Requirement to relocate the GDC sewage collection tanks to an acceptable location.</b>
David Ellerm (S581)	S581.023	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 79	Support	Support the recognition of Maori cultural history, it's mana whenau and ongoing relationship with the lake	Retain
David Ellerm (S581)	S581.024	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Support		Retain
David Ellerm (S581)	S581.025	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Policies	Support		Retain
David Ellerm (S581)	S581.026	Natural Features and Landscapes	Natural Features and Landscapes Objective	Support		Retain
David Ellerm (S581)	S581.027	Natural Features and Landscapes	Natural Features and Landscapes Policies	Support		Retain
David Ellerm (S581)	S581.028	Planning Maps and Overlays	Natural Features and Landscapes	Amend	Changes to Map 65 ONL	Amend map boundary of the Outstanding Landscape Map as described in Schedule Five: the Inveagh Bay Ngai Tahu Development boundary
David Ellerm (S581)	S581.029	Public Access	Public Access Objective	Support		Retain

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David Ellerm (S581)	S581.030	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Objectives	Support		Retain
David Ellerm (S581)	S581.031	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies	Support		Retain
David Ellerm (S581)	S581.032	Financial Contributions	FC - P2	Amend	Financial contributions should not be viewed by Council as a funding source	Amend to add: <b>e. That the spending of any financial contribution are applied within the locality of the subdivision, use or land development; andf. Agreement is reached as to the most beneficial use of those monies wiht the developer.</b>
David Ellerm (S581)	S581.033	Financial Contributions	FC - R3	Amend	Clarification of the maximum road distance that Council can require upgrading.	Amend to clarify the maximum road distance from the proposed subdivision, use of development that Council can require road upgrading for increased traffic effects directly associated wiht a development.
David Ellerm (S581)	S581.034	Financial Contributions	FC - R4	Amend		Amend 2. Lake View Terrace, Iveagh Bay
David Ellerm (S581)	S581.035	Financial Contributions	FC - R7	Amend		Amend 1. Financial contributions <del>may</del> <b>are</b> ...
David Ellerm (S581)	S581.036	Financial Contributions	FC - R8	Amend		Amend 1. Financial contributions <del>may</del> <b>are</b> ...
David Ellerm (S581)	S581.037	Financial Contributions	FC - R9	Amend		Amend 1. Financial contributions <del>may</del> <b>are</b> ...
David Ellerm (S581)	S581.038	Financial Contributions	FC - R10	Amend		Amend 1. Financial contributions <del>may</del> <b>are</b> ...
David Ellerm (S581)	S581.039	Financial Contributions	FC - R10	Amend		Financial contributions are set at a flat rate of 3.5%
David Ellerm (S581)	S581.040	Subdivision	SUB - O1	Amend		Subdivision achieves patterns of land development that are compatible with the purpose,

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						character and <del>qualities</del> <b>quality of the environment</b> each zone.
David Ellerm (S581)	S581.041	Subdivision	SUB - O2	Amend		add <b>g. Mitigates potential effects on amenity and natural landscapes values by the use of community infrastructure facilities.</b>
David Ellerm (S581)	S581.042	Subdivision	SUB - O3	Amend		Amend ...historical and Poutini Ngāi Tahu features <b>and cultural values</b> , and resources...
David Ellerm (S581)	S581.043	Subdivision	SUB - O6	Amend		Where subdivision occurs, <b>in all zones</b> , sufficient...
David Ellerm (S581)	S581.044	Subdivision	SUB - P1	Amend		Amend b. to read <b>Subdivision achieves patterns of land use development that is logical, integrated, reinforces local identity in layout, respects cultural focal points, promotes a variety of compatible uses and densities, is convenient, provides open spaces, is safe, low impact and protects cultural, heritage and landscape values.</b> <del>Maintains the integrity of the zone with lot sizes and dimensions sufficient to accommodate intended land uses;</del>
David Ellerm (S581)	S581.045	Subdivision	SUB - P1	Amend		Add <b>g. Allows for a pattern of development and urban form to promote identity through design and amenity values, sustainable design, integration and connectivity, open space, mixed allotment sizes and complies with any development plan for the area.</b>
David Ellerm (S581)	S581.046	Subdivision	SUB - P2	Amend		Amend 2.n. i. Safe disposal of wastewater to a community reticulate system if located within the development area. Land based treatment allowed for allotments that are a minimum of 4,000m <sup>2</sup> in land area where no reticulated network is available and is not within a Drinking Water Protection Zone. <del>Treatment and safe disposal of wastewater with a preference for land-based treatment where no reticulated network is in place;</del>

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David Ellerm (S581)	S581.047	Subdivision	SUB - P2	Amend		Amend 2.n. iii. Sealed footpaths of <b>sufficient capacity for sharing both pedestrian and cycle movements safety.</b>
David Ellerm (S581)	S581.048	Subdivision	SUB - P2	Amend		2. n. iv. Streetlights <del>in urban areas</del> <b>in all residential zones are adequate in providing infomral surveillance and safety for pedestrians, cyclists and the community;</b> and
David Ellerm (S581)	S581.049	Subdivision	SUB - P7	Amend		add 7. <b>e. It is not within a character area for the area.</b>
David Ellerm (S581)	S581.050	Subdivision	SUB - R3	Amend		Add new rule: <b>Zone specific standards shall have precedence where there is any inconsistency with the general standards.</b>
David Ellerm (S581)	S581.051	Subdivision	SUB - S1	Amend		Anebd 1 e. Minimum lot size for Settlement Centre Precinct <del>1000-1500m2</del> <b>1000-1500m2</b> in un-sewered areas and <del>500</del> <b>750m2</b> in sewerred areas.
David Ellerm (S581)	S581.052	Subdivision	Subdivision Standards	Amend		New Standard: <b>Additional matters - Character Areas</b>
David Ellerm (S581)	S581.053	Rural Zones	RURZ - P11	Amend		Ament a. Roads with roadside ditches <b>which are effcient to maintain</b> rather than kerb and channel;
David Ellerm (S581)	S581.054	Rural Zones	RURZ - P11	Amend		Add <b>d. Where the design, allotment shape, location and layout replicate a residential zone subdivision, the design and provision of sealed roads, pedestrian cycle ways, fire fighting and street lights are required.</b>
David Ellerm (S581)	S581.055	Rural Zones	RURZ - P16	Amend		There should be ... water supply, <b>ground water source protection zone</b> <del>catchments</del> to avoid reverse sensitivity effects on the infrastructure.
David Ellerm (S581)	S581.056	Settlement Zone	SETZ - R1	Amend		add 4. <b>Where on site collection, treatment and disposal of wastewater to land are undertaken, a</b>



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						<b>building permit must be accompanied by a site assessment of the lands permeability undertaken by a qualified and experienced practitioner. The assessment will determine the suitability of the lands capacity for ground soakage for the proposed residential occupation capacity. The on site disposal must not be within a ground water source protection zone.</b>
David Ellerm (S581)	S581.057	Settlement Zone	SETZ - R2	Amend		Amend 1. i. <del>40-8m</del> for residential buildings and Emergency Service Facilities and <del>7-5m</del> for accessory buildings
David Ellerm (S581)	S581.058	Settlement Zone	SETZ - R2	Amend		Amend 2. i. <del>40%</del> -35%
David Ellerm (S581)	S581.059	Settlement Zone	SETZ - R6	Amend		6. 2. Masts, poles, aerials, <b>towers for wind/water turbines</b> and pou whenua must not exceed <del>7-8m</del> in height;
David Ellerm (S581)	S581.060	Settlement Zone	SETZ - R13	Amend		3. Where the activity ... within <del>40-5km</del> of the site;
David Ellerm (S581)	S581.061	Settlement Zone	SETZ - R8	Amend		Add 6. Any building consent granted meets all building act codes. 7. The property owner is bonded by council for works required for rules 3, four and five in the event of noncompliance of the 12 month time.
David Ellerm (S581)	S581.062	Settlement Zone	SETZ - R18	Amend		e. Compliance with any Character Area standards for the locality.
David Ellerm (S581)	S581.063	Planning Maps and Overlays	Settlement Zone	Amend		Zoning map 59 is amended Lot 1 DP 3316 is zoned Settlement Zone
David Ellerm (S581)	S581.064	Planning Maps and Overlays	Planning Maps and Overlays	Amend		Identification of character area settlements via a new spatial layer with development rules and land use patterns to promote those areas of special character

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David Ellerm (S581)	S581.065	Infrastructure	Infrastructure	Amend		Identification of Te kinga potable supply bore located on Lot 4 DP 3957 Develop Te Kinga Groundwater source protection zone
David Hahn (S368)	S368.001	Planning Maps and Overlays	Natural Hazards	Amend	Strongly disagree with the 'Flood plain' overlay that includes areas of Ahaura River situated approx. 20 meters above the river level. Strong implications for the likes gaining insurance, devaluation of properties affected.	Amend the 'Flood Plain' overlay to exclude areas situated well above the river level.
David Marshall (S347)	S347.001	Planning Maps and Overlays	Natural Hazards	Amend	On the hard copy version of this map it states that this is a rollover from a previous map. From my research, this statement has no merit. The hardcopy plan also states that this zoning is independent of the 2022 England and Co. report. This report is the most thorough and up to date information on the geological hazards of the area, yet the plan has chosen instead to implement a far larger, arbitrary and ungrounded hazard zoning for this area. Furthermore, considering that this area is one of the larger settlement zones in Kawatiri / Buller with potential policy effecting many people, it is alarming that such an oversight could be made, causing undue stress for these residents, myself included. Therefore this overlay needs to be seriously reassessed, keeping in mind those who live here.	The Land Instability Overlay for the Granity/Ngākawau/Hector area in map 19 of the Natural Hazards Map needs amendment to a much smaller area, such as that suggested in the England and Co. report. This report is available through the Westport Council.
David Marshall (S347)	S347.002	Settlement Zone	Settlement Zone	Support	The Settlement (SETZ) zoning of this area offers more freedoms for small business, light industry and accomodation. This is potentially helpful to residents and a move in the right direction.	Retain Settlement zoning for Granity/Hector/Ngakawau area

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David Marshall (S347)	S347.003	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Support	One positive in the TTPP plan is the designation of Sites and Areas of Significance to Māori - Ngā Wāhi Tāpua ki te Māori (SASM). This takes a step toward fulfilling the obligation to honour Te Tiriti / The Treaty of Waitangi.	Implementation of what has been drafted in the TTPP plan. Public communication on this legislation needs to be clear. There should be no room left for misinformation.
David Marshall (S347)	S347.004	HCV - Historical and Cultural Values	HCV - Historical and Cultural Values	Support	The zoning of Historic Areas gives needed protection to more recent historical sites of significance. Legislation need to remain flexible for volunteers working these sites because if people-power is not encouraged, no amount of paperwork will stop them falling prone to time and the weather.	Implementation of the TTPP plan Historical and Cultural Values. This should remain open with clear processes for the addition of future sites. It is VERY important that legislation be flexible enough to make it easy for any potential small community groups to manage these areas. This should be taken into account on any case-by-case decision making.
David Marshall (S347)	S347.005	Signs	Signs	Support	It is good to see the chapter for Signs, especially P6, supporting bilingual place names, again fulfilling a treaty obligation. I would hope that this will be utilised hand-in hand with the Sites and Areas of Significance to Māori and the Historic Areas zoning so that historic information is made available beyond the TTPP map, in the real world.	Implementation of Signs framework, especially P6
David Marshall (S347)	S347.006	Natural Environment Values	Natural Environment Values	Support	It is good to see an attempt to zone Natural Character/ Sites of Outstanding Natural/Feature/Landscape. Without legislation these sites of natural importance cannot be protected. Stress should be placed on the protection/restoration of lowland forest area, as this is the most essential for wildlife and waterways, but simultaneously the most vulnerable to damage. Kawatiri / Buller is still to make a thorough assessment of naturally significant sites, which although an enormous task, should follow the lead of Grey District, who have already	Implementation of Natural Environmental Values plan. Emphasis to be placed on protection/restoration of lowland forest. This could be supported through policy making specific to these areas.

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					begun this process. This is one of the most beautiful and naturally abundant parts of the country and it is important to have some guidelines to protect it from any wasteful misuse. It is a big part of what makes this place special.	
David McInroe (S176)	S176.001	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>Map A shows our properties which comprise of approx. 13ha. We do not feel we breach any of the rezoning principles and we meet the "good practice approaches" being</p> <p>a). the zone boundaries are clearly defensible by the Waipuna Road and boundaries</p> <p>b). the zone follows the property boundaries</p> <p>c). we do not feel it is spot zoned being 4 existing residences of 13ha.</p> <p>d) and while zoning is not determined by the existing use rights we feel in this case they should be taken into account as this area has been used for "lifestyle living" for a significant period of time.</p> <p>The soil types of our properties are very stoney and hard to dig and have a brown clay element which means that the areas in paddocks around our houses can in areas be swampy and grow quite mossy and rushy vegetation. With fertiliser and drainage they can allow grazing for animals but revert quickly. The properties all have our own water and sewerage services we have rubbish services and new bins. And we are fully serviced by a tarseal road. We would like to see the new district plan reflect the true nature of the area and not be lumped in with the surrounding</p>	Amend 13 ha of land at Waipuna, Grey District to Rural Lifestyle

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					rural zoning and its encumbrances that it brings.	
David McInroe (S176)	S176.002	Planning Maps and Overlays	Natural Hazards	Oppose	<p>We oppose the proposed flood plain overlay over the Waipuna area and wish to have this amended the reasons being</p> <p>a). our properties located on Map a - Waipuna Settlement are 18m above the river level and protected by a significant natural terrace that runs up the length of the valley. Map B and C show the natural terraces of the valley with the red line being the high terrace which ranges from approx. 20 - 30m above river level between us and 966 Waipuna Road</p> <p>b). We have concerns that our properties are shown as being in a flood plain (which we do not believe) then there is a risk that in the future this could affect our insurance ability and premiums as is happening in Westport.</p> <p>c) we believe that being classed as a flood plain will de-value and affect the resale of our properties at any future time.</p>	Amend the flood plain overlay at Waipuna Grey District to reflect the true risk and suggest the natural terraces and contour maps with GPS be used to do so.
David Moore (S65)	S65.001	Whole Plan	Whole plan	Support in part		Not stated
David Moore (S65)	S65.002	Transport	TRN - O2	Support		Retain
David Moore (S65)	S65.003	Transport	TRN - O3	Support		Retain
David Moore (S65)	S65.004	Transport	TRN - P1	Support	Particularly support P1c	Retain
David Moore (S65)	S65.005	Transport	TRN - P5	Support		Retain
David Moore (S65)	S65.006	Transport	TRN - P6	Support		Retain

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David Moore (S65)	S65.007	Transport	TRN - P7	Support		Retain
David Moore (S65)	S65.008	Transport	TRN - P8	Support		Retain
David Moore (S65)	S65.009	Ecosystems and Indigenous Biodiversity	ECO- O1	Support		Retain
David Moore (S65)	S65.010	Ecosystems and Indigenous Biodiversity	ECO- O4	Support		Retain
David Moore (S65)	S65.011	Ecosystems and Indigenous Biodiversity	ECO - P3	Support		Retain
David Moore (S65)	S65.012	Ecosystems and Indigenous Biodiversity	ECO - P4	Support		Retain
David Moore (S65)	S65.013	Ecosystems and Indigenous Biodiversity	ECO - P6	Support		Retain
David Moore (S65)	S65.014	Ecosystems and Indigenous Biodiversity	ECO - P8	Support		Retain
David Moore (S65)	S65.015	Ecosystems and Indigenous Biodiversity	ECO - P10	Support		Retain
David Moore (S65)	S65.016	Planning Maps and Overlays	Rezoning Requests	Amend	The forest matches the NOSZ description not the OSZ. The zoning should match the descriptions, not be limited to only with the Paparoa National Park.	All the forest of Paparoa should be zoned as Natural Open Space NOSZ not OSZ. This includes: Bullock Creek Conservation Area, Paparoa Range South Conservation Area, Roaring Meg Ecological Area, Eleven Mile Creek Conservation Area, Nikau Scenic Reserve, Waiwhero Scenic Reserve, Barrytown Flat Conservation Area, Punakaiki Conservation Area, Punakaiki Scenic Reserve, Langridge Scenic Reserve, Barrytown Conservation Area
David Moore (S65)	S65.017	General Rural Zone	GRUZ - R12	Oppose	Mining can have a major impact on surrounding residents and the environment which should be given	Remove this rule. Mining in the rural zone should be in accord with GRUZ R25, or R32.

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					consideration and appropriate controls put in place if needed. If far less intrusive activities such as putting up a flagpole can require applying for a consent, so should mining.	
David Moore (S65)	S65.018	General Rural Zone	GRUZ - R18	Oppose	Schedule 10 is empty, making GRUZ R18 irrelevant. Therefore this rule should be removed.	Remove this rule. Mining in the rural zone should be in accord with GRUZ R25, or R32.
David Moore (S65)	S65.019	General Rural Zone	GRUZ - R25	Amend	These impacts are also important.	Discretion should include transport of minerals from the site; design of earthworks; impact to scenery; rural amenity and erosion mitigation in addition to what is already listed. Consideration should be given to the cumulative impact of all activities.
David Moore (S65)	S65.020	Planning Maps and Overlays	Rural Lifestyle Zone	Support	I support the properties between Canoe Creek and Waiwhero Creek along the Paparoa side of the Coast Road being zoned as Rural Lifestyle. This matches what those of us who live here expect.	Retain Rural Lifestyle zoning as notified
David Moore (S65)	S65.021	Rural Lifestyle Zone	RLZ - R1	Support		Retain as notified
David Moore (S65)	S65.022	Rural Lifestyle Zone	RLZ - R2	Support		Retain as notified
David Moore (S65)	S65.023	Rural Lifestyle Zone	RLZ - R5	Amend	The proposed rules are too restrictive for rural lifestyle. We need our woodsheds, carports, and radio aerials. Maximum area sizes should be left for the building code to determine. The TTPP should match the current Grey District Plan.	Buildings and structures are permitted if the maximum height of any building is 10m, and the site coverage does not exceed 10% of the site area or 1500sqm whichever is the greater. Remove the other restrictions from R5.
David Moore (S65)	S65.024	Planning Maps and Overlays	Rezoning Requests	Amend	MINZs are described as areas where there are discrete, long term mineral extraction activity currently authorised. There is no such authorisation for mining on the site identified as the Barrytown Mineral Extraction Zone. Mining resource consent was declined for this property 10-Feb-2022 due to its	Rezone the Barrytown Mineral Extraction Zone as General Rural.

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					negative impacts. TTPP Planners acknowledged it was a mistake to have included this MINZ ("it is not a lawfully established activity") and recommended that it be removed 29-April-2022.	
David Moore (S65)	S65.025	Planning Maps and Overlays	Rezoning Requests	Amend	"	Rezone the Barrytown Mineral Extraction Zone as General Rural.
David Moore (S65)	S65.026	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA4	Support		Retain as notified
David Moore (S65)	S65.027	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA6	Support		Retain as notified
David Moore (S65)	S65.028	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA11	Support		Retain as notified
David Moore (S65)	S65.029	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA13	Support		Retain as notified
David Moore (S65)	S65.030	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA15	Support		Retain as notified
David Moore (S65)	S65.031	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA18	Support		Retain as notified



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David Moore (S65)	S65.032	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA21	Support		Retain as notified
David Moore (S65)	S65.033	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA24	Support		Retain as notified
David Moore (S65)	S65.034	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA29	Support		Retain as notified
David Moore (S65)	S65.035	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA30	Support		Retain as notified
David Moore (S65)	S65.036	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA31	Support		Retain as notified
David Moore (S65)	S65.037	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA32	Support		Retain as notified
David Moore (S65)	S65.038	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA33	Support		Retain as notified
David Moore (S65)	S65.039	SCHED7 - SCHEDULE OF HIGH COASTAL	NCA34	Support		Retain as notified

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		NATURAL CHARACTER				
David Moore (S65)	S65.040	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA35	Support		Retain as notified
David Moore (S65)	S65.041	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA36	Support		Retain as notified
David Moore (S65)	S65.042	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA38	Support		Retain as notified
David Moore (S65)	S65.043	Planning Maps and Overlays	High Natural Character	Support	The high natural character overlay on the TTPP map does not include this area. It should be amended to include NCA 41.	Modify map and extend NCA 041
David Moore (S65)	S65.044	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA43	Support		Retain as notified
David Moore (S65)	S65.045	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA47	Support		Retain as notified
David Moore (S65)	S65.046	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA48	Support		Retain as notified
David Moore (S65)	S65.047	SCHED7 - SCHEDULE OF HIGH COASTAL	NCA49	Support		Retain as notified

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		NATURAL CHARACTER				
David Moore (S65)	S65.048	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA52	Support		Retain as notified
David Moore (S65)	S65.049	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA53	Support		Retain as notified
David Moore (S65)	S65.050	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA54	Support		Retain as notified
David Moore (S65)	S65.051	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA55	Support		Retain as notified
David Moore (S65)	S65.052	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA57	Support		Retain as notified
David Moore (S65)	S65.053	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA58	Support		Retain as notified
David Moore (S65)	S65.054	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA60	Support		Retain as notified
David Moore (S65)	S65.055	Appendix One: Transport	TRNS14	Amend		Expand and(Appendix One: Transport Performance Standards) to explicitly consider the cumulative

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		Performance Standards				effects of heavy mineral concentrate truck movements (or any other extraction-associated large bulk carrier vehicle movements) from mine site to port in relation to cumulative mining truck movements all the way to the port and the potential effects on businesses and communities en route.
DAVID MORRIS (S83)	S83.001	Whole Plan	Whole plan	Amend	<p>This plan is too big and complicated for the general public to understand and be able to comment on easily. A lot of people who have businesses etc have been hiring lawyers to help them submit on this plan, something the layperson cannot afford to do.</p> <p>This focus on mining and heavy industry in general seems to come at the expense of the communities amenities, and already existing industries like tourism which is under represented in the TPP.</p>	There should be more protection for the layperson and perhaps independent groups set up to explain and submit on their behalf. The TPP in general appears to have been constructed by and for industry in general and mining in particular. The idea of the TPP was to streamline local government and this doesn't appear to have been achieved.
David Pugh (S40)	S40.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>This land comprises 12.6 hectares of regenerating Beech Forest on a sloping hillside, and it is covered by a QEII Open Space Conservation Covenant.</p> <p>The remaining 0.57 hectares excluded from the covenant can in no way be described as Highly Productive Land due to the steep profile and current soil condition.</p>	<p>Remove the <b>PREC5 - Highly Productive Land</b> classification from</p> <ul style="list-style-type: none"> <li>1297 Haupiri Road, Haupiri 7872 (LOT 1 DP 377882) (VALUATION NO: 25460/28601)</li> </ul>
Davis Ogilvie & Partners Ltd (S465)	S465.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>Lot1DP2617, Lot1DP2512, Lots1and2DP2489, Lot1DP2781, and PartRS2082 are not suitable for any truly "rural" land use due to topography and location. However, the properties could be suitable for off-grid development for rural-residential or holiday home purposes. All services</p>	<p>Rezone Lot1DP2617, Lot1DP2512, Lots1and2DP2489, Lot1DP2781, and PartRS2082 at Mitchells as Rural Lifestyle Zone (refer map in submission).</p>

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					could be provided for using on-site systems, similar to the development in the RLZ Rural Lifestyle zone closer to the lake.	
Davis Ogilvie & Partners Ltd (S465)	S465.002	Planning Maps and Overlays	Natural Hazards	Oppose	We object to the imposition of the Flood Plain overlay, which appears to have been arbitrarily placed over large tracts of land across the West Coast near larger waterways. The Regional Council have records of areas at risk of flooding, which in the Grey District at least, are readily available on the current GIS mapping system by enabling the Flood Hazard overlay. The Flood Plain overlay in the TTPP appears to override the known flood hazard area, and imposes additional restrictions on a much greater area of land. The only rules for the overlay relate to subdivision and Section 106 of the RMA already allows a Council to refuse a subdivision consent if there is a significant risk from natural hazards	Delete the Flood Plain Overlay
Davis Ogilvie & Partners Ltd (S465)	S465.003	Sites and Areas of Significance to Māori	SASM -R7	Oppose	As the pounamu itself is already protected by law, we object to the requirement for written approval prior to mineral extraction or quarrying. This rule gives iwi de facto control over mining across a significant part of the West Coast, as mining could not proceed without iwi approval. This rule will create additional administration for iwi and result in potential delays for mining and is not acceptable. If the purpose of Rule SASM - R7(3) is to ensure that iwi is aware of mining activities so that they can monitor the possible extraction of pounamu, this	That Rule SASM - R7(3) be amended to require evidence of notification to iwi prior to mining, rather than requiring approval from iwi.

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					could be achieved without requiring written approval.	
Davis Ogilvie & Partners Ltd (S465)	S465.004	Mineral Extraction Zone	Overview	Amend	The Overview section of the MINZ Mineral Extraction Zone describes how the zone has been defined. This overview omits the current legislation that governs mineral extraction activities; that is, the Crown Minerals Act 1991. A brief review of some Minerals Permits held over areas within the MINZ Mineral Extraction Zone shows that some permits are more recent than the Coal Mines Act 1979, nor are all permits relating to coal. It also appears that some permits that have been included in the MINZ Mineral Extraction Zone may not be "long term" as described in the zone overview section.	Amend the Overview to more accurately describe how the zone has been defined and refer to the Crown Minerals Act.
Davis Ogilvie & Partners Ltd (S465)	S465.005	Mineral Extraction Zone	Rules	Amend	No consideration appears to have been given to appropriate land uses after mining has been completed in the Mineral Extraction Zone. There is no provision in the rules for "future use and activities" other than "Conservation, Recreation and Research Activities" (MINZ - R4) or "Grazing of Animals" (MINZ - R5). All other activities, including rural industries or rural-residential development, have non-complying status (MINZ - R9 and MINZ - R10).	Amend the rules for land use in the Mineral Extraction Zone to allow for long term development of land that has been mined.
Davis Ogilvie & Partners Ltd (S465)	S465.006	Mineral Extraction Zone	Rules	Amend	We support the restriction on incompatible activities being established before and during mining. However, in accordance with Policy MINZ - P7(b), the rules for land use in the Mineral Extraction Zone should allow activities that are not incompatible	That a new Permitted Activity rule should be included in the TTPP allowing the establishment of rural industries (defined in the TTPP as " <i>an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production</i> ") in the Mineral Extraction Zone.

