



## Submitter Names: G - I

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
Gail Dickson (S407)	S407.001	Planning Maps and Overlays	Natural Hazards	Oppose	This hazard area (rapid debris) has been incorrectly identified in the TTPP from the information currently in the operative Buller District Plan. I had questioned this and was told it was an error.	Correct the land instability hazard overlay for as shown in the Granity, Ngakawau, Hector area. Add the correct Buller hazard area for land instability which which is in the current operative district plan being NORTH of Hector, to part way up the Nikau coast.
Gail Dickson (S407)	S407.002	Planning Maps and Overlays	Coastal Environment	Oppose in part	It is unknown on what evidence was used for TTPP to decide on the coastal environment overlay and where to draw the lines, and there seems to be anomalies in that on the maps, some areas show say 50-100m inland from the coast, and others cover a much bigger area.	Review the coastal environment overlay and clarify the reasons why some areas such as Karamea, and Westport encroach inland for a considerable way and others just show the little blue lines in a thin strip along the coast.
Gail Dickson (S407)	S407.003	Natural Hazards	Natural Hazards Rules	Oppose in part	There are no permitted rules for the land instability zone. This is contradictory to the rest of the plan where each "section" has at least something permitted, even in other hazard areas. Permitted activities should at least be outbuildings, or as you call unoccupied buildings, internal alterations to existing dwellings, at least make it in line with other hazard areas	Include Permitted Rules for the Land Instability Zone. Permitted activities should at least be outbuildings, or as you call unoccupied buildings, internal alterations to existing dwellings, at least make it in line with other hazard areas
Gail Dickson (S407)	S407.004	Interpretation	Definitions	Amend	The definitions of "Addition" and "Additions and alterations" made it confusing to apply many of the rules in the natural hazard rules. Don't know what you can do to fix, but it	Review definitions and headings for clarity. In particular "Addition"

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					certainly made them hard to read and were in some case contradictory. If you are trying to not increase the number of inhabitants, why can you then "convert a garage to a bedroom but not increasing the size of a garage" Contradictory.	
Gail Dickson (S407)	S407.005	Planning Maps and Overlays	Planning Maps and Overlays	Support in part	Some of the overlays seem to be excessive in the area they cover, or do not seem accurate if you know the area, and at other times you wonder how someone came to that decision. Too much chopping and changing when trying to understand the plan you keep getting directed to yet another overlay. Areas that have multiple overlays seem to be very restrictive in what they can do and require resource consent for multiple reasons.	Review natural hazard overlays for accuracy in alliance with the documentation you have used to create the overlays. Reduce the number of overlays.
Gail Dickson (S407)	S407.006	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Some of the overlays seem to be excessive in the area they cover, or do not seem accurate if you know the area, and at other times you wonder how someone came to that decision. Too much chopping and changing when trying to understand the plan you keep getting directed to yet another overlay. Areas that have multiple overlays seem to be very restrictive in what they can do and require resource consent for multiple reasons.	Review all overlays for accuracy. Reduce the number of overlays.
Gail Dickson (S407)	S407.007	Airport Zone	Airport Zone	Neutral	The airports on the coast are such that they are restricted to small aircraft with only a small number of departures and arrivals per day. It seems to have so many restrictions on buildings and activity in that airport approach zone considering the size of aircraft and number of flights.	Consider making alterations to this zone, the airport approach path in particular for Westport, for permitted activities and to lessen restrictions.
Garry Gaasbeek (S398)	S398.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Amend		Request for some more accurate mapping.