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					with the effects of mineral extraction and ancillary activities. For example, rural industries could be established in the zone without triggering reverse sensitivity effects.	Proposed wording for this rule, as follows, is similar to that for ancillary mining activities <i>Proposed Rule MINZ - Rx: Rural Industries Activity Status Permitted Where:(a) Maximum building height above ground level is 10m;(b) Buildings are setback a minimum of 10m from the road boundary and 10m from internal boundaries;(c) There is a maximum of 30 heavy vehicle movements per day (excluding internal movements within the mineral extraction site);(d) There shall be no offensive or objectionable dust nuisance at or beyond the property boundary as a result of the activity;(e) Noise meets the Permitted Activity Standards in Rule NOISE - R7; and(f) Light and glare meet the Permitted Activity standards in Rule LIGHT - R4.</i>
Davis Ogilvie & Partners Ltd (S465)	S465.007	Mineral Extraction Zone	Rules	Amend	This would allow for non-mining activities to occur after the mining has been completed without the need for rezoning/plan change.	That provision should be made within the Mineral Extraction Zone rules to allow appropriate land uses (similar to the General Rural Zone) to establish in the zone after mining is completed for example: <i>Proposed Rule MINZ - Rx: Activities after Mining Works Completed Activity Status Permitted Where:1. All mineral extraction works have been completed on a site, and the land fully rehabilitated in accordance with the mine closure plan and rehabilitation programme in the Mineral Extraction Management Plan required by Rule MINZ - R2;2. The Permitted Activity rules for the GRUZ - General Rural Zone shall apply as if the site were located in that zone, except that:(a) No sensitive activities shall be located within [xx] metres of land in the Mineral Extraction Zone that has not been mined.Proposed Rule MINZ - Rx: Activities after Mining Works Completed not meeting Permitted Activity Standards Activity Status Discretionary</i>

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Davis Ogilvie & Partners Ltd (S465)	S465.008	Mineral Extraction Zone	MINZ - R9	Amend	In conjunction with the new proposed rule for activities on sites once mining is completed, the title for Rule MINZ - R9 (non-complying status) would also need to be amended to read "MINZ - R9 Residential Activities not meeting Permitted Activity Standard MINZ - Rx" i.e., referring back to the new rule proposed but retaining the non-complying status for residential activity until mining has been completed.	Amend the Rule title to read MINZ - R9 Residential Activities not meeting Permitted Activity Standard MINZ - Rx" referring back to the new rule proposed but retaining the non-complying status for residential activity until mining has been completed.
Davis Ogilvie & Partners Ltd (S465)	S465.009	Mineral Extraction Zone	Mineral Extraction Zone	Amend	We submit that the provisions of the TPP covering the MINZ Mineral Extraction Zone need further work to: (i) ensure that the description of the zone is accurate and refers to current legislation as well as the historic legislation governing coal mines (ii) ensure that the zone overlay covers all appropriate permits in keeping with the purpose of the zone (iii) ensure that all appropriate land uses are permitted within the zone including provision for rural industries, and long-term land uses after mining is completed	Amend the provisions of the mineral extraction zone to: (i) ensure that the description of the zone is accurate and refers to current legislation as well as the historic legislation governing coal mines (ii) ensure that the zone overlay covers all appropriate permits in keeping with the purpose of the zone (iii) ensure that all appropriate land uses are permitted within the zone including provision for rural industries, and long-term land uses after mining is completed
Davis Ogilvie & Partners Ltd (S465)	S465.010	Financial Contributions	FC - R1	Amend	Subsections (iv) and (v) exclude allotments for utilities, or where they are protected for ecological, historic and cultural reasons. We submit that these exclusions should be extended to include: (i) Any allotment that is vested in Council or the Crown: e.g., local purpose or open space reserves. These reserves are created in keeping with the purpose of Rule FC - R10(1)	Amend the rule to exclude any allotment that is vested in Council or the Crown and allotments that are amalgamated with any other allotment at the time of subdivision.



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					(Financial Contribution for Reserves and Community Facilities): Financial contributions paid under Rule FC - R10 for new residential, commercial or industrial lots will provide funding for maintenance of reserves. The reserves themselves cannot be considered to generate any need for these facilities, so no monetary contribution should be imposed on land that is to be vested in the Territorial Authority or the Crown. Allotments that are amalgamated with any other allotment at the time of subdivision. Where allotments are amalgamated, this is usually due to access or servicing matters, and the resultant property is treated as one "site" for rating and development purposes. Noting that Rule FC - R10(2)(ii) and (iii) allow for financial contributions to be imposed at building consent stage, Council will not be disadvantaged by exempting amalgamated allotments from payment of reserves contributions.	
Davis Ogilvie & Partners Ltd (S465)	S465.011	Financial Contributions	FC - R2	Amend	We submit that Rule FC - R2 should be amended to take into account the value of works undertaken by developers to enhance land that is vested in Council.	Amend the rule so that after R2(4), a further subsection be inserted as follows: " <i>Where a financial contribution is, or includes works, the relevant District Council may specify any one or more of the following in the conditions of the resource consent: (a) The nature of works included in the financial contribution; (b) A minimum and/or maximum value of the works to be included.</i> "
Davis Ogilvie & Partners Ltd (S465)	S465.012	Financial Contributions	FC - R10	Amend	Rule FC - R10(2)(ii) and (iii) set a five-year time frame in which reserves contributions paid at subdivision may be subtracted from contributions imposed at building consent. If	that the five-year time frame should be deleted from Rule FC - R10(2)(ii) and (iii)

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					implemented, this rule will result in Council "double-dipping" for contributions if sections created by subdivision are not built on within five years of s224 Resource Management Act 1991 certification.	
Davis Ogilvie & Partners Ltd (S465)	S465.013	Subdivision	SUB - R1	Oppose	Rule SUB - R1 allows for boundary adjustment subdivisions in the GRZ General Residential and GRUZ General Rural zones. We object to the zone limitation within this rule. Provided the criteria listed in Rule SUB - R1(1) to (4) are met, we submit that the effects of boundary adjustment subdivisions in any zone would be minimal, and therefore should be included in this permitted activity rule.	Amend the rule so that it applies in all zones.
Davis Ogilvie & Partners Ltd (S465)	S465.014	Subdivision	SUB - R1	Amend	The residential density for the GRUZ General Rural Zone has been set at 4ha in the notified TTPP. Providing this maximum density is met on each site, we submit that there is no justification for sub-section (5) of Rule SUB - R1, which prohibits boundary adjustments from resulting in "potential additional residential units as a permitted activity" in the GRUZ General Rural Zone. Regardless of whether a boundary adjustment results in one title becoming large enough to accommodate an additional dwelling, if the density requirements are met then the effects of residential activity have already been considered acceptable under the TTPP.	Amend the rule so that provided the maximum density is met on each site, boundary adjustments as a Permitted Activity are able to result in additional residential units in the General Rural Zones.
Davis Ogilvie & Partners Ltd (S465)	S465.015	Subdivision	SUB - R7/ECO - R4	Amend	The rule needs to be amended to clarify that the allotment(s) created from the parent title must contain the area of significant indigenous biodiversity and be for the purpose of legal protection of	That the rule is amended to clarify that the allotment(s) created from the parent title must contain the area of significant indigenous biodiversity and be for the purpose of legal

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					that land. As written, the rule does not make this clear.	protection of that land.
Davis Ogilvie & Partners Ltd (S465)	S465.016	Subdivision	SUB - R9/ECO - R6	Amend	The rule needs to be amended to clarify that the allotment(s) created from the parent title must contain the area of significant indigenous biodiversity and be for the purpose of legal protection of that land. As written, the rule does not make this clear.	That the rule is amended to clarify that the allotment(s) created from the parent title must contain the area of significant indigenous biodiversity and be for the purpose of legal protection of that land.
Davis Ogilvie & Partners Ltd (S465)	S465.017	Subdivision	SUB - R7/ECO - R4	Amend	We also query the need for a minimum lot size for this purpose. There may be smaller stands of significant vegetation which are worthy of protection.	Amend so that there is no minimum lot size for this purpose.
Davis Ogilvie & Partners Ltd (S465)	S465.018	Subdivision	SUB - R9/ECO - R6	Support	There may be smaller stands of significant vegetation which are worthy of protection.	Amend so that there is no minimum lot size for this purpose
Davis Ogilvie & Partners Ltd (S465)	S465.019	Subdivision	SUB - R18	Amend	Rule SUB - R18 is unclear and requires clarification. It contains a circular reference to the same rule (SUB - R18) and the other rules referenced (with the exception of R20) do not relate to overlays. There are other rules that do specifically relate to overlays, which are not included in the exclusions listed.	Clarify the rule and remove the circular reference.
Davis Ogilvie & Partners Ltd (S465)	S465.020	Subdivision	SUB - S1	Support		Retain the minimum lot areas as notified.
Davis Ogilvie & Partners Ltd (S465)	S465.021	Subdivision	SUB - S7	Amend	We generally support the provision in Subdivision Standards SUB - S7 and SUB - S8 for off- grid electricity and telecommunications services, but suggest that these services should normally be reticulated in Residential zones.	Amend the standard to clarify that these services should normally be reticulated in Residential Area
Davis Ogilvie & Partners Ltd (S465)	S465.022	Subdivision	SUB - S8	Support	We generally support the provision in Subdivision Standards SUB - S7 and SUB - S8 for off- grid electricity and telecommunications services, but suggest that these services should	Amend the standard to clarify that these services should normally be reticulated in Residential Area

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					normally be reticulated in Residential zones.	
Davis Ogilvie & Partners Ltd (S465)	S465.023	Subdivision	SUB - S9	Amend	Subdivision Standard SUB - S9 is inconsistent with the requirements specified for Esplanade Reserves and Strips in s230 Resource Management Act 1991.	this standard should include the minimum area for "lake" as set out in s230; that is " <i>a lake whose bed has an area of 8 hectares or more</i> ".
Davis Ogilvie & Partners Ltd (S465)	S465.024	Settlement Zone	SETZ - R1	Amend	Subdivision Standard SUB - S1(e) states that minimum lot sizes in the Settlement zones is set as "1000m2 in unsewered areas and 500m2 in sewered areas". This is inconsistent with Rule SETZ - R1 in the zone rules section, which requires the smaller 500m2 sections to be "fully serviced by a network utility operator with wastewater, water supply and stormwater systems". We submit that these rules should be consistent; and support the Subdivision Standard approach of applying the minimum area to sewered vs unsewered sites.	Amend to be consistent with the subdivision standard approach of applying the minimum area to <b>sewered vs unsewered sites</b> .
Davis Ogilvie & Partners Ltd (S465)	S465.025	Subdivision	SUB - S1	Support		Retain approach that minimum lot sizes in the Settlement zones is set as " <i>1000m2 in unsewered areas and 500m2 in sewered areas</i> ".
Davis Ogilvie & Partners Ltd (S465)	S465.026	Settlement Zone	SETZ - R1	Amend	Rule SETZ - R1 (Residential Activities and Residential Buildings - Density) includes a grandfather clause (Rule R1.1.i.a) allowing the establishment of residential units on fully serviced sites lawfully established under existing District Plans. We submit that the grandfather clause in Rule SETZ - R1.1.i.a should be extended to include unserved sites that have been lawfully established under the relevant District Plan. Noting that SETZ Settlement	Amend the rule to the following wording: <b>Rule SETZ - R1Activity Status Permitted</b> Where: 1. Residential unit density is no more than: i. 1 unit per 500m2 net site areain areas fully serviced by anetwork utility operator with wastewater, water supply and stormwater systems; <b>or</b> , except that: a. <del>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</del>

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					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.	ii. 1 unit per 1000m2 net site area in areas where there is of wastewater, water supply and stormwater systems; <b>2. Excepti. 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</b> ii. In the SETZ - PREC4 - Rural Residential Precinct residential unit density is 1 unit per 4000m2 net site area.
Davis Ogilvie & Partners Ltd (S465)	S465.027	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 SETZ R1.2 and R1.3 as notified
Davis Ogilvie & Partners Ltd (S465)	S465.028	Settlement Zone	SETZ - R1	Amend	As all servicing matters will have been considered and approved at the time of subdivision and/or are covered by Rule SETZ - R1.2 and R1.3, requiring land use consent to build on existing sections will not achieve the purpose of the RMA as it creates an unnecessary administrative workload for Council planners. SETZ - R1 as notified also does not enable the community to provide for their social and economic wellbeing because it will not allow for the most efficient and effective development of land already earmarked and subdivided for future residential use.	Amend the rule so that building on existing sections is provided for as a Permitted Activity
Davis Ogilvie & Partners Ltd (S465)	S465.029	Signs	SIGN - R1	Amend	Rule SIGN - R1(10) is grammatically incorrect and confusing. The rule sets out a "minimum" lettering size but states that sign should not "exceed" these dimensions. This rule should be re- worded to clarify that signage	Clarify the rule.

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					lettering should be larger than the minimum size stated.	
Davis Ogilvie & Partners Ltd (S465)	S465.030	Signs	SIGN - R1	Amend	In the Commercial, Mixed Use and Industrial zones, the limit on the number of words and characters required by R1(10)(iii) is too restrictive. This limit may be appropriate for higher-speed areas but is not practical to convey the level of information often displayed on commercial signage.	That Rule SIGN - R1(10)(iii) should be amended to exclude lower-speed roads within the Commercial, Mixed Use, and Industrial zones.
Davis Ogilvie & Partners Ltd (S465)	S465.031	Signs	SIGN - R1	Amend	The separation distances required by Rule SIGN - R1(11) are also seriously flawed when considered against typical site sizes in the Commercial and Mixed-Use Zones. The rule requires 60m separation between signs in areas with	That Rule SIGN - R1(11) should be amended to exclude lower-speed roads within the Commercial, Mixed Use, and Industrial zones.
Davis Ogilvie & Partners Ltd (S465)	S465.032	ZONES	ZONES	Amend	Recession plane rules in the notified TTPP do not appear to be consistent and may require some re-assessment. For example, some zones apply recession planes to adjoining RESZ Residential and SETZ Settlement zones; some state RESZ Residential only; the NCZ Neighbourhood Centre Zone refers to "residential site boundary"; and others apply recession planes to all site boundaries. The two Industrial zones also differ in the application of recession planes.	Apply a more consistent approach to recession planes across the plan.
Davis Ogilvie & Partners Ltd (S465)	S465.033	General Rural Zone	GRUZ - R1	Amend	We object to the requirement in Rule GRUZ - R1 for a 10m setback from all internal boundaries. This is a significant departure from the previous District Plans (Buller District 1.5m, Grey District 5m, and Westland District 3m).	Reduce the setback widths from internal boundaries in the rule to 5m.
Davis Ogilvie & Partners Ltd (S465)	S465.034	Mixed Use Zone	MUZ - R4	Oppose	Whilst Rule MUZ - R4(1)(ii) is acknowledged as retaining a more	Amend the rule to allow for side or rear access e.g., via a right of way or driveway/walkway beside a

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					commercial amenity in this zone, subsection (5) appears contrary to this.	commercial business on the site.
Davis Ogilvie & Partners Ltd (S465)	S465.035	Commercial Zone	COMZ - R1	Amend	Rule COMZ - R1(3)(iii) states that tree planting within car parks is "encouraged". Rules in District Plans should be clear and enforceable; terminology such as "encouraged" is not appropriate.	That 1 tree per 20 car parking spaces should be "required" rather than encouraged.
Davis Ogilvie & Partners Ltd (S465)	S465.036	Residential Zones	Residential Zones	Amend	We submit that the rules setting out minimum outdoor living space should include a minimum dimension or shape factor. The notified TTPP currently only specifies a minimum dimension for outdoor living spaces in the COMZ Commercial Zone. A shape factor for the MRZ Medium Density Residential Zone (6m diameter circle) is provided for in the Medium Density Housing Design Guidelines, but is not specified in the rules.	That the rules for outdoor living spaces in the NCZ Neighbourhood Centre Zone, GRZ General Residential Zone and MRZ Medium Density Residential Zone include a minimum dimension or shape factor to ensure that living spaces are practical and contribute to residential amenity.
Davis Ogilvie & Partners Ltd (S465)	S465.037	Scenic Visitor Zone	Scenic Visitor Zone Rules	Amend		That the rules for outdoor living spaces in the SVZ - Scenic Visitor Zone include a minimum dimension or shape factor to ensure that living spaces are practical and contribute to residential amenity.
Davis Ogilvie & Partners Ltd (S465)	S465.038	Whole Plan	Whole plan	Amend	The notified TTPP utilises out-dated terminology when referring to land titles. Under the Land Transfer Act 2017, "certificates" of title" should now be referred to as Record of Title.	Amend all references to "certificates of title" to be "record of title"
Davis Ogilvie & Partners Ltd (S465)	S465.039	Whole Plan	Whole plan	Amend	The notified TTPP refers to engineering standards NZS 4404:2010. We recommend that this wording be supplemented to refer to any subsequent engineering standards adopted by Council, as NZS 4404:2010 is likely to be updated over time.	Amend all references to NZS 4404: 2010 to be supplemented to refer to any subsequent engineering standards adopted by Council, as NZS 4404:2010 is likely to be updated over time.
Davis Ogilvie & Partners Ltd (S465)	S465.040	Planning Maps and Overlays	Planning Maps and Overlays	Amend	From a consultant's perspective, it would be helpful to be able to save and/or print the TTPP planning maps at	Enable the maps to be able to be saved and printed at a defined scale.

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					a defined scale. This does not appear to be possible at present.	
Dean Mason (S356)	S356.001	Planning Maps and Overlays	Rezoning Requests	Oppose	The delicate natural landscape and remote rural community deserve the opportunity to assess mining proposals as they arise. MINZ zoning would prejudice all future applications in favor of mining, potentially resulting in multiple ventures creating compounding adverse effects.	I seek to remove Mineral Extraction Zoning from the Barrytown Flats and apply GRUZ zoning by default to all areas not otherwise zoned, eg lifestyle.
Dean Mason (S356)	S356.002	Ecosystems and Indigenous Biodiversity	ECO- O3	Support	To support indigenous biodiversity and initiatives to enhance regional vegetation, dunes, forest wetland and natural areas.	support Eco P2,3,4,8.
Dean Mason (S356)	S356.003	Appendix One: Transport Performance Standards	TRNS14	Amend	Currently rules deal with individual activities but don't recognize multiple small industrial activities will have a combined effect on road infrastructure, natural amenity and ability of residents to exercise their right to peaceful enjoyment of their homes and environment	amend TRNS14 to acknowledge and mitigate cumulative effects of transport movements.
Dean Mason (S356)	S356.004	Mineral Extraction Zone	Mineral Extraction Zone	Amend	The types of mining recently proposed may expose residents to additional dust, traffic and other nuisances. It will also affect businesses and other residents along the mine to port road. The considerable loss of pastoral land runs against the existing use of this coastal strip, which has been lifestyle and general rural.	additional rules to incorporate new activities including but not limited to heavy mineral concentrate, small and large scale, monitoring cumulative impacts.
Dean Trott (S330)	S330.001	Planning Maps and Overlays	General Residential Zone	Oppose	Having a historic functional and user-friendly Rifle and Pistol range so near to town is important to Westport - for lifestyle; as a visible and accessible way that members of the community can safely continue their different shooting sports; for being able to show the wider community that shooting	Do not zone any urban development to areas that encroach past the Gillows Dam and the 110KV power lines near to Pakihi road at Westport. This give a reasonable noise and safety zone between housing and the shooting ranges.



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					<p>sports are safe, are part of the wider community. In the case of the Westport Rifle club and range this is also an historic part of the towns identity. Continuing to have an accessible shooting range does encourage the ability for the wider community to have a safe place to shoot, learn to handle and shoot firearms safety while being under good guidance, supervision and training. It is also important as a place where hunters and pest controllers can practice, show, train and mentor youth in the safe and ethical use and practices of shooting and hunting. Therefore, I support and encourage the limiting of the zoning of any urban development to areas that do not encroach past the Gillows Dam and the 110KV power lines near to Pakihi road. This give a reasonable noise and safety zone between housing and the shooting ranges.</p>	
Dean Trott (S330)	S330.002	Noise	Permitted Activities	Amend	<p>This safety noise area also needs to be enacted along with the Shooting ranges as a consented and approved Area and Activity in the new district plan. As once housing developments gets to close to Shooting ranges, inevitable there will be persons who once they have moved in decide that it is too noisy and start to make complaints to the council demanding their intervention at rate payers expenses. This has happened in other parts of New Zealand as housing has been put to close to long established shooting ranges and clubs. With bills costing</p>	<p>Require development close to the Westport Rifle Range to install acoustic insulation and other noise mitigation requirements.</p>

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					tens of thousands of dollars to remedy.  These sorts of problems and costs can easily be avoided in the Westport situation by clearly defining the Shooting ranges and approved activities along with the required safety noise zones.	
Dean Van Mierlo (S570)	S570.001	Planning Maps and Overlays	Coastal Environment	Amend	Has been incorrectly and erroneously reflected in the pTTPP maps at this location.	Amend the maps to remove the high natural character in the coastal environment overlay from the mapping of section Lot 2 DP 307444, Blk V Brighton SD.
Dean Van Mierlo (S570)	S570.002	Planning Maps and Overlays	Coastal Environment	Amend	The area is approx. 50m above mean sea level, located on a limestone strata, and is separated from the ocean by approx. 140m	Amend the maps to remove the "coastal setback" from the mapping of Lot 2 DP 307444, Blk V Brighton SD.
Dean Van Mierlo (S570)	S570.003	Planning Maps and Overlays	Coastal Environment	Amend	There is no realistic threat from coastal processes to activities in this area.	Alternative relief, credible modelling should be provided that demonstrates the coastal setback area mapped on Lot 2 DP 307444, Blk V Brighton SD, is at real risk of coastal processes.
Dean Van Mierlo (S570)	S570.004	Planning Maps and Overlays	Natural Features and Landscapes	Amend	There is no evidence provided as to why this area is considered outstanding.	Amend the maps to remove the "Outstanding Natural Landscape" from the eastern/upper part of Lot 2 DP 307444, Blk V Brighton SD.
Dean Van Mierlo (S570)	S570.005	Planning Maps and Overlays	Outstanding Natural Character	Amend	Fails to recognise the presence and impact of existing lawful uses.	Amend the maps to remove the "Outstanding Coastal Natural Character" overlay from Lot 43 DP 3558 Blk IX Brighton SD.
Dean Van Mierlo (S570)	S570.006	General Rural Zone	GRUZ - R1	Amend	Setbacks are inappropriate and overly restrictive for small rural sections.	Amend permitted activity building setbacks applicable to small lot GRUZ sections (less than 1000m2) are; • 4.5m from road boundaries • 1m from other site boundaries • Not required where neighbouring property owners written approval is provided.
Dean Van Mierlo (S570)	S570.007	Coastal Environment	CE - R8	Support	Provides for limited additions or alterations to buildings and structures.	Amend permitted activity standard 2. The maximum height of building and structures above ground is

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						5m or the height of the existing building (whichever is the greater).
Dean Van Mierlo (S570)	S570.008	Coastal Environment	CE - R8	Amend	Provides for limited additions or alterations to buildings and structures.	Alternative relief: The maximum height of building and structures above ground is <del>5m</del> <b>7m</b> .
Dean Van Mierlo (S570)	S570.009	Coastal Environment	CE - R10	Amend	Should provide for limited structures accessory to permitted residential uses.	Amend permitted activity standard 5 as follows; 5. For agricultural pastoral and horticultural activities, <b>or residential activities</b> , or an accessory building ...
Dean Van Mierlo (S570)	S570.010	Whole Plan	Whole plan	Amend	Enables more efficient and effective use of natural and physical resources by people and communities	Further, alternative or consequential relief as may be appropriate to give effect to this submission.
Debbie Bland (S325)	S325.001	Planning Maps and Overlays	Natural Hazards	Amend	100m strip around the farm next to Mawheraiti river marked as flood plain, situated 10 m above the river.	Oppose the entire property to be zoned as a flood plain.
Deb Langridge (S252)	S252.001	Planning Maps and Overlays	Rezoning Requests	Oppose	Mineral Zones favour the miner over the communities. This is wrong. Mineral zones are too permissive. The proposed Barrytown mineral zone is inappropriate as it will water down neighbours and community voice. Being such a destructive activity, there should be the highest level of scrutiny put in place- environmental and social concerns thoroughly considered. This area contains an SNA and is farming and lifestyle block with many having tourism based businesses- it is not a mining area at all and never should be. The coast road is highly unsuitable for a heavy trucking route, The zone and its trucking would be in the flight path and drop zone of endangered Westland Petrel - the only place they breed in the world. To do large scale mining here is quite inappropriate. We are in a climate emergency- this needs to be taken into account- should	No mineral extraction zone at Barrytown (Collins Creek)

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					some mining activities be happening at all?	
Deb Langridge (S252)	S252.002	Mineral Extraction Zone	Mineral Extraction Policies	Amend	We are in a climate emergency and should be considering this now.	Mining applications (or any heavy fossil fuel use industry) should be including offsetting.
Deb Langridge (S252)	S252.003	Noise	NOISE - R11	Amend	<p>R11 Noise Mineral extraction zone/ mining activities in general rural zone- if there are houses nearby thought must be given to the residents 7-10pm everyday is too much noise. 8-5pm would be more suitable. No noise on weekends and public holidays otherwise its not a holiday or a break is it? If people are not getting good rest, there are health consequences. Mining companies should be made to reduce noise as much as possible not just aim for hitting the limit. does the plan encourage best practice in noise reduction by applicants?</p> <p>With technology the way it is, mines these days must be able to reduce their noise output alot, iie insulation, materials, quieter engines, and design. its just up to whether they are made to bother to explore these. They wont bother unless the plan makes them have best practice and put effort into reducing noise output.</p> <p>55 dB is too loud Meeting the 55 may mean being 25 decibels above the ambient level- this is totally unacceptable for those residents who live in that area for quiet. 45 would be a better limit.</p> <p>Properties bounding mineral extraction or any activity which is noisy should be able to use all their property comfortably.</p>	<p>Amend the plan so that noisy activities have shorter working hours, 8am-5pm is more suitable if there are residents nearby who will be disturbed by this. ..Weekends and public holidays should be quiet otherwise they are not holidays or breaks are they?</p> <p>Reduce the noise limit from 55 dB to 45 dB.The noise limit should be taken at the boundary not a notional boundary,</p>

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					Farm animals are also affected by noise- they prefer a quiet environment too- for this reason- noise limits should be taken from the boundary of property, not notional.	
Deb Langridge (S252)	S252.004	Noise	NOISE - R6	Amend	Making lots of noise after 5pm or before 8am is unacceptable especially if its a sustained activity ie mining 10 decibels above normal ambient is' annoying 'and unacceptable. WHO. People need to enjoy all their properties and their animals well being depends on a low level of noise- so notional boundary is not good enough should be measured at property boundary.	Reduce noise limits to no more than 50/45 decibels or lower and have shorter hours. 8-5pm for noisier times. There must be weekend and holidays as quiet times for well being of people, especially if a sustained activity . There should be a distinction between occasional farm noise and mining incessant noise in the noise limits. Noise should be measured on the boundary not notional
Deb Langridge (S252)	S252.005	SCHED2 - SCHEDULE OF NOTABLE TREES	SCHED2 - SCHEDULE OF NOTABLE TREES	Amend	*We need to protect large beautiful trees which once adorned the highway (or anywhere really) but have been cut down in the name of progress. There are few roadside trees left where once there were alot. They are homes/ecosystems for so many creatures. Consideration to large native trees should be given when earthworks are to be done and disturbing such trees avoided. The Barrytown Ratas are icons in this district. *I feel the identification of notable tree is incomplete and the register should stay open and be added to . many trees will have missed out being included in the protected trees list.	The roadside Rata tree on the Langridge property/ road reserve at Barrytown, and any other rata trees along the highway in Barrytown should have protection.
Deb Langridge (S252)	S252.006	Noise	NOISE - R3	Amend	Some mining companies and other noise producers especially, sustained ones, put little effort into keeping their	Buildings which produce noise should be insulated to a standard so that their machinery or whatever is not offending the neighbours. ie mine buildings,

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					noise onsite with regard to their machinery/ crushing noise. Bothering to follow best practice and effort to reduce noise pollution to neighbours should be enforced.	workshops
Deb Langridge (S252)	S252.007	Subdivision	Subdivision Rules	Amend	Landowners should be flexible to needs of their family and if a family member needs a house they should be able to divide that land to accommodate family needs. or if they wish to sell a block off to raise funds they should be able to.	General rural landowners should be able to subdivide land if they wish to into small house size lots
Deb Langridge (S252)	S252.008	Mineral Extraction Zone	Mineral Extraction Zone	Amend	<p>This submission addresses that objective in relation to proposed expansion of sand mining activities during the life of the TTPP and the potential for unanticipated consequences associated with the predicted rapid expansion of sand (heavy mineral concentrate) mining. Heavy mineral concentrate (HMC) mining is a new activity on the West Coast.</p> <p>Large-scale HMC mining activities are different in scale and impact compared with artisanal/small-scale gold mining that has been a feature of the West Coast for over 150 years and which continues today as an accepted part of life in the Region.</p> <p>These proposed HMC mining areas are on coastal placer deposits (mostly pastoral land) which are in many cases adjacent to coastal Rural Lifestyle zones over which the council has allowed substantial subdivision and residential housing development over the last 4-5 decades.</p> <p>The potential for conflict between communities living in the Rural Lifestyle</p>	<p>Develop new appropriate sand mining rules - HMC mining should be a Discretionary activity</p> <p>Negate the possibility of reverse sensitivity arguments being used for existing consented mineral extraction operations where subsequent consents allow an unacceptable increase in heavy truck movements along the same stretch of road to a level which would generate a minor or more than minor effect on the communities or businesses along the road.</p> <p>No night-time truck movements where the trucks pass within 40m of houses on RLZ properties. E.g. no heavy truck movements between 11 pm and 6 am [as currently for milk tankers].</p> <p>Monitoring of cumulative effects of dust, noise, effects on wildlife and loss of amenity values from increasing numbers of articulated mining trucks along routes to the port.</p> <p>Maximum allowable daily heavy truck movements be established for a road (or sections thereof) at the time of granting the first mining consent application using that road. Allowable truck movements for subsequent applications will be limited to the designated maximum allowable truck movements minus the existing consented daily truck movements from other mine sites.</p> <p>Notification.</p> <p>The Council should take a broad view when</p>

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					<p>Zone and this new form of mining is evident, as is potential conflict between local businesses and mining activities. A major difference between HMC sand mining and other forms of mining is the large volumes of material being shipped from the mine site in very large articulated trucks to two ports (Westport or Greymouth) for export. If not adequately managed, this will lead to excessive truck movements along major arterial routes and congestion close to the ports.</p> <p>The effect of cumulative sand mining consents needs to be considered in relation to their impacts on communities and businesses along the routes taken from mine to port in terms of noise, dust, traffic congestion, and amenity values en route.</p> <p>Large scale HMC mining thus requires some additional thinking with regards to TTPP rules and permissions. While we submit that these rules should be developed by professional planners in consultation with community stakeholders, here are some preliminary suggestions for rules specifically aimed at controlling the impact of large-scale HMC mining on local businesses and rural communities:</p>	<p>identifying affected parties and making notification decisions. E.g. considering whether the effects of heavy truck movements from a mine site to a port will affect commercial tourism and hospitality businesses on the trucking route, potentially many kilometres away from the mine site.</p> <p>The Council should be proactive in consulting potentially affected parties along the transport routes from mine to port (where minor or more than minor effects are anticipated) prior to making notification decisions in accordance with S95E of the RMA and associated point 6 under Notification rules in the TTPP General Approach section (6. Are there any persons who are adversely affected in a minor or more than minor way in relation to the activity?)</p>
Deb Langridge (S252)	S252.009	General Residential Zone	GRZ - R12	Oppose	Inadequate contro;l when it is a large scale mine such as Tiga on Barrytown flats. Need more community engagement. Cumulative effects of traffic, dust noise, environmental	Mineral extratction should be Restricted discretionary activity in rural zones. remove GRUZ 12

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					effects will be inadequately addressed under GRUZ12.	
Deborah Amies (S196)	S196.001	Whole Plan	Whole plan	Oppose	I object to combining District Councils as smaller areas will be neglected and major areas have a majority say. Stop takin peoples land off them you are repeating history eg SNA, historical, cultural + Enivomental values enough is enough.	Do not have a combined plan for the three districts.
Delwyn Broadbent (S319)	S319.001	Planning Maps and Overlays	High Natural Character	Oppose	We oppose the Natural overlay Chesterfield Terraces and want council to remove it	Remove high natural character overlay from Chesterfield Terraces
Delwyn Broadbent (S319)	S319.002	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA33	Oppose	We oppose the overlay at Chesterfield Terraces and want it amended	Remove the High Natural Character Overlay NCA 33 at Chesterfield Terraces
Denis and Wendy Cadigan (S532)	S532.001	Planning Maps and Overlays	Rezoning Requests	Amend	The minimum allotment size of 4ha for the General Rural Zone is opposed. 4ha is too small to be an economic farming unit, and too large for the lifestyle block market.	Rezone 148 Kumara Junction Highway to Settlement Zone - Rural Residential Precinct to allow subdivision to 4,000m2.
Denis and Wendy Cadigan (S532)	S532.002	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	A 500m2 limit is considered too restrictive to enable most building platforms and associated access for rural lifestyle properties to be constructed.	Remove or increase the limit on vegetation clearance to at least 1,000m2 per site, which is consistent with the minimum site size in Settlements where septic disposal is required to be provided on site (indicating a suitable building platform), and exclude access from the limit on vegetation clearance.
Denis and Wendy Cadigan (S532)	S532.003	Subdivision	SUB - S1	Oppose in part	The minimum allotment size of 4ha for the General Rural Zone is opposed. 4ha is too small to be an economic farming unit, and too large for the lifestyle block market.	Reduce the minimum allotment size to 5,000m2 as is currently provided for in the Westland District Plan as a discretionary activity,
Denis and Wendy Cadigan (S532)	S532.004	Coastal Environment	CE - R4	Oppose	The restrictions on building are unduly restrictive and do not provide for residential or rural activities which are	Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by



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					both anticipated by the underlying zones which make up the Coastal Environment. In particular, many lifestyle block dwellings (and urban dwellings) exceed 200m <sup>2</sup> in area. The rule as worded would trigger a resource consent requirement for almost every dwelling in the Coastal Environment, and will not provide for rural buildings which may be required to support rural activities in the Coastal Environment. The rule does not give effect to higher order objectives, including AG-O2.	deleting CE-R4.2.iii.I
Denis and Wendy Cadigan (S532)	S532.005	General Rural Zone	GRUZ - R3	Oppose in part	The proposed dwelling density for the GRUZ is considered to be inappropriate. The submitter has sought that the minimum allotment size in the GRUZ is 5,000m <sup>2</sup> as per the current Westland District Plan, and as such seeks a similar dwelling density limit	Amend GRUZ-R3.3 to change the residential unit density to 5,000m <sup>2</sup> in line with the submitter's relief sought on SUB-S1. Alternatively, rezone 148 Kumara Junction Highway to Settlement Zone - Rural Residential Precinct.
Department of Conservation (S602)	S602.001	Whole Plan	Whole plan	Oppose	No regard is had to section 74(b)(i) management plans and strategies prepared under other Acts in the Section 32 Report.	Request that management plans and strategies prepared under other Acts be considered in the section 42A report prior to the hearing, to have appropriate regard to the aspirations and goals for public conservation land on the West Coast/Te Tai o Poutini as set out in the West Coast Te Tai o Poutini Conservation Management Strategy.
Department of Conservation (S602)	S602.002	Whole Plan	Whole plan	Oppose	The plan inconsistently refers to the region in different ways throughout the provisions, and generally either as 'West Coast', or 'West Coast/Te Tai o Poutini', and this should be made consistent to avoid confusion.	Amend the provisions of the plan to refer to the region as <b>'West Coast/Te Tai o Poutini'</b> .
Department of Conservation (S602)	S602.003	Whole Plan	Whole plan	Oppose	The plan uses the term 'natural heritage' in several provisions, and this should be amended to 'natural	Amend the provisions of the plan to amend the term ' <del>natural heritage</del> ' to <b>'natural environment'</b> .

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					environment' to improve consistency and avoid confusion.	
Department of Conservation (S602)	S602.004	Whole Plan	Whole plan	Oppose	The plan uses the terms 'New Zealand', 'Aotearoa New Zealand' and 'New Zealand/ Aotearoa' inconsistently throughout, and should be amended to improve consistency and avoid confusion.	Amend the terms terms 'New Zealand' and 'Aotearoa New Zealand' to 'New Zealand/ Aotearoa'.
Department of Conservation (S602)	S602.005	Whole Plan	Whole plan	Oppose	The Plan often uses the term 'native' when describing indigenous flora and fauna, and the term 'indigenous' should be used instead as this is consistent with the Act, and removes any uncertainty or ambiguity regarding this interpretation.	Amend the term 'native' to 'indigenous'.
Department of Conservation (S602)	S602.006	Whole Plan	Whole plan	Oppose	The Plan often uses the term 'impacts' when describing adverse effects, and the term 'adverse effects' should be used instead as this is consistent with the Act, and removes any uncertainty or ambiguity regarding this interpretation.	Amend the term 'impacts' to 'adverse effects', unless the term impacts is required for consistency with a higher order document.
Department of Conservation (S602)	S602.007	Whole Plan	Whole plan	Oppose	The plans misspells some Māori words, and inconsistently uses macrons. For example Poutini Ngāi Tahu is often spelled without a macron - this impacts on how words can be pronounced, and can be confusing.	Review and amend the spelling of all Māori words and the use of macrons on Māori words.
Department of Conservation (S602)	S602.008	Whole Plan	Whole plan	Oppose	The terms 'waterway' and 'stream' are used throughout the plan where the term 'river' and/or 'waterbody', which is a defined term in the Act, should be used instead.	Replace the terms 'waterway' and 'stream' with 'river' and/or 'waterbody' throughout the Plan.
Department of Conservation (S602)	S602.009	Whole Plan	Whole plan	Oppose	The section titles use the English and Māori languages inconsistently throughout and this should be made consistent throughout the Plan. For example, Part titles and Section titles are only in English, but sub-section	Amend all key section titles in the Plan so that they are bilingual.

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					titles are bilingual. All key titles should be bilingual.	
Department of Conservation (S602)	S602.010	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Rules	Amend	For all rules that relate to the removal of indigenous vegetation, include an advice note to make it explicit that SNAs include all areas that meet the significance criteria, and not only those that are mapped.	Add the following advice note:  <b>For the avoidance of doubt, any area that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area.</b>
Department of Conservation (S602)	S602.011	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	Significant areas and values are referenced in different ways throughout the Plan, including 'overlay chapter', 'overlay area', 'overlay chapter area', 'schedule area', 'schedule' or by listing out the schedule name (or an alteration to the schedule name), or the key values (where it is implicit that the whole 'overlay' is being referred to - this is common throughout the Plan for SNAs). This can be confusing and could be simplified by amending the provisions throughout the Plan to be more consistent.	Amend references to significant values and areas where there is inconsistency throughout the Plan, and particularly where these relate to Schedules, Overlays, and SNAs.
Department of Conservation (S602)	S602.012	Whole Plan	Whole plan	Amend	A number of the controlled activity and restricted discretionary activity rules throughout the plan seek to manage activities which have adverse effects on significant values, including scheduled areas and areas which may be assessed as SNAs. A resource consent is required under these rules as the activities may have adverse effects on these areas and values. It is therefore appropriate that all matters of control and matters of discretion include an assessment of alternatives. This will	Amend matters of control and matters of discretion to include the consideration of an assessment of alternatives, where the rules relate to managing activities within scheduled areas and SNAs.

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					need to be adapted to the specific rule depending on the context of the rule and the areas or values to which it relates, e.g. alternatives to the activity, site or location.	
Department of Conservation (S602)	S602.013	Interpretation	CONSERVATION ACTIVITIES	Amend	The definition of conservation activities requires an amendment to be explicit that it excludes commercial activities to avoid any unintended consequences with the current definition.	means the use of land and/or buildings for any activity undertaken for the purposes of maintaining, protecting and/or enhancing the natural, historic and/or ecological values of a natural or historic resource. It includes ancillary activities and activities which assist to enhance the public's appreciation and recreational enjoyment of the resource, <b>and excludes commercial activities.</b>
Department of Conservation (S602)	S602.014	Interpretation	INDIGENOUS VEGETATION CLEARANCE	Amend	make it explicit that this also includes the damage and destruction of indigenous vegetation, including from mob stocking.	Amend: means the clearing <del>or</del> , <b>damage, destruction or</b> removal of indigenous vegetation by any means, including cutting, crushing, cultivation, irrigation, chemical application, drainage, stopbanking, <b>mob stocking</b> overplanting, or burning.
Department of Conservation (S602)	S602.015	Interpretation	RIPARIAN MARGIN	Amend	Amend the definition of riparian margin to remove the term stream, and the definition of river under the RMA includes streams.	Amend: means all land within <ul style="list-style-type: none"> <li>• 10m of any wetland;</li> <li>• 20m of any lake; and</li> <li>• 10m of any <del>stream</del> or river with an average bed width greater than 3m.</li> </ul>
Department of Conservation (S602)	S602.016	Interpretation	SIGNIFICANT NATURAL AREA	Amend	Support the SNA definition as it clearly sets out that SNAs apply to all areas that have been assessed as an area of significant indigenous vegetation or significant habitat of indigenous fauna, not just those that are scheduled. Amend the SNA definition to ensure that SNAs can also be assessed in accordance with any future nationally developed criteria.	Amend: means areas <del>that have been assessed as</del> <b>an area</b> of significant indigenous vegetation or significant habitat of indigenous fauna in accordance with the criteria set out in the West Coast Regional Policy Statement, <b>until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards. When nationally consistent criteria apply, these will be used to assess significance;</b> <del>or</del> <b>and</b> areas that have been identified as Significant Natural

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						Areas in any West Coast Regional or District Plan.
Department of Conservation (S602)	S602.017	Interpretation	Definitions	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.018	Interpretation	Definitions	Amend	As the term 'compensation' is used throughout the Plan, define this term so its meaning is clear.	Add a new compensation definition: <b>Compensation means an outcome that results from actions that are intended to compensate for residual adverse effects after all appropriate avoidance, minimisation, remediation, and offset measures (where appropriate), have been sequentially applied. In relation to Biodiversity Compensation, the definition above will apply until such time as a National Policy Statement for Indigenous Biodiversity takes effect. The definition of Biodiversity Compensation in the National Policy Statement for Indigenous Biodiversity will then be applied to all Biodiversity Compensation, (including the relevant principles listed in the National Policy Statement for Indigenous Biodiversity that must be complied with for an action to qualify as a Biodiversity Compensation).</b>
Department of Conservation (S602)	S602.019	Interpretation	Definitions	Amend	Include a definition for 'effects management hierarchy' to ensure that there is an appropriate cascade of effects management approaches.	Add a new effects management hierarchy definition: <b>Effects management hierarchy means an approach to managing the adverse effects of subdivision, use and development that requires that:</b> <ul style="list-style-type: none"> <li>• adverse effects are avoided where possible;</li> <li>• where adverse effects that cannot be demonstrably avoided, they are minimised where possible;</li> <li>• where adverse effects that cannot be demonstrably minimised, they are remedied where possible;</li> </ul>

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						<ul style="list-style-type: none"> <li>in relation to adverse effects that cannot be avoided, minimised, or remedied, offsetting is provided where possible (including but not limited to biodiversity offsets and freshwater offsets); and</li> <li>where offsetting is not demonstrably possible, adverse effects are compensated;</li> </ul>
Department of Conservation (S602)	S602.020	Interpretation	Definitions	Amend	As the term 'net gain' is used throughout the Plan, define this term so its meaning is clear.	Add a new net gain definition: <b>Net gain means the values to be lost through the activity to which the offset applies are counterbalanced and exceeded by the proposed offsetting activity, so that the result is a net gain when compared to that lost. In relation to Biodiversity Offsetting, the definition above will apply until such time as a National Policy Statement for Indigenous Biodiversity takes effect. The principle of Net Gain in the National Policy Statement for Indigenous Biodiversity will then be applied to all Biodiversity Offsetting.</b>
Department of Conservation (S602)	S602.021	Interpretation	Definitions	Amend	As the term 'offset' is used throughout the Plan, define this term so its meaning is clear.	Add a new offset definition: <b>Offset means a measurable conservation outcome that results from actions that:</b> <ul style="list-style-type: none"> <li>redress any more than minor residual adverse effects after all appropriate avoidance, minimisation, and remediation measures have been sequentially applied; and</li> <li>achieves a measurable net gain compared to that lost.</li> </ul> <b>In relation to Biodiversity Offsetting, the definition above will apply until such time as a National Policy Statement for Indigenous Biodiversity takes effect. The definition of Biodiversity Offsetting in the National Policy</b>

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						<b>Statement for Indigenous Biodiversity will then be applied to all Biodiversity Offsetting (including the relevant principles listed in the National Policy Statement for Indigenous Biodiversity that must be complied with for an action to qualify as a Biodiversity Compensation).</b>
Department of Conservation (S602)	S602.022	Interpretation	Definitions	Amend	Define watercraft so that the structures the definition applies to are explicit as the term could otherwise be very broadly interpreted.	Add a new watercraft definition: <b>Watercraft means a boat or other vessel that travels on water. This excludes use for commercial or residential activities, and excludes fixed structures on water.</b>
Department of Conservation (S602)	S602.023	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Amend	DoC's feedback on the draft plan raised concerns with the term 'natural heritage' and the ambiguity of this term without it being defined in the Plan. As a result, this has been amended to 'natural environment' in most but not all areas of the plan. This requires amending to 'natural environment' on the Strategic Direction title page, and in other areas throughout the Plan (for example - in SUB-O5). The order and description of the strategic directions on the title page should also follow the same order and descriptions as the strategic direction objectives to avoid confusion.	Amend the strategic Directions title page: This section of the plan will outline the significant resource management issues for the three districts. It will set the strategic direction for the plan in relation to: <ul style="list-style-type: none"> <li><del>Urban form and development</del></li> <li><del>Biodiversity and natural heritage management</del></li> <li><del>Climate change</del></li> <li><del>Mining</del></li> <li><del>Natural hazards</del></li> <li><del>Tourism</del> - <b>Agriculture - Te Ahuwhenua</b></li> <li><b>Connections and Resilience - Ngā Hononga me te Manawa Titi</b></li> <li><b>Mineral Extraction - Te Tango Kohuke</b></li> <li><b>Natural Environment - Te Taiao</b></li> <li><b>Poutini Ngāi Tahu</b></li> <li><b>Tourism - Te Tāpoi</b></li> <li><b>Urban form and development - Te āhua me te whanaketanga o te tāone</b></li> </ul>
Department of Conservation (S602)	S602.024	STRATEGIC DIRECTION	Strategic Directions Overview	Oppose	The explanation of the strategic direction does not appropriately recognise the protection of natural and physical resources identified through resource consents from inappropriate development, and does not recognise that matters of national importance also	Amend the strategic objectives overview: The Strategic Directions are intended to demonstrate: <ol style="list-style-type: none"> <li>1. Commitment to, and articulation of the Councils' partnership with Poutini Ngāi Tahu;</li> <li>2. Alignment with the communities' aspirations for development while maintaining environmental quality across the West Coast/Te Tai o Poutini;</li> </ol>

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					includes cultural and heritage values.	3. Integrated management through the grouping of environmental considerations which combine to achieve strategic outcomes; and avoiding strategic objectives becoming isolated within various chapters of Te Tai o Poutini Plan; 4. <del>Fostering</del> <b>Enabling</b> the use and development of natural and physical resources whilst protecting the natural, <b>cultural and heritage</b> values that have been elevated to matters of national importance by the Resource Management Act 1991, <del>and these</del> matters of national and regional significance by National and Regional Policy Statements, <b>and natural, cultural or heritage values identified through resource consents</b> ;
Department of Conservation (S602)	S602.025	STRATEGIC DIRECTION	CR	Amend	Amend the connections and resilience strategic objectives overview so that it applies to all buildings and structures to ensure all development is resilient to natural hazards and the effects of climate change.	Amend the Introduction: This Chapter sets out the overarching direction for matters relating to <del>infrastructure connections and</del> <b>natural hazards and climate change</b> resilience across the West Coast/Te Tai o Poutini.
Department of Conservation (S602)	S602.026	STRATEGIC DIRECTION	CR - O3	Amend	Amend the connections and resilience strategic objectives CR-O3 so that it applies to all buildings and structures to ensure all development is resilient.	Amend Objective CR-O3: To ensure that new <del>locations for critical infrastructure and connections</del> <b>buildings, structures, and infrastructures</b> take account of the hazardscape and where practicable are built away from natural hazards.
Department of Conservation (S602)	S602.027	STRATEGIC DIRECTION	MIN - O2	Amend	Amend mineral extraction objective MIN-O2 to ensure that mineral extraction is only enabled where the adverse effects on the environment can be appropriately managed.	Amend Objective MIN-O2: To enable mineral extraction and ancillary activities which support it, including specifically within the <del>Buller Coalfield Zone</del> , Mineral Extraction Zone, Rural Zones and Open Space Zone <b>where the adverse effects on the environment can be appropriately managed.</b>
Department of Conservation (S602)	S602.028	STRATEGIC DIRECTION	MIN - O6	Amend	Amend Objective MIN-O6 to apply the effects management hierarchy and to clarify that offsetting and compensation should be used to mitigate residual	Amend Objective MIN - O6: To: a. Avoid, remedy or mitigate the adverse effects of mineral extraction activities on the West Coast/Te Tai o Poutini's significant natural and cultural



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					adverse effects, to appropriately manage the adverse effects from mining on significant values. Amend matter ii to align with the language used in Section 6(c) of the Act.	features, sites and heritage, and amenity values, <b>in accordance with the effects management hierarchy</b> , including: <ul style="list-style-type: none"> <li>i. Poutini Ngāi Tahu cultural resources and taonga including sites and areas of significant to Māori identified in Schedule Three;</li> <li>ii. Areas of significant indigenous vegetation, <b>and significant habitats of significant indigenous fauna habitat and protected native fauna</b>;</li> <li>iii. Outstanding natural landscapes and features;</li> <li>iv. <del>Waterways and</del> waterbodies;</li> <li>v. The coastal environment;</li> <li>vi. The wellbeing of people and communities; and <b>b. Apply the mitigation hierarchy to allow require residual</b> adverse effects to be addressed by alternative mitigation measures such as biodiversity offsetting and <del>environmental</del> compensation.</li> </ul>
Department of Conservation (S602)	S602.029	STRATEGIC DIRECTION	NENV- O1	Amend	Objective NENV-O1 requires amending so that natural environment values are also enhanced.	Amend Objective NENV-O1: To recognise, and protect and enhance the natural character, landscapes and features, ecosystems and indigenous biodiversity that contribute to the West Coast's character and identify and Poutini Ngāi Tahu's cultural and spiritual values.
Department of Conservation (S602)	S602.030	STRATEGIC DIRECTION	NENV - O3	Oppose	Objective NENV-O3 is ambiguous, contains duplication, and could be interpreted in a number of ways - possibly to the detriment of priority conservation values. Functional need and operational need is defined in the Plan and the objectives should be made more explicit regarding the functional and operation needs of infrastructure to locate in significant areas.	Amend Objective NENV-O3: To recognise: <ul style="list-style-type: none"> <li>The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in <del>protecting significant areas, habitats and features</del>;</li> <li>The <b>functional need and operational need</b> for infrastructure to sometimes be located in significant areas; and</li> <li>The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in <b>protecting natural environment values achieving the requirements of the RMA.</b></li> </ul>

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Department of Conservation (S602)	S602.031	STRATEGIC DIRECTION	NENV - O4	Oppose	Objective NENV-O4 should be amended to ensure that the objective is clear that unique and important natural environment areas are protected from inappropriate subdivision, use and development.	Amend Objective NENV-O4: To clearly identify: a. Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which must be protected <b>from inappropriate subdivision, use and development</b> ; and b. Areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed.
Department of Conservation (S602)	S602.032	STRATEGIC DIRECTION	Poutini Ngāi Tahu	Support	Support Poutini Ngāi Tahu strategic objectives and policies	Support Poutini Ngāi Tahu strategic objectives and policies.
Department of Conservation (S602)	S602.033	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.034	Energy	ENG - P8	Amend	Amend Policy ENG-P8 so that it aligns with the functional need definition of the Plan, applies the effects management hierarchy where adverse effects on scheduled or overlay items cannot be avoided, protects values identified in schedules in addition to areas, and removes duplication.	Amend Policy ENG-P8: Manage the adverse effects of the National Grid by: a. Where appropriate, using substantial upgrades as an opportunity to reduce existing adverse effects; b. Seeking to avoid adverse effects on areas <b>and values</b> identified in Schedules <b>SNAs, and Overlay Areas and applying the effects management hierarchy where adverse effects cannot be avoided</b> ; c. Where the National Grid has a functional <b>need</b> or operational need to locate within the Coastal Environment, manage adverse effects by: <del>d. Seeking to avoid adverse effects on Overlay Chapter areas and where it is not practicable to avoid, to remedy or mitigate;</del> e. Seeking to avoid significant adverse effects on other areas of natural character, natural attributes and character of natural features and landscapes and indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010; and f. recognise that there may be some areas within the sites and areas identified in Schedules where avoidance

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						of adverse effects is required to protect the identified values and characteristics
Department of Conservation (S602)	S602.035	Infrastructure	INF - P2	Oppose	Amend Policy INF-P2 so that it aligns with the functional and locational needs definitions of the Plan, and applies the effects management hierarchy to Schedules, SNAs and Overlay Areas.	Amend Policy INF-P2: Manage the design and location of utilities and infrastructure, including when sited in overlays in a way which considers: <ul style="list-style-type: none"> <li>a. Locational, technical and operational constraints in accordance with the infrastructures functional needs and operational needs;</li> <li>b. Resilience to natural hazards and climate change;</li> <li>c. Poutini Ngāi Tahu requirements for discharge of wastewater to land;</li> <li>d. Benefits of co-location of infrastructure;</li> <li>e. That positive effects of infrastructure may be realised locally, regionally, or nationally; and</li> <li>f. The need to minimise adverse effects on the environment by applying the effects management hierarchy within Schedules, SNAs and Overlay Chapter areas</li> </ul>
Department of Conservation (S602)	S602.036	Energy Infrastructure and Transport	Energy Infrastructure and Transport	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.037	Natural Hazards	Natural Hazards	Amend	Amend the policies, and matters of discretion to include the consideration of alternatives, and to require the consideration of alternatives for hard protection structures.	Natural Hazards
Department of Conservation (S602)	S602.038	Natural Hazards	Natural Hazards Objectives	Amend	Support the natural hazard policies and introduce an additional policy which requires that subdivision, use and development does not create or exacerbate natural hazards so that these provisions give effect to the NZCPS and sections 31(b) and 106 of the Act.	Add new objective: <b>NH-07 Subdivision, use and development does not create or exacerbate adverse natural hazard effects on other people, property, infrastructure and the environment.</b>

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Department of Conservation (S602)	S602.039	Natural Hazards	NHP4	Amend	Amend Policy NH-P4 to ensure that the effects of changes to severe weather events are considered when assessing the effects of climate change.	Amend Policy NH-P4: Natural hazard assessment, ... a. ... <b>g. Changes to the magnitude, frequency and duration of severe weather events.</b>
Department of Conservation (S602)	S602.040	Natural Hazards	NHP10	Amend	Strengthen Policy NH-P10 to ensure that development of sensitive activities in these hazard overlays avoids significant natural hazard risk.	Amend Policy NH-P10: Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that: a. The activity has an operational and functional need to locate within the hazard area; and <b>b. There is no significant risks from natural hazards;</b> <b>and</b> c. That the activity incorporates mitigation of risk to life, property and the environment, and there is significant public or environmental benefit in doing so.
Department of Conservation (S602)	S602.041	Natural Hazards	NHP11	Amend	Strengthen Policy NH-P11 to ensure that development in these hazard overlays avoids significant natural hazard risk to adjoining property and people.	Amend Policy NH-P11: Allow development in the Land Instability Alert, Coastal Alert and Flood Susceptibility overlays where: a. Mitigation measures avoid risk to life and minimise risk to property and the environment; and b. The risk to adjacent properties, activities and people <b>is not significant, and</b> is not increased as a result of the activity proceeding.
Department of Conservation (S602)	S602.042	Natural Hazards	NHP12	Amend	Strengthen Policy NH-P12 to discourage hard protection in accordance with the NZCPS and to protect building and structures from the adverse effects of natural hazards.	Amend Policy NH-P12: When assessing the effects of activities in natural hazard overlays consider: a. The effects of natural hazards on people, property and the environment; b. technological and engineering mitigation measures and other non-engineered options; <b>c. Discouraging hard protection structures and avoiding hard protection structures in the Coastal Environment;</b> d. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; e. The clearance or retention of vegetation or other