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Garry Gaasbeek (S398)	S398.002	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose		Oppose the SASM rules on freehold land.
Garry Gaasbeek (S398)	S398.003	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose		No historical evidence of any Maori village in the Okuru area.
Garry Gaasbeek (S398)	S398.004	Natural Hazards	All Natural Hazard Overlays	Amend	The current mapping is putting a lot of stress on local communities.	Request for some more accurate mapping.
Garry Howard (S358)	S358.001	Whole Plan	Whole plan	Oppose	The TTPP has been fast tracked due to Resource Management Act Reform and the proposed Natural and Built Environments Act (NBA), which is due to come into effect in December 2022 (Media Release 31 March 2021). This has forced natural hazards work to be done with sub-optimal data and considerable portions of zone changes being by desk top analysis and limited consultation.	Reject the current plan in its entirety as it is not ready for adoption.
Garry Howard (S358)	S358.002	Planning Maps and Overlays	Rezoning Requests	Amend	Proposed Residential Zone - Westport The area of Alma Road and McPadden Road has been proposed as Residential Zone. This zone proposal should include land to the west of Buller Road between Alma Road and the Crossroads. Refer plan in submission.	Rezone the land to the west of Buller Road between Alma Road and the Crossroads to General Residential Zone. Refer plan in submission.
Garry Howard (S358)	S358.003	Subdivision	Controlled Activities	Amend	General Rural Zone This is far too restrictive and the size should be reduced from 4Ha to 4000sqm. In the past there had been lifestyle demand for 4Ha (10 acre) land blocks but the reality is that most people can not manage 4Ha that requires larger machinery or stock that requires good farming skills to manage. Allowing for 4000 sqm land blocks is far better utilisation of the land.	Change Controlled Activity Minimum Lot Size for subdivision General Rural Zone from 4ha to 4000sqm.
Garry Howard (S358)	S358.004	Planning Maps and Overlays	Rezoning Requests	Amend	Rural Lifestyle Zone The area as shown on attachment Plan 3, Cape Foulwind- Tauranga Bay should be	Rezone the area as shown on attachment Plan 3, Cape Foulwind-

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					zoned Rural Lifestyle Zone to allow more people to enjoy the area that is non productive but has high lifestyle desirability due to the attributes in the area including ex Holcim quarry.	Tauranga Bay as Rural Lifestyle Zone
Garry Howard (S358)	S358.005	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed commercial zone designated at Alma Road, Westport is inappropriate. The two current lifestyle sections have substantial homes on them that would be in the higher value bracket of homes in the Buller. The frontage to Alma Road has a steep gradient that would make building commercial building prohibitive. This area should retain General Rural designation	Rezone the proposed commercial zone designated at Alma Road, Westport to General Rural Zone [refer submission for map]
Garry Livingstone (S201)	S201.001	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	The SASMs on freehold land are ignoring the rights of the ratepayers. Most of Maori have no interest in these properties. The owner of freehold land should enjoy free ownership for perpetuity and can use the land for any purpose. Drones have been used over properties to identify areas that are insignificant. This redefining of the rules must be tested in court.	Repeal SASMs.
Gavin and Juliana French (S475)	S475.001	Planning Maps and Overlays	Rezoning Requests	Oppose	The property is used for rural residential and the owners would like it to maintain that use and subdivide the property for residential use to support relocating people from flood areas. There are plenty of commercial areas in Westport.	Remove the commercial zone from the property at 20 Gillows Dam Rd.
Gavin Molloy (S485)	S485.001	Planning Maps and Overlays	Rezoning Requests	Amend	The Plan does not recognise the land at Franz Alpine Resort has been under development since 2001 with 50ha rezoned to Tourist Settlement and 25 ha Residential in 2003. There is no clear reason why the land has been zone Rural Residential in the notified TTPP apart from suggesting the land cannot be serviced with compliance water	That the zoning of the land at Franz Alpine Resort as Tourist and Residential Zone and the Westland District Plan provisions are carried over into TTPP.

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					and wastewater infrastructure. This is not correct. WDC have continually hampered the development of the master planned project perhaps to enhance the financial position of the Council and its CCOs.	
Gavin Molloy (S485)	S485.002	Planning Maps and Overlays	Natural Hazards	Amend	The zoning is incorrect.	Remove the flood overlay north of Franz Josef that affects Franz Alpine development.
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.001	HCV - Historical and Cultural Values	HCV - Historical and Cultural Values	Oppose		Delete provisions
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.002	Notable Trees	TREE	Oppose	Erosion of private property rights. Section 32 analysis has not been adequately done. Research into what "Notable" means in relation to Notable Trees has not been done.	Remove Notable Trees Section until adequate analysis has been done as laid out in Section 32. The private information gathered from the Section 32 analysis is to be kept private (Central Government required to find a solution to this).
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.003	Sites and Areas of Significance to Māori	SASM	Oppose	Erosion of private property rights. Section 32 analysis has not been adequately done. Research into what "Significance" means in relation to "Sites and Areas of Significance to Maori" has not been done. For example Mawhera Incorporated sold sections in Greymouth weeks prior to the TTPP announcement to private owners. They had sought permission from the Maori Land Court to do so and it was deemed that the sections were not significant therefore could be sold. Now the private owners of the sections have a SASM on these sections. This brings to attention that the decision making process with regard to SASM's was not adequate. Other areas have SASM's that are in the ocean and could not have been occupied by Maori and therefore cannot have Urupa on that site. Therefore the	Remove SASM Section until adequate analysis has been done as laid out in Section 32. These areas have not been correctly identified as illustrated in our example in the reasons section. They need to be redone correctly. The private information gathered from the Section 32 analysis is to be kept private (Central Government required to find a solution to this).