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						natural features to mitigate natural hazard risk; f. The timing, location, scale and nature of any earthworks in relation to natural hazard risk; g. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site; h. The functional or operational need to locate in these areas; and i. Any significant adverse effects on the environment of any proposed mitigation measures.
Department of Conservation (S602)	S602.043	Natural Hazards	NHR2	Support	Amend Rule NH- R2 so that the earthworks rule is less ambiguous and is measurable.	Amend Rule NH- R2: Activity Status Permitted Where: The structure has been lawfully established; Earthworks and land disturbance is <del>the minimum required to undertake the activity</del> <b>contained wholly within the footprint of the mitigation structure;</b> 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....
Department of Conservation (S602)	S602.044	Natural Hazards	NHR3	Amend	Amend Rule NH- R3 so that the earthworks rule is less ambiguous and is measurable, and enables an appropriate level of earthworks to be undertaken as a permitted activity, given this will relate to areas subject to natural hazards where the release of silt and sediment is a higher risk during natural hazard events.	Amend Rule NH- R3: Activity Status Permitted Where: <ol style="list-style-type: none"> <li>1. The structure has been lawfully established;</li> <li>2. Earthworks and land disturbance is <del>the minimum required to undertake the activity</del> <b>wholly contained within the footprint of the structure, or is otherwise no more than 100m3 and 200m2 in area in any 12 month period;</b></li> <li>3. ....</li> </ol>

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Department of Conservation (S602)	S602.045	Natural Hazards	Natural Hazards Rules	Amend	Introduce a new rule to enable the demolition and removal of buildings and structures as a permitted activity	Insert new Rule: <b>NH - RX Demolition and Removal of a Natural Hazard Mitigation Structure within all zones and Overlay Areas</b> <b>Activity Status Permitted</b> <b>Advice Note: Where structures are identified as Historic Heritage Items in Schedule One, then the Historic Heritage Rules apply</b> <b>Activity status where compliance not achieved: N/A</b>
Department of Conservation (S602)	S602.046	Natural Hazards	NHR4	Amend	Oppose the permitted activity status for new Natural Hazard Mitigation Structures as these structures can have adverse environmental effects that should be assessed through a resource consent.	Amend Rule NH- R4: Activity Status <del>Permitted</del> Restricted Discretionary Where: <ol style="list-style-type: none"> <li>The structure is located outside of any Overlay Chapter area identified in Schedules 1-8;</li> <li><del>Earthworks and land disturbance is the minimum required to undertake the activity;</del></li> <li>There is no reduction in public access;</li> <li>It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing...</li> </ol> <b>Discretion is restricted to:</b> <ol style="list-style-type: none"> <li><b>The effects of natural hazards on people and property;</b></li> <li><b>Considering whether the proposed earthworks and land disturbance is the</b></li> </ol>

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						<p>minimum required to undertake the activity;</p> <ol style="list-style-type: none"> <li>3. Technological and engineering mitigation measures and other non-engineered options;</li> <li>4. Discouraging hard protection structures;</li> <li>5. The location and design of the natural hazard mitigation structure;</li> <li>6. Any freeboard requirements to be included;</li> <li>7. The management of vegetation or other natural features to mitigate natural hazard risk;</li> <li>8. The timing, location, scale and nature of any earthworks in relation to the natural hazard structure;</li> <li>9. Adverse effects on ecosystems and indigenous biodiversity;</li> <li>10. Any other adverse effects on the environment of the proposed natural hazard mitigation structure; and</li> <li>11. Alternative methods to avoid or mitigate the identified hazard risks....</li> </ol>
Department of Conservation (S602)	S602.047	Natural Hazards	NHR5	Amend	Support Rule NH-R5, but amend the rule title as a consequential amendment to the changes proposed to Rule NH-R4.	Amend: Repairs, Maintenance, Operation, Upgrade of Existing Natural Hazard Mitigation Structures and New Natural Hazard Mitigation Structures not meeting Permitted <b>or Restricted Discretionary</b> Activity Standards
Department of Conservation (S602)	S602.048	Natural Hazards	NHR38	Oppose	Delete 2. so that Rule NH-R38 applies to repairs and maintenance only, and add additional rules so that reconstruction is a restricted discretionary or non-complying activity. This enables adverse effects of reconstruction to be appropriately assessed to give effect to the NZCPS.	Amend: Where For repairs and maintenance there is no increase in the area of the building; For reconstruction of a building lawfully established at the time of notification of the Plan where: The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God; The destroyed/damaged building is reconstructed within

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						5 years in the Coastal Alert overlay and 2 years in the Coastal Severe overlay; The reconstructed building is similar in character, intensity and scale to the building it replaces. Activity status where compliance not achieved: NA
Department of Conservation (S602)	S602.049	Planning Maps and Overlays	Natural Hazards	Support	Seek that the Hokitika Coastal Overlay is mapped so it is clear where Rule NH-R38 applies.	Map the Hokitika Flood and Coastal Erosion Protection Scheme
Department of Conservation (S602)	S602.050	Natural Hazards	NHR50	Oppose	Delete 2. in Rule NH-R50 so that areas that are not protected by the scheme require a resource consent so that adverse effects can be appropriately assessed, and add new restricted discretionary or non-complying activity rules. This enables adverse	Amend: Activity Status Permitted Where: All new buildings are protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event, as certified by the West Coast Regional Council. <del>Where new buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event; Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise coastal event.</del> Activity status where compliance not achieved: Discretionary
Department of Conservation (S602)	S602.051	Natural Hazards	Natural Hazards	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.052	Historic Heritage	HH - R3	Amend	Support minor earthworks Rule HH-R3 and amend it to make the rule explicit that earthworks are only permitted where the earthworks provisions in the EW Section are also met.	Amend: Activity Status Permitted Where:  1. These are earthworks that will not result in damage, demolition or destruction of heritage items and are associated with: <b>a. An activity permitted under Rule EW-R1 to EW-R6; and...</b>



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Department of Conservation (S602)	S602.053	Historic Heritage	HH - R4	Amend	Support Rule HH-R4 and amend it to require that either an Archaeological Authority is provided or the written approval of Heritage New Zealand - Pouhere Taonga (HNZPT) is provided. This is important to ensure that the applicant consults with HNZPT on the appropriateness of any repositioning or relocation of scheduled heritage items; and HNZPT confirm that the repositioning or relocation is in fact appropriate.	Amend: Activity Status Controlled Where: <ul style="list-style-type: none"> <li>1. All performance standards for Rule HH - R1 are complied with; and</li> <li>2. <b>An Archaeological Authority has been issued by Heritage New Zealand - Pouhere Taonga, or the written approval of Heritage New Zealand - Pouhere Taonga is provided; and...</b></li> </ul>
Department of Conservation (S602)	S602.054	Historic Heritage	HH - R5	Amend	New infrastructure connections to heritage items have the potential to affect the fabric of the building (e.g. overhead lines, water tanks). Support Rule HH-R5 and amend it to require that either an Archaeological Authority is provided or the written approval of Heritage New Zealand - Pouhere Taonga (HNZPT) is provided. This is important to ensure that the applicant consults with HNZPT on the appropriateness of any new infrastructure connections; and HNZPT confirm that these are appropriate.	Amend: Activity Status Controlled Where: <ul style="list-style-type: none"> <li>1. The new infrastructure connection is to a historic heritage building listed in Schedule One.; <b>and</b></li> <li>2. <b>An Archaeological Authority has been issued by Heritage New Zealand - Pouhere Taonga, or the written approval of Heritage New Zealand - Pouhere Taonga is provided.</b></li> </ul>
Department of Conservation (S602)	S602.055	Historic Heritage	HH - R7	Amend	The activities in Rules HH-R7 and HH-R8 have the potential to adversely affect heritage items. Support Rules HH-R7 and HH-R8 and amend them to include the consideration of any approved Archaeological Authority, and any consultation feedback provided by HNZPT. This is important to ensure that any feedback from HNZPT on the appropriateness of the activity is considered by council in the assessment of the application.	Amend: Activity Status Restricted Discretionary Discretion is restricted to: <b>1. Whether an Archaeological Authority has been issued by Heritage New Zealand - Pouhere Taonga, and whether any consultation feedback has been provided to the applicant by Heritage New Zealand - Pouhere Taonga; and...</b>

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Department of Conservation (S602)	S602.056	Historic Heritage	Other relevant Te Tai o Poutini Plan provisions	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.057	Sites and Areas of Significance to Māori	SASM - P8	Amend	Support Policy SASAM-P8 and amend it to also require engagement with HNZPT where the site is also an archaeological site or contains a heritage item, as significant cultural sites and significant heritage sites are not mutually exclusive.	Amend: Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: a. Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood; <b>b. If the site is an archaeological site and/or contains a heritage item, engagement also occurs with Heritage New Zealand - Pouhere Taonga;..</b>
Department of Conservation (S602)	S602.058	Sites and Areas of Significance to Māori	SASM - P10	Amend	Support Policy SASAM-P10 and amend it to include disturbance of land for the installation of fence posts, as this activity has the potential to adversely affect the upper slopes and peaks of the ancestral maunga identified in Schedule Three.	Amend: Restrict buildings, structures, forestry, network utility structures, mining, and earthworks, <b>and disturbance of land for the installation of fence posts</b> on the upper slopes and peaks of ancestral maunga as identified in Schedule Three
Department of Conservation (S602)	S602.059	Sites and Areas of Significance to Māori	SASM -R7	Amend	Support Rule SASM-R7 and amend the rule to require that if HNZPT Archaeological Authority is required, that this is obtained, or that HNZPT's written approval is provided.	Amend: Activity Status Permitted Where: In relation to extraction of Aotea: i. Any extraction of Aotea is only undertaken by Te Rūnanga o Makaawhio or their authorised representatives or contractors; i. Where an Aotea Management Plan prepared by Te Rūnanga o Makaawhio exists, any extraction of Aotea is in accordance with that plan; ii. Where this is Aotea extraction in the Aotea overlay, notice of the activity is provided to the Westland District Council by Te Rūnanga o Makaawhio, at least 10 working days prior to the activity occurring; <b>andiii. Where an Archaeological Authority is required by Heritage New Zealand - Pouhere Taonga, any extraction is undertaken in accordance with it,</b>

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						<p><b>or the written approval of Heritage New Zealand - Pouhere Taonga is provided; and</b>In relation to extraction of Pounamu:</p> <p>ii. Any extraction of Pounamu is only undertaken by Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio or their authorised representatives or contractors;</p> <p>i. Where a Pounamu Management Plan prepared by Poutini Ngāi Tahu exists, any extraction of Pounamu is in accordance with that plan;</p> <p>ii. Where this Pounamu extraction is within the Pounamu overlay, notice of the activity is provided to the relevant district council by the relevant Poutini Ngāi Tahu rūnanga, at least 10 working days prior to the activity commencing;</p> <p><b>iii. Where an Archaeological Authority is required by Heritage New Zealand - Pouhere Taonga, any extraction is undertaken in accordance with it, or the written approval of Heritage New Zealand - Pouhere Taonga is provided; and</b></p> <p>iii. In relation to other mineral extraction and quarrying activity:</p> <p>i. Written approval is provided by the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio, that the activity can occur within the Pounamu and/or Aotea overlay(s) and the written confirmation shall be provided to the relevant district council at least 10 working days prior to the activity commencing;<b>and</b></p> <p><b>ii. Where an Archaeological Authority is required by Heritage New Zealand - Pouhere Taonga, any extraction is undertaken in accordance with it, or the written approval of Heritage New Zealand - Pouhere Taonga is provided.</b></p>

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Department of Conservation (S602)	S602.060	Sites and Areas of Significance to Māori	SASM	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.061	Natural Environment Values	Natural Environment Values	Amend	The overview in the title page requires minor amendments to include the margins of waterbodies.	Amend the overview: This section will include the provisions for ecosystems and indigenous biodiversity, natural character, natural features and landscapes and <del>public access</del> <b>the margins of waterbodies</b> . It will identify the specific features and places on the West Coast that are important to those values, including any Outstanding Landscapes or Significant Natural Areas. It will also include the Objectives, Policies and any Rules for the management of these areas.
Department of Conservation (S602)	S602.062	Natural Environment Values	Natural Environment Values	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.063	Ecosystems and Indigenous Biodiversity	Overview	Oppose	The overview requires amending to not only recognise species indigenous to New Zealand, but to also recognise flora and fauna endemic to the west coast and therefore not found anywhere else, threatened ecosystem types, and ecological connectivity.	Amend: ...The West Coast/Te Tai o Poutini contains a significant amount of intact natural diversity by comparison with other parts of New Zealand/Aotearoa me Te Waipounamu. Continuous tracts of lowland and coastal forests and freshwater as well as coastal wetlands cover large areas. In many places indigenous ecosystems and habitats extend unbroken from the mountains to the sea. <b>Approximately</b> 84% of the land area is under the management of the Department of Conservation. In total an estimated 90% of the West Coast/Te Tai o Poutini is covered in indigenous vegetation - compared with 24% nationally.  While the West Coast/Te Tai o Poutini is fortunate to have a wide range of diverse and intact ecosystems and vegetation types, <b>they occur primarily in the uplands, and</b> there are some ecosystems and vegetation types not well represented in the protected areas network. These are generally ecosystems found

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						<p>in the lowland areas of the West Coast/Te Tai o Poutini, <b>and include threatened ecosystems such as coastal turf and wetlands, and vegetation types such as coastal forest and forests on alluvial terraces.</b> Alongside this, parts of the West Coast/Te Tai o Poutini include the last habitats or strongholds of some native species threatened with extinction. <b>The benefits of ecological connectivity from the mountains to the sea on the West Coast/Te Tai o Poutini are shared by all.....</b>In the Grey District, an evaluation process has been underway for a number of years, and this has enabled 37 Significant Natural Areas to be identified within the Grey District. The list of these Significant Natural Areas can be found in Schedule Four and they are also shown on the maps. In the Buller and Westland Districts, where Significant Natural Areas have not yet been mapped, <b>the mapping of Significant Natural Areas will be undertaken and completed by June 2027.;</b></p> <p>Te Tai o Poutini Plan has general vegetation clearance rules, with an <del>expectation</del> <b>requirement</b> that an assessment against the regionally consistent significance criteria will be undertaken at the time of any resource consent <b>or to confirm whether or not the area proposed to be cleared is not significant before permitted clearance occurs. These rules apply in addition to the rules that apply to the Schedule 4 Significant Natural Areas...</b></p> <p><del>...Indigenous vegetation clearance in the Coastal Environment or adjacent to waterbodies</del> Where indigenous vegetation clearance is proposed within riparian margins next to rivers, lakes and wetlands refer to the Natural Character and Margins of Waterbodies chapter of the Plan for <del>the</del> <b>additional Rules</b> around this clearance....</p>

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Department of Conservation (S602)	S602.064	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Amend	Support the objectives subject to amendments and re-order the objectives so that ECO-O4 is reordered to become ECO-O1 as this objective applies to all indigenous biodiversity.	Re-order the objectives so that ECO-O4 become ECO-O1.
Department of Conservation (S602)	S602.065	Ecosystems and Indigenous Biodiversity	ECO- O4	Amend	Support ECO-04 and amend it to have regard to the maintenance and enhancement of the quality of the environment, and where appropriate restore the range and diversity of ecosystems.	Amend ECO-04: ECO - O41 To maintain, <b>enhance and where appropriate restore</b> the range and diversity of ecosystems and indigenous species found on the West Coast/Te Tai o Poutini
Department of Conservation (S602)	S602.066	Ecosystems and Indigenous Biodiversity	ECO- O2	Oppose	Amend ECO-O2 to only allow development within areas of significant indigenous vegetation and significant habitats of indigenous fauna where natural values are protected and where appropriate, restored.	Amend: To <del>provide</del> <b>allow</b> for appropriate subdivision, use and development within areas of significant indigenous vegetation and significant habitats of indigenous fauna where the values of the area <del>can be</del> <b>are protected, maintained or and enhanced, and where appropriate restored.</b>
Department of Conservation (S602)	S602.067	Ecosystems and Indigenous Biodiversity	ECO - P1	Amend	Amend ECO-P1 to align with terms used in Section 6(c) of the Act, ensure that the criteria used to assess significance is consistent with the RPS and any future national criteria, and that the criteria is also used to assess significant indigenous vegetation and fauna habitat through the resource consent process or if needed, to confirm compliance with permitted standards. Even with robust mapping, the level of significance of indigenous vegetation and fauna habitat at a site scale is often not known until such time as development is proposed through a resource consent application.	Amend: Identify areas of significant indigenous vegetation and <b>significant habitats of indigenous fauna-habitat as Significant Natural Areas:</b> 1. In the Grey District: i. These areas are identified in Schedule Four; <b>and</b> <b>ii. The criteria set out in Appendix 1 of the West Coast Regional Policy Statement will be used to assess significance through the resource consent process (or to confirm whether or not the area proposed to be cleared is not significant before permitted clearance occurs), until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards. When nationally consistent criteria apply, these will be used to assess significance;</b> 2. In the Buller and Westland Districts: i. The criteria set out in Appendix 1 of the West Coast Regional Policy Statement will be used to assess significance, <b>until such time as nationally</b>

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						<p><b>consistent criteria apply through a National Policy Statement or National Environmental Standards. When nationally consistent criteria apply, this will be used to assess significance;</b></p> <p><b>ii. Significant indigenous vegetation and significant habitats of indigenous fauna</b> Areas of significant indigenous vegetation and fauna habitat will be <b>also</b> identified through the resource consent process <b>(or to confirm whether or not the area proposed to be cleared is not significant before permitted clearance occurs)</b> until such time as district wide identification and mapping of significant natural areas is undertaken;</p> <p>iii. Buller and Westland district wide assessment, identification and mapping of significant natural areas will be undertaken and completed by June 2027; and</p> <p>iv. Identified areas of significant indigenous vegetation and fauna habitat will be added to Schedule Four through a Plan Change.</p>
Department of Conservation (S602)	S602.068	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	Amend ECO-P2 to better manage adverse cumulative effects from lawfully established activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna, and apply the effects management hierarchy to appropriately manage adverse effects. Activities which have a functional need to be located within areas of significant indigenous vegetation or significant habitats of indigenous fauna are already appropriately provided for in other chapters of the Plan (e.g. Infrastructure).	<p>a. Amend: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where:</p> <p>a. This is for a lawfully established activity <b>and adverse effects are no greater in intensity, scale, or character over time than at the operative date, and do not result in the loss of extent or degradation of ecological integrity;</b> or</p> <p>b. It is for a Poutini Ngāi Tahu cultural purpose; or</p> <p>c. This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; <del>or and</del> <del>The activity has a functional need to be located in the area;</del> <b>e. The adverse effects of the activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat are managed in accordance with the effects management</b></p>

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						<b>hierarchy.</b>
Department of Conservation (S602)	S602.069	Ecosystems and Indigenous Biodiversity	ECO - P3	Amend	Amend ECO-P3 to enable any measures to protect, enhance and restore biodiversity to be considered when applying the policy, and biosecurity programmes to manage plant and predator pests.	Amend: Encourage the protection, enhancement and restoration of significant indigenous biodiversity by: <ul style="list-style-type: none"> <li>a. Allowing additional subdivision rights if an area of significant indigenous vegetation or significant habitat of indigenous fauna within the same property is legally protected as part of the subdivision;</li> <li>b. Promoting the creation of connections and ecological corridors between areas of significant indigenous biodiversity;</li> <li>c. Promoting the use of eco-sourced species from the relevant ecological district;</li> <li>d. Supporting opportunities for Poutini Ngāi Tahu to exercise their cultural rights and responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing areas of significant indigenous biodiversity; <del>and</del></li> <li>e. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of significant indigenous biodiversity;-; <b>f. Site and landscape scale biosecurity programmes to manage plant and animal pests; and</b></li> <li><b>e. Any other measures to protect, enhance and restore biodiversity.</b></li> </ul>
Department of Conservation (S602)	S602.070	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Amend ECO-P6 to simplify the policy by referring to Threatened or At Risk (Declining) species, and to ensure the policy also captures locally endemic species important to the West Coast.	Amend Policy ECO-P6: When assessing consents for subdivision, use and development, avoid activities which will: <ul style="list-style-type: none"> <li>a. Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District;</li> <li>b. Result in a degradation of the threat status, further measurable loss of indigenous cover or disruption to ecological processes, functions or connections in land environments in category one or two of the Threatened Environment Classification</li> </ul>



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						at the Ecological District level; and c. Result in <b>a reduction in the population size or occupancy of Threatened or At Risk (Declining) species</b> a reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1–3a – nationally critical, nationally endangered and nationally vulnerable <b>or in the population size or occupancy of locally endemic species.</b>
Department of Conservation (S602)	S602.071	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	Ensure that when assessing resource consent applications, locational constraints are considered for any critical infrastructure or renewable electricity generation, an assessment of alternative is provided, the effects management hierarchy is applied, and where offsetting and compensation is provided, a net gain is achieved.	Amend: When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters: a. The necessity for the activity to provide for critical infrastructure or renewable electricity generation <b>and the extent to which these activities are locationally constrained;</b> <b>b. Whether an assessment of alternatives has been provided;</b> c. ... h. The impact of the activity on the values of any area of significant indigenous vegetation or habitat, or threatened species and <del>how</del> <b>extent to which</b> any potential impact could be avoided, remedied or mitigated <b>by applying the effects management hierarchy;</b> and i. The appropriateness of any biodiversity offsetting or compensation in accordance with Policy 9 to <del>offset</del> <b>address</b> any residual adverse effects that remain after avoiding, <b>minimising</b> , remedying and mitigating measures have been applied-; <b>andj. The extent of net gain achieved by biodiversity offsetting or compensation.</b>
Department of Conservation (S602)	S602.072	Ecosystems and Indigenous Biodiversity	ECO - P8	Amend	Amend Policy ECO-PC8 so the policy seeks to encourage and enable active management, rather than simply recognising the benefits of active	Amend : Maintain indigenous habitats and ecosystems across the West Coast/Te Tai o Poutini by: e. <b>Encourage and enable site and landscape</b>

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					management, which are obvious, and to encourage and enable biosecurity programmes to manage plant and predator pests.	<b>scale biosecurity programmes to manage plant and animal pests;</b> and f. <del>Recognising the benefits of</del> <b>Encouraging and enabling</b> active <b>conservation</b> management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection.
Department of Conservation (S602)	S602.073	Ecosystems and Indigenous Biodiversity	ECO - P9	Amend	Amend Policy ECO-PC9 as offsetting and compensation should not be 'provided for', and instead should only be allowed where the effects management hierarchy has been applied, and where a net gain can be achieved.	Amend: <del>Provide for</del> <b>Allow for</b> biodiversity offsets and compensation to manage residual adverse effects of an activity where: a. The goal of the biodiversity offsets is <del>no net loss and, preferably,</del> a net gain of biodiversity; <b>b. Where a biodiversity offset is proposed it must be based upon measured biodiversity losses and contain a quantitative loss and gain calculation that demonstrates a net gain;</b> c. The conservation outcomes are measurable, <del>and</del> positive <b>and in addition to outcomes that would have occurred in the absence of the offset;</b> and d. The biodiversity offsets or compensation are in accordance with best practice, including but not limited to NZ Government guidance on biodiversity offsetting.
Department of Conservation (S602)	S602.074	Ecosystems and Indigenous Biodiversity	ECO - P10	Amend	Amend Policy ECO-PC10 so it is consistent with the NZCPS, and applies the effects management hierarchy to appropriately manage adverse effects on biodiversity in the coastal environment.	Amend: Protect indigenous biodiversity in the coastal environment from inappropriate subdivision, use and development by: <b>a. Avoiding adverse effects on indigenous biodiversity set out in Policy 11(a) of the NZCPS, and</b> b. Avoiding significant adverse effects on <del>significant</del> indigenous biodiversity; and c. Avoiding, remedying or mitigating other adverse effects on indigenous vegetation, habitats and species within the coastal environment <b>in accordance with the effects management hierarchy and Policy 11(b) of the NZCPS.</b>

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Department of Conservation (S602)	S602.075	Ecosystems and Indigenous Biodiversity	ECO - R1	Oppose	Amend Rule ECO-R1 and amend it to apply the maximum permitted vegetation clearance area to all areas in the Plan, and to amend rules 3 and 4 so they apply to public track upgrades only, and to exclude new network utilities or the national grid as vegetation and habitat removal for these activities can adversely affect biodiversity values, and these effects should be assessed through a resource consent application where the maximum area threshold in Rule 2 is exceeded. Amend the advice note to make the rules explicit that the riparian margin clearance rules apply in addition, not substitution, and to clarify that this rule does not apply to any area which meets the SNA criteria.	Amend: Indigenous vegetation clearance and disturbance outside of the coastal environment Activity Status Permitted Where: <ul style="list-style-type: none"> <li>1. It is outside of a <del>scheduled</del> Significant Natural Area as identified in Schedule Four <b>or outside an areas identified in accordance with the Significant Natural Area criteria; and</b></li> <li>2. <del>It is clearance permitted by the Natural Character and the Margins of Waterbodies Rule NC - R1; or</del> <b>The extent of indigenous vegetation disturbed and/or cleared per site does not exceed an area of 5000m2 in any three year period; or</b></li> <li>3. It is necessary for one of the following purposes: <ul style="list-style-type: none"> <li>i. It is the removal of windthrown timber through: <ul style="list-style-type: none"> <li>a. Use of helicopter recovery methods; orb. Where ground based recovery is only undertaken from areas adjacent to existing vehicle tracks; or</li> <li>ii. ...vi. To upgrade <del>or create new</del> an existing public walking or cycling tracks up to 3m in width undertaken by the Council or its approved contractor;</li> <li>viii. To comply with section 43 of the Fire and Emergency Act 2017;</li> <li>ix. For construction or operation of an above ground or below ground network utility or the national grid where: <del>a. The construction corridor does not exceed 3m in width; and b. All machinery used in construction is cleaned and made free of wood material and seeds prior to entering the site; and c. Rehabilitation of disturbed areas is undertaken following the completion of construction;</del></li> <li>x. It is cultural harvest undertaken by Poutini Ngāi Tahu; or</li> <li>xi. It is on MPZ - Māori Purpose Zoned land and undertaken in accordance with an Iwi/Papatipu</li> </ul> </li> </ul> </li> </ul>

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						<p>Rūnanga Management Plan; or</p> <p>xii. It is within an area subject to a QEII National Trust Covenant or Ngā Whenua Rahui Kawaneta, a Reserves or Conservation Act covenant or a Heritage covenant under the Heritage New Zealand/Pouhere Taonga Act and the vegetation disturbance is authorised by that legal instrument; and</p> <p>4. Within the Grey District it is clearance outside of an Outstanding Natural Landscape identified in Schedule Five; or</p> <p>5. Within the Buller and Westland Districts:</p> <p>i. ...ii. <del>It is a maximum area of 5000m2 per site, in total, over any continuous three-year period.</del> Advice Notes:</p> <ol style="list-style-type: none"> <li>1. <b>For the avoidance of doubt, any area of vegetation that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area.</b></li> <li>2. ...</li> <li>3. Where indigenous vegetation clearance is proposed within the riparian margins of a waterbody refer to these sections of the Plan for <b>additional</b> <del>the</del> Rules around this clearance. ...</li> </ol>
Department of Conservation (S602)	S602.076	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	Amend the rule and advice note to remove ambiguity and to make the rules explicit that the riparian margin clearance rules apply in addition, not substitution, and that SNA areas are not just those areas scheduled in Schedule 4.	Amend: Indigenous Vegetation Clearance in the Coastal Environment Activity Status Permitted Where: 1. ... 2. The extent of indigenous vegetation disturbed and/or cleared per site does not exceed an area of 500m2 <del>in area per site</del> in any three year

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						<p>period;</p> <p>3. The indigenous vegetation clearance does not disturb, damage or destroy nesting areas or habitat of protected species; and</p> <p>4. The indigenous vegetation clearance does not occur in any area identified as a Significant Natural Area in Schedule Four <b>or in accordance with the Significant Natural Area criteria.</b></p> <p>Advice Notes:</p> <ol style="list-style-type: none"> <li><b>For the avoidance of doubt, any area of vegetation that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area, and this rule does not apply.</b></li> <li>Where indigenous vegetation clearance is proposed within the riparian margins of a waterbody refer to these sections of the Plan for <del>the</del> <b>additional</b> Rules around this clearance. ...</li> </ol>
Department of Conservation (S602)	S602.077	Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7	Oppose	This rule duplicates Subdivision Rule SUB-R7 and is unnecessary in the ECO section of the Plan.	Delete Rule ECO - R4.
Department of Conservation (S602)	S602.078	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	Support Rule ECO-R5 and amend it to remove ambiguity and ensure any application made under this rule assesses the adverse effects on Threatened or At Risk (Declining) species.	<p>Amend: Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> <li>This is not within: <ol style="list-style-type: none"> <li>A Significant Natural Area identified in Schedule Four <b>or in accordance with the Significant Natural Area criteria;</b></li> <li>An area of land environment of category one or two of the Threatened Environment Classification;</li> <li>An Outstanding Natural Landscape identified in</li> </ol> </li> </ol>

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						<p>Schedule Five;</p> <p>iv. An Outstanding Natural Feature identified in Schedule Six;</p> <p>v. An area of High Coastal Natural Character identified in Schedule Seven; or</p> <p>vi. An area of Outstanding Coastal Natural Character identified in Schedule Eight.</p> <p>Discretion is restricted to:</p> <p>2. Whether there are other regulations impacting the site that have meant the land is unable to be used for economic rural uses; <del>3. Constraints imposed by</del> <b>consideration of the</b> functional or operational need of network utilities and critical infrastructure;</p> <p>4. Effects on habitats of <del>in any threatened or protected species</del> <b>threatened or At Risk (Declining) species;</b></p> <p>5. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;</p> <p>6. Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems;</p> <p>7. Effects on the intrinsic values of ecosystems;</p> <p>8. Effects on recreational values of public land; and</p> <p>9. The matters outlined in Policies ECO - P6 and ECO - P7.</p> <p>Advice Note: <b>1. For the avoidance of doubt, any area of vegetation that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area, and this rule does not apply.</b> 2. Where indigenous vegetation clearance is proposed within the riparian margin of a waterbody refer to this section of the Plan for the <b>additional</b> Rules around this clearance.</p> <p>3. Where indigenous vegetation clearance is proposed in or on a site or area of significance to Māori then Rule</p>

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						SASM - R4 will also apply. 4. Where indigenous vegetation clearance is proposed within a wetland this is also be subject to rules within the NES Freshwater and Regional Land and Water Plan which are administered by the West Coast Regional Council. 5. This rule also applies to plantation forestry activities, where this provision is more stringent than the NES - PF and the indigenous vegetation clearance is within the coastal environment
Department of Conservation (S602)	S602.079	Ecosystems and Indigenous Biodiversity	ECO - R6/SUB - R9	Oppose	This rule duplicates Subdivision Rule SUB-R9 and is unnecessary in the ECO section of the Plan.	Delete.
Department of Conservation (S602)	S602.080	Ecosystems and Indigenous Biodiversity	ECO - R7	Support	Support Rule ECO - R7.	Support Rule ECO - R7 in its entirety.
Department of Conservation (S602)	S602.081	Ecosystems and Indigenous Biodiversity	ECO - R8/SUB - R15	Oppose	This rule duplicates Subdivision Rule SUB-R15 and is unnecessary in the ECO section of the Plan.	Delete Rule ECO - R8.
Department of Conservation (S602)	S602.082	Ecosystems and Indigenous Biodiversity	ECO - R9/SUB - R27	Oppose	This rule duplicates Subdivision Rule SUB-R27 and is unnecessary in the ECO section of the Plan.	Delete Rule ECO - R9.
Department of Conservation (S602)	S602.083	Ecosystems and Indigenous Biodiversity	Overview	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.084	Natural Features and Landscapes	Overview	Support	The overview provides a clear description of Outstanding Natural Landscapes and Outstanding Natural Features, and the other Plan provisions that apply in these areas.	Support the overview in its entirety.
Department of Conservation (S602)	S602.085	Natural Features and Landscapes	Natural Features and Landscapes	Amend	Amend all matters of discretion and control to ensure that the assessment of adverse effects for activities within ONLs and ONF consider the adverse effects on amenity and cultural, historic and ecological values.	Add the following matters of control and discretion to all controlled and restricted discretionary NFL provisions: <ol style="list-style-type: none"> <li>1. <b>Adverse effects on historical, cultural, and biodiversity values;</b></li> <li>2. <b>Amenity and visual effects;</b></li> </ol>

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Department of Conservation (S602)	S602.086	Natural Features and Landscapes	NFL - O1	Amend	Support Objective NFL - O1, and amend to make it more explicit that ONLs and ONFs should be protected from inappropriate subdivision, use and development in accordance with Section 6(b) of the Act, and development in these areas should only be 'allowed' where the values are maintained or enhanced.	Amend: To protect the values of outstanding natural landscapes and outstanding natural features on the West Coast/Te Tai o Poutini <b>from inappropriate subdivision, use and development</b> , while <del>providing for</del> <b>allowing</b> subdivision, use and development where the values that make the landscape or feature outstanding can be maintained or enhanced.
Department of Conservation (S602)	S602.087	Natural Features and Landscapes	NFL - P1	Amend	Support Policy NFL - P1 and amend it to delete the provision for new infrastructure, renewable electricity generation, and hazard mitigation as these activities can adversely affect ONFs and ONLs, and should require a resource consent to be obtained, and existing infrastructure is addressed in a.	Amend:Provide for activities within outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six where they do not adversely affect the values that contribute to a natural feature or landscape being outstanding and are for: Existing land uses and lawfully established activities including existing network utilities, energy activities, agricultural, horticultural and pastoral activities; Conservation activities; Recreational activities; <del>Natural hazard mitigation activities</del> ; Operation, maintenance and upgrade of renewable electricity generation facilities; Operation, maintenance and upgrading of network infrastructure; <del>Upgrading and/or new infrastructure and renewable electricity generation facilities where there is a functional need for it to be located in these areas</del> ; Poutini Ngāi Tahu uses; or The alteration, maintenance or removal of existing buildings or structures.
Department of Conservation (S602)	S602.088	Natural Features and Landscapes	NFL - P2	Amend	Support Policy NFL - P2 and amend it so it more explicitly set out the sequence of effects assessment methods in accordance with the effects management hierarchy.	Amend: Where possible, avoid significant adverse effects on the values that contribute to outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six. Where significant adverse effects cannot be avoided, ensure that the adverse effects are



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<b>otherwise minimised</b> , remedied- <del>or</del> , mitigated, <b>offset or compensated in accordance with the effects management hierarchy</b> .
Department of Conservation (S602)	S602.089	Natural Features and Landscapes	NFL - P3	Amend	Support Policy NFL - P3 and amend it so that development in these areas should only be 'allowed' where the values are not adversely affected.	Amend: Recognise that there are settlements, farms and infrastructure located within outstanding natural landscapes or outstanding natural features and <del>provide for</del> <b>allow</b> new activities and existing uses in these areas where the values that contribute to the outstanding natural landscape or feature are not adversely affected.
Department of Conservation (S602)	S602.090	Natural Features and Landscapes	NFL - P4	Amend	Support Policy NFL - P4 and amend it to ensure adverse effects are also managed by limiting landform modification through earthworks.	Amend: Require that new buildings; <b>and</b> structures within outstanding natural features or landscapes minimise any adverse visual effects by: Ensuring the scale, design and materials of the building and/or structure are appropriate in the location; Using naturally occurring building platforms, materials and colour that blends into the landscape <b>and limits landform modification through earthworks</b> ; and Limiting the prominence or visibility of buildings and structures including by integrating it into the outstanding natural feature or landscape.
Department of Conservation (S602)	S602.091	Natural Features and Landscapes	NFL - P5	Amend	Support Policy NFL - P5 and amend it to ensure adverse effects are also managed by limiting landform modification through earthworks, are assessed in accordance with the effects management hierarchy, and the assessment considers effects on amenity, recreation, historical and biodiversity values, so that adverse effects can be appropriately managed to protect outstanding natural landscapes and outstanding natural features from inappropriate subdivision, use and development.	Amend: Minimise adverse effects on outstanding natural landscapes and outstanding natural features by considering the following matters when assessing proposals for land use or subdivision: <b>a. Whether an assessment of alternatives has been provided; b. Whether the assessment of effects on outstanding natural landscape and outstanding natural feature values is in accordance with the effects management hierarchy</b> ;c. The <b>nature, scale and extent</b> of modification to the landscape <b>or feature</b> ; d. ... <b>k. Management of effects on amenity, recreation, historical and biodiversity values</b> ; ...

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Department of Conservation (S602)	S602.092	Natural Features and Landscapes	NFL - R3	Oppose	Amend Rule NFL - R3 as natural hazard mitigation structures, particularly where these are hard protection structures or a larger scale can have more than minor adverse effects on ONLs and ONFs. Hazard mitigation structures should therefore be a restricted discretionary activity so the adverse effect of these can be appropriately assessed through a resource consent application. The type of applicant should have no bearing on whether a resource consent for natural hazard mitigation is appropriate, and this should be removed.	Amend: Activity Status <del>Permitted</del> <b>Restricted Discretionary</b> Where: 4- The natural hazard mitigation activities are to protect critical infrastructure; <del>2- The natural hazard mitigation activities are undertaken by a statutory agency or their nominated contractor;</del> and 3. The work does not involve modification of an Outstanding Natural Feature described in Schedule Six. <b>Discretion is restricted to:</b> <ol style="list-style-type: none"> <li>1. <b>Any requirements for landscape evaluation;</b></li> <li>2. <b>Managing effects on public access and natural character;</b></li> <li>3. <b>Effects on the values that make the feature Outstanding;</b></li> <li>4. <b>Extent and design of earthworks;</b></li> <li>5. <b>Effects on historical, cultural, and biodiversity values;</b></li> <li>6. <b>Amenity and visual effects;</b></li> <li>7. <b>Alternative methods to avoid or mitigate the identified hazard risks and</b></li> <li>8. <b>Landscape measures.</b></li> </ol> Advice Notes: ...
Department of Conservation (S602)	S602.093	Natural Features and Landscapes	NFL - R5	Amend	Amend Rule NFL - R5 as additions to ONLs and ONFs should only be a permitted activity where the scale of change is minor and it does not affect the outstanding values of the ONF or ONL. By limiting the permitted size of additions, this enable additions with adverse effects to be appropriately assessed through a resource consent application.	Amend: Activity Status Permitted Where: The maximum height of buildings and structures above ground level is 5m. <b>The maximum size of the addition is no greater than 50m<sup>2</sup>, or 10% of the total floor area, whichever is greater.</b> Advice Note: ...

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Department of Conservation (S602)	S602.094	Natural Features and Landscapes	NFL - R6	Oppose	Amend Rule NFL - R6 as imposing no limits for earthworks on infrastructure providers or network utility operators within ONLs and ONFs can have adverse effects on the outstanding values of those areas.	Amend: Activity Status Permitted Where:  <ol style="list-style-type: none"> <li>1. <del>All performance standards for Earthworks Rule EW - R1 are complied with; and</del></li> <li>2. <del>This is ancillary to: a. An infrastructure activity undertaken by a network utility operator in accordance with the Permitted Activity standards in Infrastructure Rule INF - R7; or b. An energy activity undertaken by a network work utility operator in accordance with the Permitted Activity standards in Energy Rule ENG - R4;</del></li> <li>3. <del>For other earthworks, the following standards are complied with:</del> <ol style="list-style-type: none"> <li>a. The cut height or fill depth does not exceed one metre vertically;</li> <li>b. No more than <del>5</del>200m<sup>3</sup> of earthworks are undertaken/12 month period/site; and</li> <li>c. The earthworks are undertaken outside of the Coastal Environment.</li> </ol> </li> </ol> <p>Advice Note:</p> <ol style="list-style-type: none"> <li>1. <del>Earthworks associated with natural hazard mitigation activities are subject to Rule NFL - R3.</del></li> <li>2. This rule also applies to plantation forestry activities, where this provision is more stringent than the NES - PF.</li> <li>3. Where activities are located in the Coastal Environment, the provisions in the Coastal Environment Chapter apply.</li> </ol> <p>Activity status where compliance not achieved: <del>Controlled</del> <b>Restricted Discretionary ...</b></p>
Department of Conservation (S602)	S602.095	Natural Features and Landscapes	NFL - R8	Amend	Amend Rule NFL - R8 as a consequence to the changes sought in the submission above.	Amend: Activity Status Permitted Where the structure is:

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						<ol style="list-style-type: none"> <li>1. A fence; or</li> <li>2. Associated with stock water reticulation including tanks, pipes and water troughs; or</li> <li>3. For parks facilities or parks furniture in any Open Space Zone; or</li> <li>4. For a network utility (including customer connections) in accordance with the Permitted Activity standards for Infrastructure in Rule INF - R7; or...</li> </ol>
Department of Conservation (S602)	S602.096	Natural Features and Landscapes	NFL - R9	Oppose	Oppose Rule NFL - R9 for the same reasons provided in DOCs submission to NFL - R3 above.	Delete Rule NFL - R9 in its entirety.
Department of Conservation (S602)	S602.097	Natural Features and Landscapes	NFL - R10	Oppose	Oppose Rule NFL - R10 and amend it so that resource consent is required for a restricted discretionary activity, as earthworks that are not sensitively designed and located can have more than minor adverse effects on ONL and ONF values, and should therefore not be subject to a rule where the application must be granted.	<p>Amend: Activity Status <del>Controlled</del> <b>Restricted Discretionary</b></p> <p>Where: 1. These are for:</p> <ol style="list-style-type: none"> <li>a. Walking/cycling tracks;</li> <li>b. Roads, farm tracks or fences;</li> <li>c. Installation of network utility infrastructure; or</li> <li>d. Installation of a renewable electricity generation facility; or</li> <li>e. Establishment of a building platform and access to a building site in an approved subdivision or for a residential building where there is no existing residential building on the property; <b>and</b></li> <li>f. Protection of critical infrastructure from natural hazards; <b>and</b></li> </ol> <p><del>2. Earthworks are the minimum required to undertake the activity...</del> <b>Discretion is restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <b>Any requirements for landscape evaluation;</b></li> <li>2. <b>Managing effects on public access and natural character;</b></li> <li>3. <b>Effects on the values that make the feature Outstanding;</b></li> <li>4. <b>Extent and design of earthworks;</b></li> </ol>

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						<p>5. <b>Effects on historical, cultural, and biodiversity values;</b></p> <p>6. <b>Amenity and visual effects; and</b></p> <p>7. <b>Landscape measures.</b></p> <p>Activity status where compliance not achieved: Discretionary</p>
Department of Conservation (S602)	S602.098	Natural Features and Landscapes	Natural Features and Landscapes	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.099	Public Access	Public Access	Oppose	Oppose this chapter as it contains only one objective regarding the maintenance and enhancement of public access, and these matters are already sufficiently addressed in other chapters of this Plan.	Delete the Public Access - Te Āheinga Tūmatanui Chapter in its entirety.
Department of Conservation (S602)	S602.100	Natural Character and Margins of Waterbodies	Overview	Amend	Amend the overview to make it explicit that the Te Tai o Poutini also manages activities on the surface of waterbodies.	Amend paragraph 2 of the overview: ...Under section 31 of the RMA district councils are responsible for the management of activities on land, including the margins of waterbodies. <b>The Te Tai o Poutini also manages activities on the surface of waterbodies.</b> The West Coast Regional Council has responsibility for the management of wetlands, lakes and rivers, including land uses in the beds of rivers. This section of Te Tai o Poutini Plan focuses on the natural character of the margins of wetlands, lakes, and rivers thereby avoiding duplication with Regional Council functions...
Department of Conservation (S602)	S602.101	Natural Character and Margins of Waterbodies	NC - O1	Amend	Support Objective NC - O1 with amendments to ensure the effects management hierarchy is applied to appropriately manage adverse effects to protect the natural character of waterbodies and their margins in accordance with Section 6(a) of the Act.	Amend: To preserve the natural character of lakes, rivers and wetlands and their margins while <del>providing for</del> <b>allowing</b> appropriate subdivision, use and development where adverse effects can be <del>avoided or mitigated</del> <b>appropriately managed in accordance with the effects management hierarchy.</b>

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Department of Conservation (S602)	S602.102	Natural Character and Margins of Waterbodies	NC - O2	Support	Support Objective NC-O2 as it appropriately recognises and provides for the relationship of Poutini Ngāi Tahu with the margins of waterbodies.	Retain Objective NC-O2 in its entirety.
Department of Conservation (S602)	S602.103	Natural Character and Margins of Waterbodies	NC - O3	Amend	Amend objective NC-O3 so that it is more directive, and uses language that better accords with the Act.	Amend Objective NC-O3:  To provide for activities which have a functional need to locate in the margins of lakes, rivers and wetlands <del>in such a way that the impacts</del> <b>while ensuring adverse effects</b> on natural character are minimised.
Department of Conservation (S602)	S602.104	Natural Character and Margins of Waterbodies	NC - P1	Amend	Strengthen the intent of Policy NC-P1 by clarifying that subdivision and land use must be of a form and scale that is compatible with the natural character of riparian margins.	Amend: Minimise the adverse effects of activities on the natural character of the riparian margins of lakes, rivers and wetlands by ensuring that subdivision and land use <b>is of a form and scale that</b> maintains the elements, patterns and processes that contribute to their natural character.
Department of Conservation (S602)	S602.105	Natural Character and Margins of Waterbodies	NC - P2	Amend	Strengthen the intent of Policy NC-P2 by replacing 'provide for' with the term 'allow' as this language is enabling and indigenous vegetation removal and earthworks within riparian margins should only be allowed for these activities where the adverse effects can be appropriately managed to protect the natural character of waterbodies and their margins in accordance with Section 6(a) of the Act.	Amend: <del>Provide for</del> <b>Allow</b> indigenous vegetation removal and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable and: a. It is for the purpose of natural hazard mitigation; or b. It is for the maintenance, repair, upgrade and extension of network utilities and infrastructure including the national grid; or c. It is for the establishment, operation, maintenance or upgrading of renewable electricity generation structures or infrastructure where this has a functional or operational need to be located in a riparian margin; or c. It is for Poutini Ngāi Tahu cultural purposes; or d. It is for the repair and maintenance of legally established structures; or e. The activity has a functional or operational need to be

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						located adjoining a waterbody.
Department of Conservation (S602)	S602.106	Natural Character and Margins of Waterbodies	NC - P3	Support	Support Policy NC-P3 which seeks to provide for buildings and structures within riparian margins only where there is a functional need and natural character is not adversely affected, as this suitably protects the natural character of these areas from inappropriate use and development.	Retain Policy NC-P3 in its entirety.
Department of Conservation (S602)	S602.107	Natural Character and Margins of Waterbodies	NC - P4	Support	Support Policy NC-P4 which seeks to encourage the restoration and enhancement of the natural character of the riparian margins of lakes, rivers and wetlands.	Retain Policy NC-P4 in its entirety.
Department of Conservation (S602)	S602.108	Natural Character and Margins of Waterbodies	NC - R2	Oppose	Oppose Rule NC-R2 and amend it as a number of these activities can all have adverse effects on the environment that should be assessed through a resource consent application so appropriate conditions can be imposed if required, and the application can be declined if adverse effects are significant and/or the application is contrary to the provisions of the statutory documents.	Amend: Activity Status Permitted Where the buildings and structures are: <del>Network utilities; Temporary whitebait stands; Environmental monitoring facilities; Parks facilities and parks furniture within an Open Space and Recreation Zone; Natural hazard mitigation structures constructed by a statutory agency or their nominated contractor; or Renewable electricity generation facilities where these have a functional need to locate within the riparian margin; or Stormwater discharge structures and water supply intake structures constructed in accordance with NZS 4404 Code of Practice for Land Development and Subdivision Infrastructure.</del> Advice Note: Rules in other Overlay Chapters particularly Historic Heritage, Sites and Areas of Significance to Māori, Natural Hazards and Natural Features and Landscapes may also apply in these locations. Activity status where compliance not achieved: Discretionary

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Department of Conservation (S602)	S602.109	Natural Character and Margins of Waterbodies	NC - P3	Oppose	Oppose Rule NC - R3 for the same reasons provided in DOCs submission to Rule NC-R2 above.	Delete Rule NC-R3 in its entirety.
Department of Conservation (S602)	S602.110	Natural Character and Margins of Waterbodies	Natural Character and Margins of Waterbodies	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.111	Natural Character and Margins of Waterbodies	NC - R5	Oppose	Delete Rule NC - R5 as a consequential amendment to DOCs submission on NC - R3 above.	Delete Rule NC-R5 in its entirety.
Department of Conservation (S602)	S602.112	Financial Contributions	Overview	Amend	The overview should be amended to remove offsetting which is not a form of compensation.	Amend Paragraph 1: This section of Te Tai o Poutini Plan contains the objectives, policies and rules for financial contributions for infrastructure <del>and for their use to offset</del> <b>where compensation is required to address</b> adverse effects on the environment of the West Coast/Te Tai o Poutini.....
Department of Conservation (S602)	S602.113	Financial Contributions	FC - O2	Amend	Amend Objective FC-O2 to include compensation as a contribution towards addressing adverse effects.	Amend: To ensure that new activities and development contributes fairly and equitably towards the costs of avoiding, <b>minimising</b> , remedying, mitigating <del>or</del> offsetting <b>or compensating for</b> adverse effects on the environment and infrastructure resources of the West Coast/Te Tai o Poutini.
Department of Conservation (S602)	S602.114	Financial Contributions	FC - P6	Amend	Amend Policy FC-P6 as the financial contribution required to address any residual effects on significant values and areas should only be applied to residual adverse effects that cannot otherwise be addressed by applying the effects management hierarchy. The policy should apply to all significant natural values and areas. Delete reference to mineral extraction as the overview is explicit that this chapter relates to infrastructure only.	Amend: To <del>provide for</del> <b>allow</b> the use of financial contributions <del>for managing adverse environmental effects to address residual adverse effects,</del> including those on <del>significant indigenous biodiversity and outstanding natural landscapes</del> <b>outstanding natural landscape and/or features, outstanding natural character, areas of significant indigenous vegetation or areas of significant habitat of indigenous fauna</b> where these cannot be <b>otherwise avoided, minimised, remedied, or mitigated or offset</b> and the activities have specific



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						spatial location requirements or functional and operational needs such as <del>mineral extraction</del> , renewable electricity generation activities and critical infrastructure.
Department of Conservation (S602)	S602.115	Financial Contributions	FC - P7	Oppose	Delete Policy FC - P7 in its entirety as the spatial location requirements or functional and operational needs of activities is already considered in Policy P6 above, and the benefits of the activity should not have any bearing on whether compensation to address residual effects is needed.	Delete Policy FC - P7 in its entirety: <del>When calculating financial contributions as a method of managing adverse environmental effects of activities, take into account the local, regional and national benefits of the proposed activity.</del>
Department of Conservation (S602)	S602.116	Financial Contributions	FC - R1	Amend	Amend Rule R1 to accord with similar changes made to Policy FC-P6 as the financial contribution required to address any residual effects on significant values and areas should only be applied to residual adverse effects that cannot otherwise be addressed by applying the effects management hierarchy.	Amend: A condition may be imposed on a subdivision or land use consent to require the applicant, including network utility operators and/or requiring authorities, to make a financial contribution <b>including but not limited to</b> for the following purposes: The management of potential adverse effects arising from the activity; Securing environmental compensation where any residual adverse effects of the subdivision, use or development that cannot be avoided, <b>minimised, remedied, or otherwise mitigated or offset;</b> Providing and/or upgrading public network utility services and transport infrastructure; Providing and/or upgrading public reserves, public access and community facilities; and...
Department of Conservation (S602)	S602.117	Financial Contributions	FC - R12	Amend	The financial contribution required to address any residual effects on significant values and areas should be the minimum amount of money needed to compensate the effects. The policy should apply to all significant natural values and areas, and should be	Amend: The <del>maximum</del> <b>minimum</b> financial contribution for <del>offsetting or</del> compensation for adverse environmental effects on outstanding natural landscape <b>and/or feature values, outstanding natural character values</b> , areas of significant indigenous vegetation or areas of significant habitat of indigenous fauna will be the amount of money needed to fully

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					amended to remove offsetting which is not a form of compensation.	<del>offset or</del> compensate (or any combination of these) any adverse environmental effects that cannot otherwise be avoided, <b>minimised</b> , remedied, or mitigated, <b>or offset</b> . In assessing the level of financial contribution required for biodiversity <del>offsetting and</del> compensation the principles in Policy ECO - P9 will be adhered to.
Department of Conservation (S602)	S602.118	Financial Contributions	Financial Contributions	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.119	Subdivision	Overview	Amend	Amend paragraph 3 of the overview to recognise that not all features subject to additional provisions in the Plan are identified in the Plan. These include habitats of significant flora and fauna which may not be mapped, or sites of cultural significance which may not be mapped.	Amend paragraph 3: ...Subdivision of land that contains an identified <b>or significant</b> feature, site or area of natural, cultural, historical or ecological significance, or where there are significant natural hazards will be subject to additional provisions - and assessment against the objectives and policies in the relevant Overlay chapter concerning the feature, site or area. Subdivision applications involving identified features, sites or areas may need to be accompanied by expert reports to assess the effect of the subdivision on the identified feature, site or area....
Department of Conservation (S602)	S602.120	Subdivision	SUB - O3	Amend	Amend Objective SUB-O3 to make the objective explicit that the protection of significant features includes landscapes, and the scale, density and design of the subdivision is compatible with the physical characteristics and constraints of the site.	Amend: Subdivision design and development protects significant coastal, natural, ecological, <b>landscape</b> , historical and Poutini Ngāi Tahu features and resources and <del>responds</del> <b>is of a scale, density and design that is compatible with</b> the physical characteristics and constraints of the site and surrounding environment
Department of Conservation (S602)	S602.121	Subdivision	SUB - P1	Amend	Amend Policy SUB-P1 to make the policy explicit that the protection of significant features includes landscapes, and not all significant features are mapped in the Plan. For example, these include habitats of significant flora and fauna which may	Amend: Enable subdivision that creates allotments that: Are consistent with the purpose, character, and qualities of the applicable zone; Maintains the integrity of the zone with lot sizes and dimensions sufficient to accommodate intended land uses;

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					not be mapped, or sites of cultural or heritage significance which may not be mapped.	Minimises natural hazard risk to people's lives and properties; Protects significant cultural, historical, natural and ecological features sites and areas identified on the planning maps and in the Schedules in the Plan <b>or identified as significant through the resource consent process</b> ; and Have legal, physical and safe access to each allotment created by the subdivision.
Department of Conservation (S602)	S602.122	Subdivision	SUB - P4	Oppose	Subdivision that creates new or exacerbates existing natural hazards should be avoided.	Amend: Manage significant risks from natural hazards by <del>restricting</del> <b>avoiding</b> subdivision that: a. Creates new or exacerbates existing natural hazards including coastal hazards, erosion, slippage, subsidence, falling debris, fault rupture, severe ground shaking or flooding; or b. Results in adverse effects on the stability of land and buildings; and c. Does not provide safe, flood free and stable building platforms at the time of subdivision
Department of Conservation (S602)	S602.123	Subdivision	SUB - P9	Support	Policy SUB-P9 is supported as it enables the vesting of esplanade reserves and strips to respond to the natural features, constraints and opportunities of the site.	Retain Policy SUB-P9 as notified.
Department of Conservation (S602)	S602.124	Subdivision	SUB - R3	Amend	Amend Rule SUB-R3 to ensure the subdivision protects coastal features, natural character and landscapes, and any other features identified as significant in the resource consent.	Amend the matters of control in Rules SUB-R3 and SUB-R4: ...Protection, maintenance or enhancement of natural features and landforms, areas of significant indigenous biodiversity, historic heritage, sites and areas of significance to Māori, archaeological sites, <b>coastal features, natural character, landscapes</b> , or any other <del>identified</del> <b>features identified through the resource consent....</b>

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Department of Conservation (S602)	S602.125	Subdivision	SUB - R10	Amend	Amend the matters of control to ensure the subdivision protects any natural, cultural or heritage feature identified as significant through the resource consent.	SUB - R10 Subdivision of Land to create allotment(s) in Areas of Historic Heritage identified in Schedule One or within Sites or Areas of Significance to Māori identified in Schedule Three not meeting Rule SUB - R5 Amend the Rules to add an additional matter of control or matter of discretion: <b>Management of adverse effects and the protection of any significant natural, cultural or heritage feature or area identified in the resource consent;</b>
Department of Conservation (S602)	S602.126	Subdivision	SUB - R11	Oppose	Oppose the restricted discretionary activity status for Rule SUB-R11 regarding subdivision in the Outstanding Natural Landscapes and Features. As set out in the overview, subdivision affects the natural and physical environment and introduces long-term development patterns that cannot be easily changed. These patterns directly affect natural landscapes and features and subdivision within outstanding areas should therefore be a fully discretionary activity.	Amend Rule SUB-R11:  Activity Status - <del>Restricted</del> Discretionary...
Department of Conservation (S602)	S602.127	Subdivision	SUB - S2	Amend	Amend Rule SUB-S2 to ensure that building platforms are located outside any significant feature identified in the resource consent, and that they can comply with any applicable overlay area.	Amend: Each allotment must provide a stable, flood free building area suitable for building foundations in accordance with the requirements of the New Zealand Building Code - Acceptable Solution B1/AS4 Approved Document B1/4: Structure Foundations. On sites less than 4ha in size, an indicative building platform on each allotment must be identified in subdivision applications and: Must allow the buildings to comply with the standards for a permitted activity in the underlying zone <b>and any applicable overlay area</b> under this District Plan; and Must not include any area of land to be used for access

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						or for the disposal of wastewater or stormwater; <del>and</del> <b>Must be outside any significant natural, cultural or heritage feature identified in the resource consent; and</b> Must be outside of any area identified in a Natural Hazard overlay.
Department of Conservation (S602)	S602.128	Subdivision	Subdivision	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.129	Activities on the surface of water	ASW - O1	Amend	Amend objective ASW - O1 so that landscape and natural feature values are also protected from the adverse effects of activities and structures on the surface of water.	Amend: The ecological, recreational, <b>landscape, natural feature</b> , natural character, amenity and Poutini Ngāi Tahu values of the District's rivers, lakes and lagoons are protected from the adverse effects of activities and structures on the surface of water.
Department of Conservation (S602)	S602.130	Activities on the surface of water	Activities on the Surface of Water Policies	Support	Support these policies which enable non-commercial use of watercraft, and define watercraft so that the structures the definition applies to are explicit as the term could otherwise be very broadly interpreted.	Insert new definition as set out previously.
Department of Conservation (S602)	S602.131	Activities on the surface of water	ASW - R4	Oppose	Amend the activity status of Rule ASW - R4 to remove temporary swim platforms as these have the potential to affect significant indigenous vegetation and significant habitats of indigenous fauna if located within an ecologically sensitive area.	Amend:Activity Status Permitted Where: These are whitebait stands installed in accordance with West Coast Whitebait Fishing Regulations; <del>or These are temporary swimming platforms installed for a single swimming season;</del> or These are structures installed by Poutini Ngāi Tahu that are identified in an Iwi/Papatipu Rūnanga Management Plan for Arahura River, Makaawhio River, Waitangiroto River, Mahinapua Creek/Tuwharewhare, Makatata Stream or Lake Mahinapua and have written approval of the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio. Advice Note: Whitebait stands are primarily regulated by the West Coast Regional Council through the West Coast Regional Land and Water Plan.