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					process undertaken to identify these sites and areas was not robust. It brings to question all of the SASM areas indicated in the plan.	
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.004	Natural Environment Values	Natural Environment Values	Oppose	Erosion of private property rights. Section 32 analysis has not been adequately done. Research into what the terms; significance, values, features and character mean in relation to this section has not been done. As an example, we offered an area of land that was a proposed SNA to DOC and they said it was not significant enough to purchase. This brings to question the analysis of how significant is significant? It discredits the identification of Natural Environment Values.	Remove the Natural Environmental Values Section until adequate analysis has been done as laid out in Section 32. These areas have not been correctly identified as illustrated in our example in the reasons section. They need to be redone correctly. The private information gathered is to be kept private (Central Government required to find a solution to this).
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.005	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Support in part	The only part of this section that we support is that PUN-043 is not included in the schedule, however, it still appears on the maps.	Removal of PUN-043 from the map.
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.006	Natural Character and Margins of Waterbodies	NC	Oppose	This does not align with the Regional Council Rules such as, realignment of a water body after flooding is a permitted activity and only requires a phone call to advise of activity. Also, any riparian margin planting literally becomes an SNA. Also, there is not adequate provision for clearing existing and new fencelines. We have huge numbers of water bodies on the West Coast that are already protected by DOC. Where is the science to say that a private water body actually needs protecting on the West Coast?	Remove this provision as it is not required on the West Coast.
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.007	Subdivision	SUB	Oppose	The one hectare subdivisible size was working. Why do we need to change it? As an example, the 10 hectare rule did not work in Tauranga as it resulted in more land being lost to urban sprawl. The fresh water rules have resulted in the loss of productive farm	Keep the area as subdivisible to one hectare. An allowance needs to be made for those wanting to subdivide non-productive land if below the subdivisible area.

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					land and this proposed subdivision rule inhibits the sale of these areas. These areas are the most sensible areas to be sold as lifestyle properties.	
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.008	Coastal Environment	CE	Oppose	Erosion of private property rights. Section 32 analysis has not been adequately done. Research into what the terms; significance, values, features and character mean in relation to this section has not been done. This appears to have been a broad-brush desktop review and has included areas that are not of outstanding or high value. The restrictions to building heights and floor area is restrictive and impractical.	Remove this section until adequate analysis has been done as laid out in Section 32. These areas have not been correctly identified. They need to be redone correctly. The private information gathered is to be kept private (Central Government required to find a solution to this).
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.009	Earthworks	EW	Oppose in part	The rules are restrictive for any overlays such as SASM's.	Remove any overlays.
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.010	ZONES	ZONES	Oppose in part	The one hectare subdivisible size was working. Why do we need to change it? As an example, the 10 hectare rule did not work in Tauranga as it resulted in more land being lost to urban sprawl. The fresh water rules have resulted in the loss of productive farm land and this proposed subdivision rule inhibits the sale of these areas. These areas are the most sensible areas to be sold as lifestyle properties.	Keep the area as subdivisible to one hectare. An allowance needs to be made for those wanting to subdivide non-productive land if below the subdivisible area.
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.011	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 33	Oppose	Mapping was not completed accurately. The mapping includes areas that were under sea when Maori lived in this area. Reasons for the identification are not clear. There was no personal consultation. No respect given to the land owner throughout the process. The rules are restrictive to extreme.	Removal of this overlay.
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.012	SCHED4 - SCHEDULE OF SIGNIFICANT	PUN - W034	Oppose	The sea has changed this area significantly and the area identified on our title is disjointed, fragmented and any remaining area of raupo is very small.	Remove any of this SNA off our title.