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						Where structures are proposed on the surface of waterbodies check the Natural Character and Margins of Waterbodies provisions to determine whether consent is required for the landward portion of the structure located in any riparian margin. Where structures are proposed on the surface of waterbodies within Sites and Areas of Significance to Māori these also subject to Rule SASM - R6 in the Sites and Areas of Significance to Māori Chapter.
Department of Conservation (S602)	S602.132	Activities on the surface of water	ASW - R5	Amend	Amend Rule ASW-R5 to apply to temporary swimming platforms and include an additional matter of control regarding the management of effects on ecological and biodiversity values so that swimming platforms appropriately manage any potential effects on aquatic flora and fauna and any effects on conservation values.	Amend: Controlled Activities Activity Status Controlled  1. Where this does not occur in the Arahura River, Makaawhio River, Makatata Stream or Lake Mahinapua– <b>and</b> 2. <b>Where installed for a single swimming season.</b> Matters of control are: a. Size, design and location of structure; b. Water safety measures; c. Compliance with any Iwi/Papatipu Rūnanga Management Plan or where this does not exist, advice from the relevant Poutini Ngāi Tahu Rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio; <b>andd. Management of effects on ecological, biodiversity and conservation values</b> ;e. Management of effects on natural character of the waterbody and its margins.Activity status where compliance not achieved: Discretionary
Department of Conservation (S602)	S602.133	Activities on the surface of water	ASW - R6	Amend	Include an additional matter of discretion regarding the management of effects on ecological and biodiversity values so that these activities are appropriately manage any potential effects on aquatic flora and fauna.	Activity Status Restricted Discretionary Where:  1. Any commercial activity on the Makaawhio River, Arahura River, Lake Mahinapua, Mahinapua Creek/Tuwharewhare, Makatata Stream, Saltwater Lagoon (at Paroa), Waitangiroto River or Kaimata/New River is in accordance with

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						<p>an Iwi/Papatipu Rūnanga Management Plan and has written approval of the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio.</p> <p>Discretion is restricted to:</p> <p>a. Effects on public access and recreational use of the waterbody;</p> <p>b. Effects on landscape, natural features or natural character of the waterbody and its margins;</p> <p>c. Effects on the amenity values or any adjacent residential activities;</p> <p>d. Effects on significant natural or historic heritage values including effects on scheduled sites or areas;</p> <p><b>e. Effects on ecological, biodiversity and conservation values;</b></p> <p>f. Effects of noise on the natural character, ecological and amenity values; and</p> <p>g. Effects on Poutini Ngāi Tahu cultural values including access to mahinga kai and scheduled sites and areas.</p> <p>Advice Note:</p> <p>1. Where activities are proposed on the surface of waterbodies within Sites and Areas of Significance to Māori these also subject to rules in the Sites and Areas of Significance to Māori Chapter.</p> <p>Activity status where compliance not achieved: Discretionary</p>
Department of Conservation (S602)	S602.134	Activities on the surface of water	Activities on the Surface of Water Rules	Amend	An additional rule is required to capture any other unanticipated activities and structures on the surface of waterbodies.	Add an additional Rule: <b>ASW-R8 Permanent Swimming Platforms on the Surface of Natural Waterbodies</b> <b>Activity status: Discretionary</b>
Department of Conservation (S602)	S602.135	Activities on the surface of water	Activities on the Surface of Water Rules	Amend	An additional rule is required to capture any other unanticipated activities and structures on the surface of waterbodies.	Add an additional Rule: <b>ASW-R9 Activities, watercraft, structures, or buildings not provided for in another Rule</b> <b>Activity status: Non-complying</b>

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Department of Conservation (S602)	S602.136	Activities on the surface of water	Activities on the surface of water	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.137	Coastal Environment	Overview	Amend	Support the overview with amendments to paragraph 3 to make it explicit that to give effect to the NZCPS, coastal environment rules are required to appropriately manage adverse effects on coastal environment values.	Amend Paragraph 3: Approach to managing the coastal environment Te Tai o Poutini Plan must give effect to the New Zealand Coastal Policy Statement 2010 (NZCPS), which requires a strategic approach to managing development on the West Coast/Te Tai o Poutini. Te Tai o Poutini Plan achieves this by identifying and mapping a Coastal Environment overlay that recognises the extent and characteristics of the coastal environment where coastal natural character and coastal processes (including coastal erosion), influences or qualities are significant. Within this coastal environment <b>overlay, adverse effects on the coastal environment are appropriately managed through Te Tai o Poutini Plan rules, and</b> close collaboration with other bodies and agencies with functions relevant to the coastal environment is required.
Department of Conservation (S602)	S602.138	Coastal Environment	Coastal Environment	Amend	There are a number of areas in the coastal environment which do not extend down to the CMA and do not meet the requirements of Policy CE-P1 or Policy 1 of the NZCPS.	Map the entire coastal environment down to the CMA in accordance with the NZCPS and Policy CE-P1.
Department of Conservation (S602)	S602.139	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Oppose	There are a number of areas where the zone and overlay areas extend into the CMA, even though the Plan rules do not apply to these areas as they are regulated by the Regional Coastal Plan. This can be confusing to plan users who may think that these areas are regulated by the Plan.	Amend all zoning and overlay maps so they do not extend over the CMA.
Department of Conservation (S602)	S602.140	Coastal Environment	Coastal Environment	Oppose	Offshore islands are not zoned and those areas of the islands that are landward of MHSW must be zoned.	Zone offshore islands and map these within the coastal environment.



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Department of Conservation (S602)	S602.141	Coastal Environment	CE - O1	Amend	Amend Objective CO-O1 so that it accords with Part 2 of the Act, and key provisions of the NZCPS.	Amend: To preserve the natural character, landscapes and biodiversity of the coastal environment, <b>and protect these values from inappropriate subdivision, use and development</b> , while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment.
Department of Conservation (S602)	S602.142	Coastal Environment	CE - O3	Amend	Amend objective CE-O3 so that it is more directive, and uses language that accords with the Act and is consistent with the NZCPS.	Amend: To provide in appropriate places for activities which have a functional need to locate in the coastal environment <del>in such a way that the impacts</del> <b>while ensuring adverse effects</b> on natural character, landscape, natural features, access and biodiversity values are minimised.
Department of Conservation (S602)	S602.143	Coastal Environment	CE - P1	Amend	Amend Policy CE-P1 so that it gives effect to the NZCPS by ensuring that the coastal environment overlay includes all coastal values, elements and characteristics and is consistent with the NZCPS and case law.	Amend: Identify and map a Coastal Environment overlay that recognises and provides for the extent of the coastal environment and different areas, elements or characteristics within it, including: a. Areas where coastal processes, influences or qualities are significant, <b>including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;</b> b. Elements and features that contribute to the natural character, landscape, visual qualities or amenity values; c. Areas along the coast and river mouths where coastal erosion and coastal inundation is likely, and within the wider coastal environment where there is a potential hazard risk <del>should accelerated sea level rise occur;</del> d. Historic heritage and Poutini Ngāi Tahu cultural areas or features; <b>islands;</b> <b>f. inter-related coastal marine and terrestrial systems, including the intertidal zone;</b> g. Areas of significant coastal vegetation and habitat of indigenous coastal flora and fauna species, <b>including migratory birds;</b> and h. The built environment and infrastructure which have

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						modified the coastal environment.
Department of Conservation (S602)	S602.144	Coastal Environment	CE - P2	Support	DOC supports Policy CE-P2 as this appropriately accords with s6(a) of the Act and the NZCPS.	Retain Policy CE-P2 as notified.
Department of Conservation (S602)	S602.145	Coastal Environment	CE - P3	Amend	Amend Policy CE-P3 so that it ensures the effects management hierarchy is applied and the requirement for avoidance of outstanding values is more explicit in accordance with the NZCPS.	Amend: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; <b>b. adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided;</b> c. Significant adverse effects on natural character, natural landscapes and natural features, <del>and are avoided, and are</del> <b>otherwise managed in accordance with the effects management hierarchy;</b> and <del>d. adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided;</del> e. The development is of a size, scale and nature that is appropriate to the environment; f. It is for a Poutini Ngāi Tahu cultural purpose; or g. It is National Grid infrastructure that has a functional and operational need to locate in these areas; and <b>h. All other effects on the coastal environment are managed in accordance with the effects management hierarchy</b>
Department of Conservation (S602)	S602.146	Coastal Environment	CE - P4	Amend	Support Policy CE-P4 and amend it so that primary production buildings and structures do not degrade the elements, patterns or processes that contribute to the outstanding or high values, and to	Amend: Provide for primary production activities within the outstanding and high natural character, outstanding natural landscapes and outstanding natural features within the coastal environment where:

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					ensure adverse effects on outstanding values are avoided in accordance with Policies 13 and 15 of the NZCPS.	a. These are existing lawfully established activities; or b. The use <b>and any associated buildings and structures</b> does not degrade the elements, patterns or processes that contribute to the outstanding or high values; <b>and c. adverse effects on outstanding natural character, outstanding natural landscapes and outstanding natural features are avoided.</b>
Department of Conservation (S602)	S602.147	Coastal Environment	CE - P5	Amend	Support Policy CE-P5 and amend it so that the policy remains enabling, while making it explicit that there is still a need to ensure that adverse effects on the environment and on coastal values are appropriately managed.	Amend: Provide for buildings and structures within the coastal environment outside of areas of outstanding coastal natural character, outstanding natural landscape and outstanding natural features where these: a. Are existing lawfully established structures; or b. Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; or c. Have a functional or operational need to locate within the coastal environment, <b>and d. adverse effects on amenity, natural character, historic and cultural values, and biodiversity are appropriately managed;</b> and <b>e. are of a size, scale and nature that is appropriate to the area; and f. is consistent with the NZCPS</b>
Department of Conservation (S602)	S602.148	Coastal Environment	CE - P6	Oppose	Oppose Policy CE-P6 and amend it so new activities within modified and unmodified coastal environments are still required to manage adverse effects where necessary, and to protect areas of high natural character, and outstanding natural character in accordance with Policy 13 of the NZCPS.	Amend: Recognise that there are existing settlements and urban areas located within the coastal environment of the West Coast/Te Tai o Poutini including parts of Westport, Greymouth and Hokitika and enable new subdivision, buildings and structures within and expansion of towns and settlements where: These are located in areas already modified by built development or primary production activities <b>and the adverse effects on amenity, natural character, historic and cultural values, and biodiversity are appropriately managed,</b> or

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						<p>Where located in unmodified areas, any adverse impact on natural character <b>are managed in accordance with the effects management hierarchy</b> <del>can be mitigated;</del></p> <p>In areas of <del>outstanding or</del> high natural character: <del>Provide for lawfully established land uses and activities to continue;</del> Allow for other uses with a functional need to locate in the coastal environment <b>where adverse effects are managed in accordance with the effects management hierarchy;</b></p> <p>Allow for Poutini Ngāi Tahu cultural uses;  Avoid encroachment into unmodified areas of the coastal environment; and  Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns and processes that contribute to natural character are minimised. <b>Significant adverse effects on natural character are avoided;</b>  <b>Adverse effects on natural character are avoided in areas of outstanding natural character.</b></p>
Department of Conservation (S602)	S602.149	Coastal Environment	CE - P8	Amend	Amend Policy CE - P8 to apply the effects management hierarchy to ensure that there is an appropriate cascade of effects management approaches, starting with avoidance, and ending with offsetting or compensation of residual adverse effects on coastal environmental overlay values.	Amend: Enable the maintenance, repair and operation of the National Grid. Where new development and upgrades of the National Grid are required, <del>seek to avoid and otherwise remedy or mitigate</del> <b>apply the effects management hierarchy to manage</b> adverse effects on Overlay Chapter areas.
Department of Conservation (S602)	S602.150	Coastal Environment	CE - R4	Oppose	Amend Rule CE-R4 to introduce an additional setback rule so that all buildings and structures are appropriately set back from the CMA, and to require resource consent where they are not, so the adverse effects can	Amend: Activity Status Permitted Where: <ol style="list-style-type: none"> <li>These are not located within: <b>an Overlay Area; and</b></li> </ol>

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					<p>be assessed. Amend the rule to refer to 'overlay areas' rather than a detailed list as this simplifies the rule and ensures that no overlay areas are inadvertently excluded. Remove energy, natural hazard mitigation and network utilities from the permitted activity list, as all activities, regardless of their type, should comply with the rule.</p>	<p><del>An Outstanding Natural Landscape identified in Schedule Five;</del>  <del>An Outstanding Natural Feature identified in Schedule Six;</del>  <del>An area of High Coastal Natural Character identified in Schedule Seven and subject to Rule CE – R5;</del>  <del>An area of Outstanding Coastal Natural Character identified in Schedule Eight; and</del></p> <p>1. These:</p> <p><b>a. Are set back more than 25m from the Coastal Marine Area; and</b>  <b>b. Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone:</b></p> <p>i. Maximum height is 7m for new buildings;  ii. No height limits apply where this is replacement of a lawfully established building with another building of the same height, in the same location; and  iii. The gross ground floor area is:  I. A maximum of 200m<sup>2</sup> per building for new buildings;  II. No maximum area where this is the replacement of a lawfully established building with another building of the same ground floor area, in the same location;</p> <p><del>or Are Energy Activities or Network Utilities, including ancillary earthworks, subject to provisions in the Energy, Infrastructure and Transport Chapters of the Plan; or Are natural hazard mitigation structures constructed by a Statutory Agency or their authorised contractor. Advice Note: Refer to the Natural Hazards, Sites and Areas of Significance to Māori, Historic Heritage, Natural Character and Margins of Waterbodies Overlay Chapters and Zone Chapters for additional rules in relation to buildings and structures in these areas.</del></p> <p><del>Activity status where compliance not achieved: Outside of the scheduled overlay chapter areas and the Rural Zones, the relevant zone rules apply. In the</del></p>

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						<del>case of Energy Activities and Network Utilities the relevant Energy, Infrastructure or Transport Rules apply. Otherwise</del> Restricted Discretionary
Department of Conservation (S602)	S602.151	Coastal Environment	CE - R5	Amend	Amend Rule CE-R5 to introduce an additional setback rule so that all buildings and structures are appropriately set back from the CMA, and to require resource consent where they are not, so the adverse effects can be assessed. Amend the rule to refer to 'overlay areas' so the rule is consistent with CE-R4.	Amend: Activity Status Permitted Where: <ol style="list-style-type: none"> <li>1. These buildings and structures are required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or</li> <li>2. Within the Open Space and Recreation Zones, this is parks facilities or parks furniture; or</li> <li>3. Within the Māori Purpose Zone, these are Māori Purpose Activities; or</li> <li>4. In all other zones: <ol style="list-style-type: none"> <li>1. Any new building is no more than 100m<sup>2</sup> ground floor area;</li> <li>2. Any addition increases the total building footprint by no more than 50m<sup>2</sup>;</li> <li>3. The maximum height above ground level is for any building or structure is 7m; <b>and</b></li> <li>4. <b>Buildings and structures are set back more than 30m from the Coastal Marine Area; and</b></li> <li>5. <b>They are not located within any other Overlay Area.</b></li> </ol> </li> <li>5. Advice Note:</li> <li>6. Refer to the <del>Natural Hazards, Sites and Areas of Significance to Māori, Historic Heritage, Natural Character and Margins of Waterbodies</del> Overlay Chapters <b>and Zone Chapters</b> for <b>additional</b> rules in relation to buildings and structures in these areas.</li> </ol>

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						Activity status where compliance not achieved: Restricted Discretionary
Department of Conservation (S602)	S602.152	Coastal Environment	CE - R6	Oppose	Amend Rule CE-R6 to remove reconstruction from the permitted activity rule as reconstruction can have adverse natural character effects that should be assessed through a resource consent application. Additionally, amend the activity status where compliance is not achieved, from controlled to restricted discretionary, so any application under that rule has the ability to be declined where adverse effects are significant.	Amend:CE-R7 Maintenance, Alteration, <b>and</b> Repair <del>and Reconstruction</del> of Natural Hazard Mitigation Structures and associated earthworks in the Coastal Environment within the High Coastal Natural Character Overlay identified in Schedule Seven Activity Status Permitted Where: <ol style="list-style-type: none"> <li>1. The structure has been lawfully established;</li> <li>2. Earthworks and land disturbance is <del>the minimum required to undertake the activity</del> <b>contained wholly within the footprint of the mitigation structure;</b></li> <li>3. There is no reduction in public access;</li> <li>4. The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure;</li> <li>5. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from the consented structure, and an assessment is provided by a suitably qualified professional confirming the adverse effects are no greater than the consented structure; and</li> <li>6. The activity is undertaken by a Statutory Agency or their designated contractor.</li> </ol> Advice Note:

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<ol style="list-style-type: none"> <li>1. The rules in the Earthworks Chapter do not apply to Permitted Activities under Rule CE - R6.</li> <li>2. Earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.</li> <li>3. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.</li> </ol> <p>Activity status where compliance not achieved: <del>Controlled</del> <b>Restricted Discretionary</b></p>
Department of Conservation (S602)	S602.153	Coastal Environment	CE - R7	Amend	Support Rule CE-R7 subject to amendments to ensure that the rules apply to existing access and structures, align the rule with similar submission points DOC has made in the Natural Features and Landscapes Chapter, and introduce additional limits for earthworks within 30m of the CMA as the potential adverse effects of earthworks on high natural character is greater the closer earthworks are to the CMA.	<p>Amend: Activity Status Permitted Where: These are for:</p> <ol style="list-style-type: none"> <li>1. <b>Operation, maintenance, repair, or upgrade of existing</b> Walking/cycling tracks, roads, <b>or</b> farm tracks;</li> <li>2. <del>or</del> fences;</li> <li>3. Operation, maintenance, repair, <b>or</b> upgrade <b>of existing</b> <del>or installation of new</del> network utility infrastructure or renewable electricity generation; or</li> <li>4. Establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; <b>and</b></li> <li>5. <b>The cut height or fill depth does not exceed one metre vertically;</b></li> <li>6. Any fill, excavation or removal is not more than 2500m<sup>2</sup>/ha and 2500m<sup>3</sup>/ha <b>where earthworks are set back more than 30m from the Coastal Marine Area;</b></li> <li>7. <b>Any fill, excavation or removal is not more than 100m<sup>2</sup>/ha and 100m<sup>3</sup>/ha</b></li> </ol>



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						<p><b>where earthworks are within 30m from the Coastal Marine Area.</b></p> <p>Advice Note:</p> <ol style="list-style-type: none"> <li>Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.</li> <li>Any earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.</li> <li>This rule also applies to plantation forestry activities, where this provision is more stringent than the NES - PF.</li> </ol> <p>Activity status where compliance not achieved: Restricted Discretionary</p>
Department of Conservation (S602)	S602.154	Coastal Environment	CE - R8	Amend	Support Rule CE-R8 and amend it to be explicit that the permitted rule applies to lawfully established buildings and structures only.	Amend: Additions and Alterations to <b>Lawfully Established</b> Buildings and Structures in the Outstanding Coastal Environment Area...
Department of Conservation (S602)	S602.155	Coastal Environment	CE - R9	Oppose	Amend Rule CE-R9 to remove reconstruction from the permitted activity rule as reconstruction can have adverse natural character effects that should be assessed through a resource consent application. Additionally, amend the activity status where compliance is not achieved, from controlled to restricted discretionary, so any application under that rule has the ability to be declined where adverse effects are significant.	<p>Amend: CE-R9 Maintenance, Alteration, <del>and Repair</del> <b>and Reconstruction</b> of Natural Hazard Mitigation Structures within the Outstanding Coastal Environment Area</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The structure has been lawfully established;</li> <li>Earthworks and land disturbance is <del>the minimum required to undertake the activity</del> <b>contained wholly within the footprint of the mitigation structure;</b></li> <li>There is no reduction in public access;</li> <li>The materials used are the same as the original, or most significant material, or the closest equivalent provided that only</li> </ol>

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						<p>cleanfill is used where fill materials are part of the structure;</p> <p>5. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from the consented structure, and an assessment is provided by a suitably qualified professional confirming the effects are no greater than the consented structure; and</p> <p>6. The activity is undertaken by a Statutory Agency or their designated contractor.</p> <p>Advice Note:</p> <p>1. The rules in the Earthworks Chapter do not apply to Permitted Activities under Rule CE - R9.</p> <p>2. Earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.</p> <p>3. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.</p> <p>Activity status where compliance not achieved: <del>Controlled</del> <b>Discretionary</b></p>
Department of Conservation (S602)	S602.156	Coastal Environment	CE - R10	Amend	Support Rule CE-R10 and amend it so the rule enables smaller permitted agricultural structures to be established to preserve and protect outstanding natural character and landscape values in accordance with Policies 13 and 15 of the NZCPS.	<p>Amend: Activity Status Permitted</p> <p>Where the structure is:</p> <p>1. A fence; or</p> <p>2. Associated with stock water reticulation including tanks, pipes and water troughs; or</p> <p>3. Required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or</p>

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						<p>4. For a network utility customer connections, or environmental monitoring and extreme weather event monitoring; or</p> <p>5. For agricultural pastoral and horticultural activities or an accessory building; and</p> <p>i. The height of any building or structure does not exceed <b>53m</b> above ground level; and</p> <p>ii. The gross floor area of any building does not exceed <b>50400m2</b></p> <p>Advice Note:</p> <p>1. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.</p> <p>2. Any earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.</p> <p>Activity status where compliance not achieved: <b>Restricted</b> Discretionary</p>
Department of Conservation (S602)	S602.157	Coastal Environment	CE - R11	Amend	Support Rule CE-R11 subject to amendments to ensure that the rules applies to existing access areas and structures, and that earthwork are contained to the existing footprints of the access areas and structures.	Amend: Where these are for: a. Maintenance repair or upgrade of <b>existing</b> walking/cycling tracks, roads, farm tracks or fences; b. Operation, maintenance, repair and upgrade of <b>existing</b> network utility infrastructure or renewable electricity generation; <b>andc. The earthworks are wholly contained within the footprint of the walking/cycling track, road, farm track, fence, network utility infrastructure, or renewable electricity generation infrastructure;...</b>
Department of Conservation (S602)	S602.158	Coastal Environment	CE - R12	Oppose	Amend Rule CE-R12 as a consequential amendment to DOCs submission of the permitted activity rules and to enable applications for	Amend : Activity Status Controlled <b>Restricted Discretionary</b> Where: These are to protect the coastal State Highway, Special Purpose Roads or other Critical Infrastructure; These are Westport

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					Natural Hazard Mitigation Structures to be appropriate assessed and declined where adverse effects are significant, and/or the application is inconsistent with the objectives and policies of the Plan and/or NZCPS.	<p><del>flood and coastal protection works constructed by a statutory agency or its authorised contractor. Matters of control are:</del> <b>Discretion is restricted to:</b> Effects on <del>habitats of any threatened or protected flora or fauna species;</del> <b>indigenous vegetation and habitats of indigenous fauna;</b> Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;</p> <p>Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems;</p> <p>Effects on the intrinsic values of ecosystems;</p> <p>Effects on recreational values of public land;</p> <p>Effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three;</p> <p>Landscape and visual effects;</p> <p>Effects on natural character and natural features;</p> <p>Location, dimensions and appearance of the structure;</p> <p>Effects on public access to the coast.; <b>Adverse effects on amenity, natural character, and historic heritage; and</b> <b>Consideration of the extent to which hard protection structures are avoided.</b></p> <p><del>Advice Note: The rules in the Earthworks Chapter do not apply to Controlled Activities under Rule CE-R14. This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.</del></p> <p>Activity status where compliance not achieved:  <b>NAR</b> <del>Restricted Discretionary except Discretionary where these are within the Outstanding Coastal Environment Area</del></p>
Department of Conservation (S602)	S602.159	Coastal Environment	CE - R14	Amend	Strengthen Rule CE-R14 to ensure all relevant adverse effects are considered when assessing applications for buildings and structures in the coastal environment.	Amend: Activity Status Restricted Discretionary Discretion is restricted to: Any requirements for landscape evaluation; The extent to which the site is visible from a road or public place;

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						<p>The effects on the natural character of the coast;  The effects on Poutini Ngāi Tahu values or any Site and Areas of Significance to Māori identified in Schedule Three;  The effects on potential or current public access to the coast;  Design and location of any buildings, structures or earthworks;  Volume and area of earthworks;  Area and location of any vegetation clearance;  <b>Adverse effects on amenity;</b>  <b>Adverse effects on historic heritage;</b>  <b>Adverse effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems;</b>  Impacts on biodiversity and conservation values; and  Landscape measures.  Activity status where compliance not achieved: N/A</p>
Department of Conservation (S602)	S602.160	Coastal Environment	CE - R15	Amend	Strengthen Rule CE-R15 to ensure all relevant adverse effects are considered when assessing applications for buildings, structures and earthworks in the High Coastal Natural Character Overlay.	<p>Amend: Activity Status Restricted Discretionary Discretion is restricted to:  Any requirements for landscape evaluation;  The extent to which the site is visible from a road or public place;  The effects on the natural character of the coast;  The effects on landscape and natural features of the coast;  The effects on potential or existing public access to the coast;  Design and location of any buildings, structure or earthworks;  Volume and area of earthworks;  Effects on <del>habitats of any threatened or protected flora or fauna species;</del> <b>indigenous vegetation and habitats of indigenous fauna;</b> <b>Adverse effects on biodiversity and conservation values;</b> Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;</p>

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						Effects on recreational values of public land; Effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three; <b>Adverse effects on amenity;</b> <b>Adverse effects on historic heritage;</b> <b>Adverse effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems;</b> Landscape and visual effects; and Location, dimensions and appearance of any structure Advice Note: This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.  Activity status where compliance not achieved: N/A
Department of Conservation (S602)	S602.161	Coastal Environment	CE - R16	Oppose	Delete Rule CE-R16 as a consequential amendment to DOCs submission on Rule CE-R10.	Delete Rule CE-R16 in its entirety.
Department of Conservation (S602)	S602.162	Coastal Environment	CE - R17	Oppose	Delete Rule CE-R17 as a consequential amendment to DOCs submission on Rule CE-R12.	Delete Rule CE-R17 in its entirety.
Department of Conservation (S602)	S602.163	Coastal Environment	CE - R18	Amend	Strengthen Rule CE-R18 to ensure all relevant adverse effects are considered when assessing applications for earthworks within the Outstanding Coastal Environment Area, remove ambiguity from the rule, and achieve greater alignment with policies 13 and 15 of the NZCPS.	Amend: Activity Status Restricted Discretionary Where: These are for: Walking/cycling tracks; Roads, farm tracks or fences; Installation of network utility infrastructure or renewable electricity generation activities; or For establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; and <del>Earthworks are the minimum required to undertake the activity.</del> Discretion is restricted to: <b>The extent to which the earthworks preserve the natural character of the coastal environment and protect it from inappropriate subdivision,</b>

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						<p><b>use, and development;</b>  <b>The extent to which the earthworks protect natural features and natural landscapes from inappropriate subdivision, use, and development;</b>Any requirements for landscape evaluation;<b>The extent to which earthworks are the minimum required to undertake the activity;</b>The extent to which the site is visible from a road or public place;  Any effects on the values that make the site Outstanding;  Effects on <del>habitats of any threatened or protected species;</del><b>indigenous vegetation and habitats of indigenous fauna;</b>Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;  The effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in <b>Schedule Three;</b>  Design and location of any earthworks;  Volume and area of earthworks;  Area and location of vegetation clearance; <b>Adverse effects on amenity, natural character, and historic heritage;</b>Landscape measures to reduce the visual effects on the values of the Outstanding Natural Landscape or Feature; and  Where relevant, matters included within Policy NFL - P6.  Advice Note:  This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.  Activity status where compliance not achieved:  <b>Discretionary</b></p>
Department of Conservation (S602)	S602.164	Coastal Environment	Discretionary Activities	Amend	Insert new discretionary activity rule as a consequential amendment to the submission to rule CE-R10 Erection of a Building or Structure in the Outstanding Coastal	Insert new Rule: <b>CE-RXX Buildings and Structures within the High Coastal Natural Character Overlay or Outstanding Coastal Environment Overlay not meeting Restricted Discretionary Activity Standards</b> <b>Activity Status</b>

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					Environment Area	<b>DiscretionaryWhere:</b> These will not destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding. <b>Advice Note:</b> When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required. This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF. <b>Activity status where compliance not achieved: Non-complying</b>
Department of Conservation (S602)	S602.165	Coastal Environment	Coastal Environment Rules	Amend	An additional rule is required to capture any other unanticipated activities and structures.	Add an additional Rule: <b>XXX Activities, structures, buildings and earthworks not provided for in another RuleActivity status: Non-complying</b>
Department of Conservation (S602)	S602.166	Coastal Environment	Coastal Environment	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.167	Earthworks	Overview	Amend	Make it clear that earthworks not only affect amenity values, but can also affect natural environment values. This more effectively aligns the objective with its subsequent policies, and specifically policy P2.	Amend paragraph 2: Earthworks can adversely affect amenity values (visual, dust nuisance, noise and traffic), <b>natural environment values (such as indigenous biodiversity, habitat, environmental quality and landscape)</b> and result in changes to natural landforms. Earthworks can cause changes to the appearance and character of the neighbourhoods they are located in and can impact on people's experience of their environment.
Department of Conservation (S602)	S602.168	Earthworks	EW - O1	Amend	Amend earthworks objective EW-O1 to make it clear that adverse effects on the immediate, as well as surrounding environment, are managed, and to enable adverse effects to be remedied in addition to avoided and mitigated.	Amend Objective EW-O1: To provide for earthworks to facilitate subdivision, use and development of the West Coast/Te Tai o Poutini's land resource, while ensuring that their adverse effects on the surrounding environment are avoided,



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						<b>remedied</b> or mitigated.
Department of Conservation (S602)	S602.169	Earthworks	EW - P3	Amend	Minor amendment to clarify that it is the risks of earthworks that are managed, rather than risks to earthworks.	Amend: Require the use of accidental discovery protocols to mitigate the potential risk <del>to</del> <b>of</b> earthworks to archaeological sites and sites and areas of significance to Māori and archaeological sites that are not scheduled in the Plan.
Department of Conservation (S602)	S602.170	Earthworks	Earthworks	Amend	Amend Rule EW - R2 to remove duplication and simplify the rule.	Amend: Activity Status Permitted Where:  1. All standards in Rule EW - R1 are complied with; and 2. These earthworks are: Associated with the construction of an approved building platform and access; or <del>These are earthworks</del> <del>earthworks</del> associated with an approved subdivision consent; or <del>These are earthworks</del> <del>These are earthworks</del> associated with an approved well or bore; or <del>These are earthworks</del> including stockpiles required for network utility or critical infrastructure maintenance, operation, repair, upgrade, or installation of new network utilities including public roads; or <del>These are earthworks</del> associated with installation of swimming pools; or The earthworks are for interments in a cemetery or urupā; The earthworks are for natural hazard mitigation structures constructed by a statutory agency or their authorised contractor; or The earthworks are test pits for geotechnical or contaminated land assessment where the land is reinstated within 48 hours; or ...
Department of Conservation (S602)	S602.171	Earthworks	EW - R3	Neutral	DOC is neutral in relation to these rules, on the basis that the amendments sought in DOC's other submission points regarding earthworks are made.	DOC is neutral with regards to: EW - R3 Earthworks in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FUZ - Future Urban Zone, AIRPZ Airport Zone, any OSRZ -

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						Open Space and Recreation Zone and the MPZ - Māori Purpose Zone EW - R6 Earthworks in the BCZ - Buller Coalfield Zone and MINZ - Mineral Extraction Zone
Department of Conservation (S602)	S602.172	Earthworks	EW - R6	Neutral	DOC is neutral in relation to these rules, on the basis that the amendments sought in DOC's other submission points regarding earthworks are made.	DOC is neutral with regards to: EW - R3 Earthworks in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FUZ - Future Urban Zone, AIRPZ Airport Zone, any OSRZ - Open Space and Recreation Zone and the MPZ - Māori Purpose Zone EW - R6 Earthworks in the BCZ - Buller Coalfield Zone and MINZ - Mineral Extraction Zone
Department of Conservation (S602)	S602.173	Earthworks	EW	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.174	Light	LIGHT - O2	Amend	Amend Objective LIGHT-O2 so that light is managed so that it does not adversely affect the habitats and ecosystems of all native flora fauna, not just nocturnal species.	Amend: Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of people, the safe operation of the transport network, protects views of the night sky, the habitats and ecosystems of <del>nocturnal</del> <b>native indigenous vegetation and habitats of indigenous</b> fauna and the species themselves.
Department of Conservation (S602)	S602.175	Light	LIGHT - P3	Amend	Amend Policy LIGHT-P3 so that light is managed so that it does not adversely affect the habitats and ecosystems of all native flora fauna.	Amend: Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses; Internalise light spill within the site where the outdoor lighting is located; Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in areas of outstanding coastal natural character; Minimises adverse effects on the significant

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						habitats of light sensitive native indigenous vegetation and habitats of indigenous fauna and the species themselves; and Minimises adverse effects on the health and safety of people and communities in the surrounding area.
Department of Conservation (S602)	S602.176	Light	LIGHT - R1	Amend	Amend Rule LIGHT-R1 to include a standard to require that light is directed away from any adjoining and adjacent overlay areas. This will protect the significant values of these areas from light spill.	Amend: Where Activity Status is Permitted All artificial outdoor lighting must: Be directed so that light is emitted away from any adjoining and adjacent properties; <b>Be directed so that light is emitted away from any adjoining and adjacent overlay areas;</b> Be directed so that light is emitted away from any state highway or arterial or principal roads, or any oncoming traffic; and Where an activity is located on a site which adjoins or is separated by a road from a different zone, the activity on the site must meet the relevant zone standards for light for the adjoining zone at the zone boundary....
Department of Conservation (S602)	S602.177	Light	LIGHT - R3	Amend	Amend the heading of Rule LIGHT-R3 so that it also applies to Outstanding Natural Landscapes and Outstanding Natural Features as these contain significant landscape, amenity and natural character values that can be adversely affected by light spill, and specifically exclude conservation activities from the rule.	Amend: LIGHT - R3 Artificial Outdoor Lighting in the NOSZ - Natural Open Space Zone, SETZ - PREC 2 - Settlement Zone - Coastal Settlement Precinct, and in All Zones where the site falls within the Outstanding Coastal Natural Character Overlay, <b>Outstanding Natural Landscapes Overlay and Outstanding Natural Features Overlay, excluding conservation activities undertaken by the Department of Conservation.</b>
Department of Conservation (S602)	S602.178	Light	LIGHT - R4	Amend	Amend the heading of Rule LIGHT-R4 to make it explicit that it applies to all zones and overlays not provided for in Rules LIGHT-R2 and LIGHT-R3.	Amend: LIGHT - R4 Artificial Outdoor Lighting in locations, <b>zones, and overlays</b> not provided for in Rule LIGHT - R2 or LIGHT - R3 Activity Status Permitted...
Department of Conservation (S602)	S602.179	Light	Note:	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA

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Department of Conservation (S602)	S602.180	Noise	NOISE - R2	Amend	Support Rule NOISE-R2 and add an addition rule so that noise from aircraft use for conservation activities such as biodiversity projects and biosecurity activities is exempt. This will avoid the need for any exemptions for the activities to be issued in accordance with Section 7A of the biosecurity act where they are for pest control purposes.	Amend: Activity Status Permitted Where the following activities are exempted from meeting Zone noise standards: ...Infrequent aircraft landing for rural production <b>or conservation</b> purposes on an intermittent basis, including aerial topdressing and helicopter movements;....
Department of Conservation (S602)	S602.181	Open Space and Recreation Zones	Overview	Amend	Oppose the mineral extraction paragraph in the open space introduction. Providing for mineral extraction in the Open Space Zone is contrary to the purpose and values of the Open Space Zone.	Amend: <del>The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone.....</del>
Department of Conservation (S602)	S602.182	Open Space and Recreation Zones	OSRZ - O1	Amend	Amend Objective OSRZ - O1 as the different functions of open space must be compatible with the values of open space. For example, stock grazing should only be undertaken where significant natural environment values will not be adversely affected.	Amend: Development and activities should complement and not conflict with the functions and values of the particular open space and the surrounding environment, <b>including any relevant Open Space Management Plan</b> . Where appropriate open space accommodates a range of functions <b>where this is compatible with the values of the open space</b> .
Department of Conservation (S602)	S602.183	Open Space and Recreation Zones	OSRZ - P10	Amend	Support Policy OSRZ-P10, and amend it to recognise that new open space areas should consider the addition of SNAs identified through the resource consent process.	Amend: Subdivision and new development should provide for the open space needs generated by the development either through direct provision of land and works, or through a financial contribution. This includes: Additional neighbourhood parks including waterfront areas, <b>Significant Natural Areas</b> , walkways and cycleways needed as a result of additional household and visitor accommodation growth;

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						Additional recreation areas to enhance recreational opportunities and the visual amenity of the built environment; and Development of existing land set aside for neighbourhood parks and recreation areas.
Department of Conservation (S602)	S602.184	Open Space and Recreation Zones	OSRZ - P11	Amend	Support Policy OSRZ-P11, and amend it to recognise natural, cultural and biodiversity values which are all important within the Open Space Zones.	Amend: The OSZ - Open Space Zone primarily provides for passive and active recreation activities, <b>natural, cultural and biodiversity values</b> , community facilities, campgrounds and cemeteries and limited associated facilities and structures.
Department of Conservation (S602)	S602.185	Open Space and Recreation Zones	OSRZ - P12	Amend	Amend Policy OSRZ-P12 as activities within the open space zone should also be managed to minimise effects on environmental values - particularly as most of the public conservation land is zoned Open Space.	Amend Policy: Enable activities and facilities within the OSZ - Open Space Zone that: Are consistent with the intended purpose, character and qualities of the OSZ - Open Space Zone; and; Contribute to the overall health and wellbeing of the community; and Minimise adverse effects on the character, <b>natural environment</b> , and amenity values of the surrounding area.
Department of Conservation (S602)	S602.186	Open Space and Recreation Zones	OSRZ - P13	Amend	Amend OSRZ - P13 to only allow for these activities within Open Space Zone, as these activities do not accord with the primary purpose of the zone, and should only be allowed where the open space values are not compromised.	Amend: <del>Provide for</del> <b>Allow</b> activities that are ancillary to the functions of the OSZ - Open Space Zone <b>where adverse effects on open space values are appropriately managed</b> including: Retail activities; Residential activities, including <del>for</del> for caretaker purposes; and Agricultural, horticultural or pastoral activities
Department of Conservation (S602)	S602.187	Open Space and Recreation Zones	OSRZ - P14	Oppose	Amend OSRZ - P14 to only allow for mineral extraction activities within Open Space Zones where adverse effects on important values are managed in accordance with the effects management hierarchy, as these activities do not accord with the primary	Amend: <del>Provide for</del> <b>Allow</b> mineral extraction activities within the OSZ - Open Space Zone where: <del>Impacts</del> <b>Adverse effects</b> on open space and recreation values of the site are minimised; <b>Adverse effects on areas and values identified in Schedules and Overlay Areas are avoided or otherwise managed in accordance with the</b>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					purpose of the zone, and should only be allowed where the open space values and significant natural and cultural values are not compromised.	<b>effects management hierarchy</b> ; This is provided for within any Open Space Management Plan for the area; Adverse effects on <del>open space and recreation values</del> and the environment are <b>otherwise</b> avoided, mitigated, remedied, offset or compensated; Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Department of Conservation (S602)	S602.188	Open Space and Recreation Zones	OSRZ - P18	Amend	While DOC supports the intent of this policy, it is written passively, and amendments are required to ensure that the policy is more directive.	Amend: <b>Require a</b> A low level of development and built form <del>is anticipated</del> within <del>the</del> <b>this</b> NOSZ - Natural Open Space Zone to retain the natural, cultural and biodiversity values within <del>the</del> natural open space areas.
Department of Conservation (S602)	S602.189	Open Space and Recreation Zones	OSRZ - P19	Amend	Policy P19 is supported, subject to a minor amendment to promote biodiversity restoration.	Amend: Within the NOSZ - Natural Open Space Zone enable activities and facilities that: Are consistent with the intended purpose, character and qualities of the Natural open space zone; and Protect, maintain and, where possible, enhance <b>and restore</b> indigenous biodiversity including taonga species, natural values and ecological linkages; and Contribute to the health and wellbeing of the community.
Department of Conservation (S602)	S602.190	Open Space and Recreation Zones	OSRZ - P20	Amend	Support Policy OSRZ-P20, subject to a minor addition to ensure that small-scale buildings and structures do not adversely affect biodiversity values.	Amend: Within the NOSZ - Natural Open Space Zone provide for small-scale buildings and structures that: Are ancillary to a permitted activity; and Do not adversely affect the conservation <b>and indigenous biodiversity</b> values of the site; and Are of a scale, form, location and design that is compatible with the purpose, character and qualities of the zone; and Do not adversely affect the character and qualities of the surrounding area.

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Department of Conservation (S602)	S602.191	Open Space and Recreation Zones	Open Space and Recreation Zones	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.192	Planning Maps and Overlays	Open Space Zone	Amend	Support the NOSZ mapping of significant public conservation land, and upzone additional significant public conservation land to NOSZ to ensure that it is managed for conservation purposes.	Rezone public conservation land not otherwise identified as NOSZ to NOSZ, where these contain mapped areas of Outstanding Natural Landscapes, Outstanding Natural Features, Significant Natural Areas, High Coastal Natural Character and Outstanding Coastal Natural Character, and are outside areas of urban zoned land.
Department of Conservation (S602)	S602.193	Natural Open Space Zone	NOSZ - R4	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	Amend: Activity Status <del>Permitted</del> <b>Restricted Discretionary</b> Where: Written notification to the Council of the activity is provided at least 10 working days prior to the activity commencing; and Camping activity is restricted to 10 days per calendar year. <b>Discretion is restricted to:</b> <b>Design, position and location of buildings;</b> <b>Landscape treatment;</b> <b>Vehicle access and parking design and location; and</b> <b>Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</b> Advice Note: Temporary Camping Grounds may also be required to comply with the Camping Ground Regulations 1985 administered by the relevant District Council. Where activities are located in Overlay Chapter Areas the relevant provisions also apply. Activity status where compliance not achieved: <del>N/A</del> <b>Discretionary</b>

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Department of Conservation (S602)	S602.194	Natural Open Space Zone	NOSZ - R5	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	Amend: Activity Status <del>Permitted</del> <b>Restricted Discretionary</b> Where: This is ancillary to a conservation activity or recreation activity; The activity has a functional or operational need to locate in a NOSZ - Natural Open Space Zone; and All performance standards for Rule NOSZ - R1 are complied with. <b>Discretion is restricted to: Design, position and location of the building; Landscape treatment; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</b> Activity status where compliance not achieved: Discretionary
Department of Conservation (S602)	S602.195	Natural Open Space Zone	NOSZ - R6	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	Amend : Activity Status <del>Permitted</del> <b>Restricted Discretionary</b> Where: This is ancillary to a recreation activity or a conservation activity; and Performance Standards for Rule NOSZ - R1 are complied with. <b>Discretion is restricted to: Design, position and location of the building; Landscape treatment; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</b> Activity status where compliance not achieved: Discretionary
Department of Conservation (S602)	S602.196	Natural Open Space Zone	Natural Open Space Zone	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA



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Department of Conservation (S602)	S602.197	Planning Maps and Overlays	Open Space Zone	Amend	Support the OSZ mapping of public conservation land not zoned NOSZ. Rezone all public conservation land outside urban areas and not otherwise identified as NOSZ and OSZ as OSZ to ensure that is managed for conservation and public open space purposes.	Rezone all public conservation land, outside areas of urban zoned land, and not otherwise identified as NOSZ and OSZ, as OSZ.
Department of Conservation (S602)	S602.198	Open Space Zone	Overview	Amend	Amend the explanatory paragraph regarding permissions under other Acts to include concessions as an example of these other permissions that may be needed, as this is a common requirement for activities in the Open Space Zone where activities are on public conservation land.	Amend:Activities and uses on publicly owned land are required to obtain permission (such as a lease, <del>or a</del> licence, <b>or concession</b> ) from the relevant administering authority. This is in addition to any requirements under Te Tai o Poutini Plan and the RMA. All activities will also have regard to any relevant reserve management plans or National Park management plans and legislation (Reserves Act 1977 and the Conservation Act 1987).....
Department of Conservation (S602)	S602.199	Open Space Zone	OSZ - R12	Amend	Support Rule OSZ - R12 provided these activities meet all other rules and standards in the Plan, and do not include activities not anticipated in the Open Space Zone.	Amend: Activity Status Permitted Where: 1. All performance standards for Rule OSZ - R1 are complied with; <del>and</del> 2. The activity does not include: Intensive indoor primary production; <b>storage of products and initial processing of horticultural and agricultural products produced on that site; the storage, treatment and disposal of solid and liquid animal waste; rural research; farm quarries; or</b> Stock sale yards; <b>and All other rules and standards, including within Overlay Areas, are met.</b> Advice Note: Refer to Rule SASM - R7 in the Sites of Significance to Māori Chapter where a farm quarry is proposed within the Aotea or Pounamu Overlays

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Department of Conservation (S602)	S602.200	Open Space and Recreation Zones	OSRZ - P13	Amend	Amend OSRZ - P13 to only allow for these activities within Open Space Zone, as these activities do not accord with the primary purpose of the zone, and should only be allowed where the open space values are not compromised.	Amend: <del>Provide for</del> <b>Allow</b> activities that are ancillary to the functions of the OSZ - Open Space Zone <b>where adverse effects on open space values are appropriately managed</b> including: Retail activities; Residential activities, including <del>for</del> for caretaker purposes; and Agricultural, horticultural or pastoral activities
Department of Conservation (S602)	S602.201	Open Space and Recreation Zones	OSRZ - P14	Oppose	Amend OSRZ - P14 to only allow for mineral extraction activities within Open Space Zones where adverse effects on important values are managed in accordance with the effects management hierarchy, as these activities do not accord with the primary purpose of the zone, and should only be allowed where the open space values and significant natural and cultural values are not compromised.	Amend Policy OSRZ - P14: <del>Provide for</del> <b>Allow</b> mineral extraction activities within the OSZ - Open Space Zone where: <del>Impacts</del> <b>Adverse effects</b> on open space and recreation values of the site are minimised; <b>Adverse effects on areas and values identified in Schedules and Overlay Areas are avoided or otherwise managed in accordance with the effects management hierarchy</b> ;This is provided for within any Open Space Management Plan for the area; <del>Adverse effects on open space and recreation values</del> <b>and</b> the environment are <b>otherwise</b> avoided, mitigated, remedied, offset or compensated; Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Department of Conservation (S602)	S602.202	Open Space and Recreation Zones	OSRZ - P18	Amend	While DOC supports the intent of this policy, it is written passively, and amendments are required to ensure that the policy is more directive.	Amend Policy OSRZ-P18: <b>Require a</b> A low level of development and built form <del>is anticipated</del> within <del>the</del> <b>this</b> NOSZ - Natural Open Space Zone to retain the natural, cultural and biodiversity values within <del>the</del> natural open space areas.
Department of Conservation (S602)	S602.203	Open Space and Recreation Zones	OSRZ - P19	Amend	Policy P19 is supported, subject to a minor amendment to promote biodiversity restoration.	Amend: Within the NOSZ - Natural Open Space Zone enable activities and facilities that: Are consistent with the intended purpose, character and qualities of the Natural open space zone; and Protect, maintain and, where possible, enhance <b>and restore</b> indigenous biodiversity including taonga

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						species, natural values and ecological linkages; and Contribute to the health and wellbeing of the community.
Department of Conservation (S602)	S602.204	Open Space and Recreation Zones	OSRZ - P20	Amend	Support Policy OSRZ-P20, subject to a minor addition to ensure that small-scale buildings and structures do not adversely affect biodiversity values.	Amend: Within the NOSZ - Natural Open Space Zone provide for small-scale buildings and structures that: Are ancillary to a permitted activity; and Do not adversely affect the conservation <b>and indigenous biodiversity</b> values of the site; and Are of a scale, form, location and design that is compatible with the purpose, character and qualities of the zone; and Do not adversely affect the character and qualities of the surrounding area.
Department of Conservation (S602)	S602.205	Open Space and Recreation Zones	Open Space and Recreation Zones	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.206	Natural Open Space Zone	NOSZ	Amend	Support the NOSZ mapping of significant public conservation land, and upzone additional significant public conservation land to NOSZ to ensure that it is managed for conservation purposes.	Rezone public conservation land not otherwise identified as NOSZ to NOSZ, where these contain mapped areas of Outstanding Natural Landscapes, Outstanding Natural Features, Significant Natural Areas, High Coastal Natural Character and Outstanding Coastal Natural Character, and are outside areas of urban zoned land.
Department of Conservation (S602)	S602.207	Natural Open Space Zone	NOSZ - R4	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	Amend: Activity Status <del>Permitted</del> <b>Restricted Discretionary</b> Where: Written notification to the Council of the activity is provided at least 10 working days prior to the activity commencing; and Camping activity is restricted to 10 days per calendar year. <b>Discretion is restricted to: Design, position and location of buildings; Landscape treatment;</b>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p><b>Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</b></p> <p>Advice Note: Temporary Camping Grounds may also be required to comply with the Camping Ground Regulations 1985 administered by the relevant District Council. Where activities are located in Overlay Chapter Areas the relevant provisions also apply. Activity status where compliance not achieved: <del>N/A</del> <b>Discretionary</b></p>
Department of Conservation (S602)	S602.208	Natural Open Space Zone	NOSZ - R5	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	<p>Amend: Activity Status <del>Permitted</del> <b>Restricted Discretionary</b></p> <p>Where: This is ancillary to a conservation activity or recreation activity; The activity has a functional or operational need to locate in a NOSZ - Natural Open Space Zone; and All performance standards for Rule NOSZ - R1 are complied with. <b>Discretion is restricted to: Design, position and location of the building; Landscape treatment; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</b> Activity status where compliance not achieved: Discretionary</p>
Department of Conservation (S602)	S602.209	Natural Open Space Zone	NOSZ - R6	Oppose	Amend Rules NOSZ - R4, R5 and R6 to only allow for temporary camping grounds, residential activities and retail activities within the Natural Open Space Zone where adverse effects on important values are appropriately	<p>Amend: Activity Status <del>Permitted</del> <b>Restricted Discretionary</b></p> <p>Where: This is ancillary to a recreation activity or a conservation activity; and Performance Standards for Rule NOSZ - R1 are complied</p>

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					considered, as these activities do not accord with the primary purpose of the zone, and should only be allowed where significant natural and cultural values are not compromised.	with. <b>Discretion is restricted to:</b> <b>Design, position and location of the building;</b> <b>Landscape treatment;</b> <b>Vehicle access and parking design and location; and</b> <b>Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</b> Activity status where compliance not achieved: Discretionary
Department of Conservation (S602)	S602.210	Natural Open Space Zone	Natural Open Space Zone	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.211	Planning Maps and Overlays	Open Space Zone	Amend	Support the OSZ mapping of public conservation land not zoned NOSZ. Rezone all public conservation land outside urban areas and not otherwise identified as NOSZ and OSZ as OSZ to ensure that is managed for conservation and public open space purposes.	Rezone all public conservation land, outside areas of urban zoned land, and not otherwise identified as NOSZ and OSZ, as OSZ.
Department of Conservation (S602)	S602.212	Open Space Zone	Overview	Amend	Amend the explanatory paragraph regarding permissions under other Acts to include concessions as an example of these other permissions that may be needed, as this is a common requirement for activities in the Open Space Zone where activities are on public conservation land.	Amend:Activities and uses on publicly owned land are required to obtain permission (such as a lease, <del>or a</del> licence, <b>or concession</b> ) from the relevant administering authority. This is in addition to any requirements under Te Tai o Poutini Plan and the RMA. All activities will also have regard to any relevant reserve management plans or National Park management plans and legislation (Reserves Act 1977 and the Conservation Act 1987).....
Department of Conservation (S602)	S602.213	Open Space Zone	OSZ - R12	Amend	Support Rule OSZ - R12 provided these activities meet all other rules and standards in the Plan, and do not include activities not anticipated in the Open Space Zone.	Amend Rule OSZ-R12:  Activity Status Permitted  Where: 1. All performance standards for Rule OSZ - R1 are

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						<p>complied with; and</p> <p>2. The activity does not include:  Intensive indoor primary production; <b>storage of products and initial processing of horticultural and agricultural products produced on that site; the storage, treatment and disposal of solid and liquid animal waste; rural research; farm quarries; or</b> Stock sale yards; and  <b>All other rules and standards, including within Overlay Areas, are met.</b> Advice Note: Refer to Rule SASM - R7 in the Sites of Significance to Māori Chapter where a farm quarry is proposed within the Aotea or Pounamu Overlays</p>
Department of Conservation (S602)	S602.214	Open Space Zone	OSZ - R13	Amend	<p>It is not appropriate that Park Facilities and Park Furniture not meeting Rule OSZ - R1 are a controlled activity, as this does not enable an activity to be declined where the scale or extent of the activity is not appropriate for the site and its values.</p>	<p>Amend: Activity Status <del>Controlled</del> <b>Restricted Discretionary</b>. Matters of control are: <b>Discretion is restricted to:</b> Design, position and location of any buildings;  Landscape measures;  Vehicle access and parking design and location; and  Management of effects on natural character, landscape, historical and cultural values, ecological and biodiversity values. <b>Activity status where compliance not achieved: Discretionary</b></p>
Department of Conservation (S602)	S602.215	Open Space Zone	OSZ - R15	Amend	<p>It is not appropriate that residential activity defaults to a discretionary activity where Rule R15 is not met. Residential activity that is not ancillary to conservation or recreation or to provide a caretaker unit should therefore be a non-complying activity. There are no objectives or policies which support general residential activity in this zone, and providing residential activity in these areas goes</p>	<p>Amend: Activity Status <del>Controlled</del> <b>Restricted Discretionary</b> Where:  This is ancillary to a conservation or recreation activity or to provide a caretaker unit for a camping ground  Discretion is restricted to:  Design, position and location of any buildings;  Landscape measures;  Management of effects on conservation or recreation activities;  Vehicle access and parking design and location;  Management of wastewater, stormwater and water</p>

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					against the purpose and functions of the Open Space Zone.	supply; and Management of effects on natural character, landscape, historical and cultural values, ecological and biodiversity values. Activity status where compliance not achieved: <del>Discretionary</del> <b>Non-Complying</b>
Department of Conservation (S602)	S602.216	Open Space Zone	OSZ - R19	Amend	Amend OSZ - R19 to amend the activity status of mineral extraction activities to Discretionary within the Open Space Zone, and include in the assessment matters a requirement to consider the provisions of any Open Space Management Plan. This emphasises these activities do not accord with the primary purpose of the zone, and should only be allowed where the open space values and significant natural and cultural values are not compromised. Include an advice note to make it explicit that SNAs include all areas that meet the significance criteria, and not only those that are mapped.	Amend: Activity Status <del>Restricted</del> Discretionary Where: The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Site or Area of Significance to Māori, a Significant Natural Area or an area of High or Outstanding Coastal Natural Character [refer to the relevant Overlay Chapter rules in relation to activities in these areas] <del>Discretion is restricted to</del> <b>Assessment matters include:</b> Impacts on conservation and recreation activities; Management of access, parking, traffic generation and transport of minerals from the site; Noise, glare, light, dust, blasting and vibration management; Hours of operation; Hazardous substances and waste management; Historic and cultural heritage requirements; Extent and design of earthworks and indigenous vegetation clearance; Effects on any threatened fauna or their habitats; Design and location of ancillary buildings, structures and infrastructure; Landscape measures; Overburden management; Monitoring, reporting and community liaison requirements; <b>The provisions of any Open Space Management Plan for the area</b> Financial contributions and any requirement for bonds; and Site rehabilitation and mine closure requirements.

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						Advice Note: Refer to Rule SASM - R7 in the Sites of Significance to Māori Chapter where mineral extraction is proposed within the Aotea or Pounamu Overlays. <b>For the avoidance of doubt, any area that meets the criteria set out in Appendix 1 of the West Coast Regional Policy Statement (until such time as nationally consistent criteria apply through a National Policy Statement or National Environmental Standards) is a Significant Natural Area. Activity status where compliance not achieved: Non-Complying</b>
Department of Conservation (S602)	S602.217	Open Space Zone	OSZ - R21	Oppose	Amend Rule OSZ-R21 as a consequential amendment to Rule OSZ-R15	Amend: OSZ - R21 Residential Activities not meeting <del>Restricted</del> Discretionary Activity Standards Activity Status <del>Discretionary</del> <b>Non-Complying</b>  Activity status where compliance not achieved: N/A
Department of Conservation (S602)	S602.218	Open Space Zone	OSZ - R22	Oppose	Amend Rule OSZ-R22 as a consequential amendment to Rule OSZ-R19 and remove the advice note, as all relevant objectives and policies should be assessed.	Amend: OSZ - R22 Mineral Extraction Activities not meeting <del>Restricted</del> Discretionary Activity Standards Activity Status <del>Discretionary</del> <b>Non-complying</b> Advice Note: <del>When assessing resource consent applications for mineral extraction activities assessment against Policies RURZ - P20, RURZ - P22, RURZ - P23, RURZ - P24 and RURZ - P26 should also be undertaken.</del> Activity status where compliance not achieved: N/A
Department of Conservation (S602)	S602.219	Open Space Zone	Open Space Zone	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.220	Mineral Extraction Zone	Mineral Extraction Zone	Oppose	Oppose all provisions in the Mineral Extraction Zone as these largely duplicate the provisions in the Buller Coalfield Zone, and combine these zones into one to simplify the Plan and improve consistency.	Delete the Mineral Extraction Zone chapter in its entirety, rename the 'Buller Coalfield Zone' to the <b>'Mineral Extraction Zone'</b> , integrate policies MINZ-P6-P8, and rule MINZ-R5 and any other inconsistent provisions into the one zone chapter.



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Department of Conservation (S602)	S602.221	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	<p>The overview for the Buller Coalfield Zone chapters sets out that these zones cover areas where mining is already authorised. Authorisation of these mining activities is by way of licences under the Coal Mining Act 1979 or by resource consents issued under the RMA.</p> <p>Two sites identified in the planning maps as being part of the Mineral Extraction Zone, being the site of the proposed mineral sands mine on Barrytown Flats and the site of the proposed Te Kuha coalmine, do not have a current authorisation as set out in the overview section. The resource consent application for the Barrytown mine was declined, and the resource consent applications for the Te Kuha mine are currently subject to an appeal. Also the overview for the Buller Coalfield Zone chapter states that the site at Te Kuha is included in the Buller Coalfield Zone, but in the planning maps it is in the Mineral Extraction Zone.</p> <p>The planning maps should be amended so that the overlay for areas covered by the Buller Coalfield Zone and the Mineral Extraction Zone relate only to existing authorised mining activities and not other areas that hold mineral extraction potential or proposed mining activities.</p>	Amend the mapping of the Mineral Extraction Zone and the Buller Coalfield Zone overlay to exclude any areas in the zone that do not have current authorisation for mining activity through the Coal Mining Act 1979 or resource consent under the RMA.
Department of Conservation (S602)	S602.222	Buller Coalfield Zone	BCZ - P4	Amend	Support Policy BCZ - P4, and amend it to enable adverse effects on natural character, landscape, historic values and biodiversity to be considered, as adverse effects on significant	Amend: Maintain the quality of the environment, landscape, ecological values, Poutini Ngāi Tahu cultural values, character and amenity of the areas surrounding the BCZ - Buller Coalfield Zone as far as practicable by:

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					indigenous vegetation and significant habitats of indigenous fauna are addressed in Policy BCZ-P5.	Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; Managing dust, noise, vibration, access and lighting to maintain amenity values and avoid significant adverse effects; Managing traffic generation impacts on the operation, maintenance and safety of the transport network and avoiding significant adverse effects; Managing impacts on <del>significant indigenous vegetation and significant indigenous fauna habitat and associated ecological values</del> <b>natural character, landscape, historical values and biodiversity in accordance with the effects management hierarchy</b> , and avoiding or mitigating <b>other</b> adverse effects; Managing and avoiding adverse effects on Poutini Ngāi Tahu cultural values; Ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity; Ensuring buildings and structures are appropriately located in relation to boundaries and natural features and are of an appropriate scale; Undertaking remedial measures during extraction operations; and Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose.
Department of Conservation (S602)	S602.223	Buller Coalfield Zone	BCZ - P5	Amend	Support Policy BCZ - P5 and amend it so that it accords with section 6(c) the Act, and applies the effects management hierarchy to appropriately address adverse effects.	Amend Policy BCZ - P5: Where the removal of an area of <del>significant indigenous vegetation or significant fauna habitat</del> <b>significant indigenous vegetation and significant habitats of indigenous fauna</b> in whole or in part is necessary to provide for mineral extraction and processing activities and cannot be avoided, adverse effects should be <del>mitigated, remedied, offset or compensated to achieve no net loss in</del>

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						biodiversity values addressed in accordance with the effects management hierarchy.
Department of Conservation (S602)	S602.224	Buller Coalfield Zone	BCZ - R5	Oppose	Amend Rule BCZ R5 as a consequential amendment to the submission to Rules BCZ-R2 and R3 and to simplify the rule. Any areas of vegetation removal should be assessed for significance, and if the area is significant then the SNA rules apply.	<p>Amend Rule BCZ R5:            BCZ - R5 Mineral Prospecting and Exploration, Mineral Extraction and Processing and Ancillary Activities not meeting Permitted Activity standards Activity Status <del>Controlled</del> <b>Restricted Discretionary</b></p> <p>Where:            This does not occur within an area of indigenous vegetation greater than 5000m2 in size <del>that has not been assessed for its significance;</del>            This includes ancillary activities, buildings, structure and infrastructure required to enable the mineral prospecting, exploration, extraction or processing activity; and            This includes all earthworks associated with the mineral extraction and ancillary activities. <del>Matters of control are:</del> <b>Discretion is restricted to:</b> Management of access, parking and traffic generation effects from the site;            Noise, glare, light, dust and vibration management;            Hours of operation;            Hazardous substances and waste management;            Extent and design of earthworks; <b>Management of effects on natural character, landscape, historical and cultural values, and biodiversity;</b> <del>Effects on ecological values including any threatened fauna or their habitats;</del> Design and location of ancillary buildings, structures and infrastructure;            Overburden management;            Monitoring, reporting and community liaison requirements;            Financial contributions and any requirement for bonds; and            Site rehabilitation and mine closure requirements.            Activity status where compliance not achieved: <del>N/A</del></p>

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						<b>Discretionary</b>
Department of Conservation (S602)	S602.225	Buller Coalfield Zone	BCZ - R6	Oppose	Amend Rule BCZ R6 as a consequential amendment to the submission to Rules BCZ-R2, R3, and R5.	<p>Amend: BCZ - R6 Mineral Extraction and Processing and Ancillary Activities not meeting <del>Controlled</del> <b>Restricted Discretionary</b> Activity Standards  Activity Status-<del>Restricted</del> Discretionary...  Where:  This includes ancillary activities, buildings, structure and infrastructure required to enable the mineral prospecting, exploration, extraction or processing activity; and  This includes all earthworks associated with the mineral extraction and ancillary activities.<del>Discretion is restricted to</del> <b>Assessment matters include:</b>  Management of access, parking and traffic generation effects from the site;  Noise, glare, light, dust, blasting and vibration management;  Hours of operation;  Hazardous substances and waste management;  Historic and cultural heritage requirements;  Extent and design of earthworks and indigenous vegetation clearance;<b>Management of effects on natural character, landscape, historical and cultural values, and biodiversity;</b><del>Effects on ecological values including any threatened fauna or their habitats;</del>  Design and location of ancillary buildings, structures and infrastructure;  Overburden management;  Monitoring, reporting and community liaison requirements;  Financial contributions and any requirement for bonds; and  Site rehabilitation and mine closure requirements.  Activity status where compliance not achieved: <del>N/A</del>  <b>Non-complying</b></p>

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Department of Conservation (S602)	S602.226	Residential Zones	RESZ - P2	Amend	Support Policy RESZ-P2 subject to a minor amendment to make the policy explicit that activities in the residential zones should maintain and enhance the natural environment and historic heritage features.	Amend: Activities in the RESZ - Residential Zones should: Maintain or enhance residential character; Minimise nuisance from noise, light spill and vibration; Maintain and enhance the natural <b>environment</b> and cultural <b>and historic</b> heritage features of the zone;...
Department of Conservation (S602)	S602.227	Residential Zones	Residential Zones	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.228	Rural Zones	Overview	Amend	Amend the overview so that it is explicit that the rural zones contain many different natural features including rivers, habitats of indigenous flora and fauna, and important landscapes.	Amend: Rural areas represent the majority of private land within the West Coast/Te Tai o Poutini. They are working environments - with farming, mining, tourism, horticulture, and forestry being undertaken alongside a number of smaller industries. They contain native bush, <b>rivers</b> , wetlands, <b>habitats of indigenous flora and fauna</b> , renewable electricity generation sites and national grid infrastructure. Rural areas are also residential environments - characterised by a lower levels of built development and greater separation distance from neighbours. The rural area is characterised by its open vistas and natural <b>landscapes and</b> features that are of importance to the wider community. Components of the rural area include the coastline, waterbodies, vegetation and the absence of built-up areas.
Department of Conservation (S602)	S602.229	Rural Zones	RURZ - P2	Amend	Amend Policy RURZ - P2 to remove ambiguity from matter F so that the policy clearly seeks to ensure growth and change does not compromise natural and cultural landscapes.	Amend: Provide for growth and change to settlements that: Improves the long-term viability of the settlements and their communities; Fits with the historic, cultural and environmental character of the existing settlement; Provides new housing opportunities in locations

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						that are away from significant risks to life, safety and property damage from natural hazards; Integrates with the existing residential settlement and maintains a consolidated settlement form; Supports rural community needs by providing for community facilities and educational facilities; and Does not compromise the <del>dominance of the</del> natural and cultural landscape setting and minimises ribbon residential development along the coastline, on prominent spurs, ridges and skylines and avoids development on the ridgelines and peaks of ancestral mountains.
Department of Conservation (S602)	S602.230	Rural Zones	RURZ - P25	Oppose	Amend Policy RURZ - P25 to require that adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna are managed in accordance with the effects management hierarchy so that these effects are appropriately managed, and where there are residual effects, they are offset or compensated.	Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: Utilising management, mitigation and rehabilitation plans as a key tool; Managing dust, noise, vibration, access and lighting to maintain amenity values; Managing traffic generation impacts on the operation and maintenance of the transport network; <del>Avoiding or mitigating</del> <b>Managing adverse effects</b> <del>impacts</del> on significant indigenous vegetation and significant habitats of indigenous fauna <b>in accordance with the effects management hierarchy</b> ; Ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity; Ensuring buildings and structures are appropriately located in relation to boundaries and natural features and are of an appropriate scale; Undertaking progressive remediation to address effects during extraction operations; and Requiring sites to be rehabilitated and ensuring that

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						appropriate methods are used for this purpose
Department of Conservation (S602)	S602.231	Open Space and Recreation Zones	OSRZ	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.232	Rural Zones	SETZ - PREC3 - Coastal Settlement Precinct Policy	Oppose	Amend Coastal Settlement Precinct Policy PREC3- P3 to give effect to the matters of national importance in the Act, and the natural hazard policies of the NZCPS, to protect coastal natural character and landscapes, protect people and property from increased natural hazard risks, and avoid situations which necessitate hard protection structures. Delete reference to the coastal development guidelines as there are no such guidelines in the Plan.	Subdivision, use and development within the SETZ - PREC3 - Coastal Settlement Precinct should: <del>Take into account</del> <b>Recognise and provide for</b> the coastal natural character and <b>protect the</b> scenic landscape values of the area; Have appropriate controls on design and height to protect the landscape and coastal natural character values <del>and be undertaken in accordance with the coastal development guidelines;</del> Recognise and provide for access to mahinga kai and Sites and Areas of Significance to Māori for Poutini Ngāi Tahu; <del>and</del> Be located to avoid <b>increasing</b> the <del>significant</del> risks of <b>from</b> natural hazards; <del>;</del> <b>and Avoid the need for hard protection structures.</b>
Department of Conservation (S602)	S602.233	Settlement Zone	SETZ	Neutral	DOC is neutral as these do not affect priority conservation values, biodiversity values, or DOC's interests.	NA
Department of Conservation (S602)	S602.234	Scenic Visitor Zone	Scenic Visitor Zone	Support	Support all scenic visitor zone provisions as they appropriately enable subdivision, use and development of the zone, while protecting important values, and avoiding significant natural hazards.	Retain all Scenic Visitor Zone provisions as notified.
Department of Conservation (S602)	S602.235	DESIGNATION S	Fox River	Oppose	Kaipakati Point was gazetted as a scenic reserve in 1980. It is gazetted as Punakaiki Scenic Reserve. A designation is therefore not needed.	Delete Designation DOC1: <del>Fox River Designation unique identifier DOC4</del> Designation purpose <del>Scenic Site identifier Sections 8 and 9 Block V Brighton Survey District</del> Lapse date <del>Given effect to</del> Designation hierarchy under section 177 of the Resource Management Act N/AConditions <del>No</del> Additional information N/A

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Department of Conservation (S602)	S602.236	DESIGNATION S	Te Ana Matuku Caves	Oppose	Te Ana Matuku Caves were classified as a historic reserve by way of gazette in 2006.	Delete Designation DOC2: <del>Designation unique identifier DOC2</del> <del>Designation purpose Historic Site identifier Unformed Legal Road</del> <del>Lapse date Given effect to Designation hierarchy under section 177 of the Resource Management Act N/A</del> <del>Conditions</del> <del>No Additional information N/A</del>
Department of Conservation (S602)	S602.237	SCHEDULES	SCHEDULES	Oppose	The Schedule 4 explanation requires amending to clarify that SNAs in all districts will be mapped, and the SNA criteria will apply to all sites, not just those mapped, as set out previously. This is imperative to give effect to s6(c) of the Act, as it appropriately manages adverse effects on flora and fauna habitat, and any significant environments and habitats are often not known until detailed ecological assessments are undertaken as part of a resource consent application.	Amend the explanation: Only areas within Grey District have been scheduled as Significant Natural Areas in Te Tai o Poutini Plan. Within the Buller and Westland District <del>where Significant Natural Areas have not yet been mapped,</del> <b>the mapping of Significant Natural Areas will be undertaken and completed by June 2027. an assessment of significance will be undertaken at the time any resource consents are applied for in relation to the Ecosystems and Biodiversity Rules.</b> Significant Natural Areas in the form of Regionally Significant Wetlands are scheduled and identified in the West Coast Regional Land and Water Plan. <b>Areas of significant indigenous vegetation and significant habitats of indigenous fauna will be also identified by a resource consent applicant through the resource consent process, or as required to confirm whether or not the area proposed to be cleared is not significant before permitted clearance occurs. The identification of Significant Natural Areas are therefore not limited to those areas mapped in this schedule.</b>
Department of Conservation (S602)	S602.00238	Natural Hazards	NHR38	Amend	add new restricted discretionary or non-complying activity rules.	Add new Restricted Discretionary Rule and Non-Complying Rules: <b>NH-RXX Reconstruction of a lawfully established building For reconstruction of a building lawfully established at the time of notification of the Plan where: The building has been destroyed or substantially damaged due to fire, natural</b>



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						<p>disaster or Act of God;  The destroyed/damaged building is reconstructed within 5 years in the Coastal Alert overlay and 2 years in the Coastal Severe overlay;  The reconstructed building is similar in character, intensity and scale to the building it replaces.  Discretion is restricted to: The effects of natural hazards on people and property;  The location and design of proposed buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;  Any freeboard requirements to be included;  The management of vegetation or other natural features to mitigate natural hazard risk;  The timing, location, scale and nature of any earthworks in relation to natural hazard risk;  The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site and adjacent properties;  Any adverse effects on the environment of any proposed natural hazard mitigation measures;  and  Alternative methods to avoid or mitigate the identified hazard risks.  Activity status where compliance not achieved: Discretionary NH-RXX Reconstruction of a lawfully established building not meeting Restricted Activity Standards  Activity Status Discretionary  Activity status where compliance not achieved: N/A</p>
Department of Conservation (S602)	S602.00239	Natural Hazards	NHR50	Amend		<p>Add new Restricted Discretionary Rule and Non-Complying Rules: <b>NH-RXX New Buildings in the Hokitika Coastal Overlay</b> Where new buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-</p>

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						<p>year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event;  <b>Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event;</b>  <b>Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise coastal event.</b>Discretion is restricted to:<b>An assessment and consideration of coastal erosion risk;</b>  <b>The effects of natural hazards on people and property;</b>  <b>The location and design of proposed buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;</b>  <b>The management of vegetation or other natural features to mitigate natural hazard risk;</b>  <b>The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</b>  <b>The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site and adjacent properties;</b>  <b>Adverse effects on ecosystems and indigenous biodiversity;</b>  <b>Any other adverse effects on the environment of any proposed natural hazard mitigation measures; and</b>  <b>Alternative methods to avoid or mitigate the identified hazard risks.</b></p> <p><b>Activity status where compliance not achieved:</b>  <b>DiscretionaryNH-RXX New Buildings in the Hokitika Coastal Overlay not meeting Restricted Activity Standards</b>  <b>Activity Status</b>  <b>Discretionary</b><b>Activity status where compliance not achieved: N/A</b></p>
Department of Conservation (S602)	S602.00240	Open Space Zone	Overview	Amend	Amend the explanatory paragraph regarding permissions under other Acts to include concessions as an example	Amend: ... Activities and uses on publicly owned land are required to obtain permission (such as a lease, <del>or a</del> licence, <b>or concession</b> ) from the relevant

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					of these other permissions that may be needed, as this is a common requirement for activities in the Open Space Zone where activities are on public conservation land.	administering authority. This is in addition to any requirements under Te Tai o Poutini Plan and the RMA. All activities will also have regard to any relevant reserve management plans or National Park management plans and legislation (Reserves Act 1977 and the Conservation Act 1987).....
Desmond Pender (S265)	S265.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	As a land owners in the Punakaiki area, we oppose your proposal re significance to Maori. We haven't seen archaeologists or any archaeology reports for our area. We feel this will be another bureaucratic restriction and cost that we as land owners will have to occur. We remember years ago, poles were put in the swamp area on the south side of the Punakaiki River for possible future food source for Maori. This is a main breeding ground for whitebait. We have never seen Maori in this area ever! We find it hard to accept that you can just come in and enforce restriction where you think. We oppose this plan.	Remove SASM 31 overlay from Punakaiki area
Development West Coast (S484)	S484.001	Whole Plan	Whole plan	Support in part	In considering the development of the plan DWC is aware that the RPS contains a specific Policy (Policy 2, Chapter 4) directing how regional and district plans are to be developed. While it is accepted that the combination of 3 District's into one plan document and compliance with national planning standards presents some challenges we are also aware that the plan is a complex document. We seek that any decision made in relation to the plan recognise and give effect to the matters in the RPS to ensure the plan meets the outcomes sought by the	DWC seeks that in developing, determining matters arising, and finalising the plan and provisions the TTPP gives effect to Policy 2 of Chapter 5 of the RPS for the West Coast.

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					West Coast Community with regard to plan development.	
Development West Coast (S484)	S484.002	Whole Plan	Whole plan	Support in part	DWC seeks to ensure that any provisions within TTPP are suitable and appropriate to the West Coast region. In this regard Section 32 of the Resource Management Act (RMA) is an important component of developing plan provisions. DWC seeks that assessments in Section 32 Clause 2(a) are rigorous in regard to those matters.	Whilst it is accepted that potential adverse effects on the environment must be appropriately managed DWC seeks that in developing, determining matters arising, and finalising the plan and provisions that the TTPP does not reduce economic growth and/or employment when assessments are made pursuant to Section 32 of the RMA.
Development West Coast (S484)	S484.003	STRATEGIC DIRECTION	Strategic Directions Overview	Support in part	DWC supports the inclusion of Strategic Directions that have effect across the plan, including through both plan development processes and resource consent processes. The overview advises that the Strategic Directions are intended to demonstrate 7 areas of importance across the Districts. DWC notes the existing strategic objectives and policies include important components of social, economic, cultural and environmental wellbeing of the West Coast. DWC considers that, having taken into account the provisions of the RPS, an additional focus should be enabling thriving communities through a resilient, sustainable and diverse economy and the use and development of resources. It is considered that this additional focus will complement the existing strategic objectives and policies while providing a broader emphasis to the strategic directives that should be clearly articulated.	DWC submits that an additional item (Number 8) be added to the third paragraph so that the Strategic Directions, "are intended to demonstrate: 8. enabling thriving communities through a resilient, sustainable and diverse economy and the use and development of resources."
Development West Coast (S484)	S484.004	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Support in part	Based on the submission above to the Strategic Directions overview section, DWC submits that an additional suite of	DWC seeks that a new set of strategic objectives and policies be placed in this section of the plan and suggests the following title objectives and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>Strategic Objectives and Policies are required. These will give effect to, and complement the existing RPS and TW. These will guide and direct plan development in implementation processes to achieve outcomes sought at the regional level.</p> <p>Of particular relevance are objectives and policies in Chapters 4 and 5 of the RPS. The particular ones we refer to are: Chapter 4 Objectives 1 and 2 and Policy 1. Chapter 5 Objective 1 and Policy 1. These outcomes are supported by Te Whanaketanga 2050. DWC submits these matters are very important for ensuring community well-being on the West Coast. It is DWC' s opinion that the RPS objectives and policies articulate the matters very well and proposes these be included in the plan. This then means they form part of the plan rather than being other matters to be given effect to and assists to integrate objectives and policies at a regional level into the more localised consideration of matters. This also recognises that the plan is being developed on a regional basis to ensure coordination of, and consistency with, regulatory provisions across the District's.</p>	<p>policies:<b>Sustainable Communities and the Use and Development of Resources</b> <b>Strategic Objectives</b></p> <ol style="list-style-type: none"> <li>1. <b>To enable sustainable and resilient communities on the West Coast.</b></li> <li>2. <b>To recognise and provide for the role of resource use and development on the West Coast and its contribution to enabling people and communities to provide for their social, economic and cultural wellbeing.</b></li> <li>3. <b>This region's planning framework enables existing and new economic use, development and employment opportunities while ensuring sustainable environmental outcomes are achieved.</b></li> </ol> <p><b>Strategic Policies</b></p> <ol style="list-style-type: none"> <li>1. <b>To sustainably manage the West Coast's natural and physical resources in a way that enables a range of existing and new economic activities to occur, including activities likely to provide substantial employment that benefits the long term sustainability of the region's communities.</b></li> <li>2. <b>Enabling sustainable resource use and development on the West Coast to contribute to the economic, social and cultural wellbeing of the region's people and communities.</b></li> </ol> <p><b>For the purposes of preparing, changing, interpreting and implementing Te Tai o Poutini Plan all other objectives and policies in all other chapters of Te Tai o Poutini Plan are to be read and achieved in a manner consistent with these</b></p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<b>strategic objectives and policies.</b>
Donna Mitchell (S107)	S107.001	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	So much of the plan concerning cultural significance is not based on fact. I do not consider that there is any cultural significance on my property.	The TTPP should be completely dropped in its current form
Durham Havill (S431)	S431.001	Planning Maps and Overlays	Light Industrial Zone	Support	Re land north of Hokitika at Three Mile, on the corner of Keogans Road and the State Highway 6 (SH6) being Lot 1 DP459988, it is 5.6135 hectares (ha). The proposed zoning over the whole of the site is "Light Industrial Zone" and has a range of industrial uses on it.	Retain Lot 1 DP459988 being zoned as either Light Industrial or GeneralIndustrial.