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		NATURAL AREAS				
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.013	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	DOC - 009	Oppose	Removal of private property rights, section 32 of the RMA not done properly.	Remove this SNA off our title.
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.014	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Oppose	There is a High Coastal Natural Character overlay on the TTPP map that takes in part of our Barrytown property. We could not find a designation number to identify this. This area covers humped and hollowed land on our property. The bush on our property affected by this overlay is fragmented and altered by stock sheltering in it.	Remove the overlay from our land.
Geoff Volckman (S563)	S563.001	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend	Could inadvertently capture herd homes and wintering barns.	Amend: Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. <b>The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition.</b>
Geoff Volckman (S563)	S563.002	Interpretation	Definitions	Amend	a clear definition for "offensive industries".	Develop a definition for "offensive industries".
Geoff Volckman (S563)	S563.003	Interpretation	Definitions	Amend	There needs to be a clear definition for "hazardous facilities".	Develop a definition for "hazardous facilities".
Geoff Volckman (S563)	S563.004	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Support	We support the strategic objectives and policies	Retain
Geoff Volckman (S563)	S563.005	Transport	Transport Objectives	Support		Retain
Geoff Volckman (S563)	S563.006	Contaminated Land	Contaminated Land Objective	Support		Retain



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Geoff Volckman (S563)	S563.007	Contaminated Land	Contaminated Land Policies	Support		Retain
Geoff Volckman (S563)	S563.008	Hazardous Substances	Hazardous Substances Objectives	Support		Retain
Geoff Volckman (S563)	S563.009	Hazardous Substances	Hazardous Substances Policies	Support		Retain
Geoff Volckman (S563)	S563.010	Natural Hazards	Natural Hazards Rules	Support	that there are no land use rules for the flood plain overlay.	Retain no land use rules for the Flood Plain Overlay.
Geoff Volckman (S563)	S563.011	Natural Hazards	Natural Hazards Objectives	Amend	To recognise the role that protective structures play in natural hazard mitigation.	Add a new objective: <b>To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.</b>
Geoff Volckman (S563)	S563.012	Natural Hazards	NHP12	Support	we support this policy	Retain
Geoff Volckman (S563)	S563.013	Natural Hazards	NHR1	Oppose in part	Two and five years is an insufficient length of time for reconstruction/replacement.	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.
Geoff Volckman (S563)	S563.014	Natural Hazards	NHR12	Support	We support this rule.	Retain
Geoff Volckman (S563)	S563.015	Natural Hazards	NHR13	Support	We support this rule.	Retain
Geoff Volckman (S563)	S563.016	Natural Hazards	NHR38	Oppose in part	Two and five years is an insufficient length of time for reconstruction/replacement and there is no activity status where compliance is not achieved.	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.
Geoff Volckman (S563)	S563.017	Natural Hazards	NHR39	Support	We support this rule.	Retain

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Geoff Volckman (S563)	S563.018	Natural Hazards	NHR40	Oppose in part	Point two in this rule is too restrictive.	Delete point 2.
Geoff Volckman (S563)	S563.019	Natural Hazards	NHR43	Support	We support this rule.	Retain
Geoff Volckman (S563)	S563.020	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Support	We support these objectives.	Retain
Geoff Volckman (S563)	S563.021	Ecosystems and Indigenous Biodiversity	ECO - P1	Oppose in part	June 2027 deadline is too ambitious to undertake the work.	Delete "and completed by June 2027" from point 2. iii.
Geoff Volckman (S563)	S563.022	Ecosystems and Indigenous Biodiversity	ECO - P2	Oppose in part	The term "functional need" does not go far enough.	Amend d. The activity has a functional, <b>technical, operational or locational</b> need to be located in the area;
Geoff Volckman (S563)	S563.023	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	We believe that some of the terms used in this policy need defining.	Define the technical ecological terms used in this policy.
Geoff Volckman (S563)	S563.024	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	Provides for the appropriateness of any biodiversity offsetting or compensation	Retain point h.
Geoff Volckman (S563)	S563.025	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	the fixed location of mineral deposits is not provided for in the policy.	Amend to recognise that, in some instances, vegetation clearance is unavoidable (e.g. in the case of accessing mineral resource) but that these effects can be temporary due so subsequent restoration processes.
Geoff Volckman (S563)	S563.026	Ecosystems and Indigenous Biodiversity	ECO - P8	Support	We support this policy	Retain
Geoff Volckman (S563)	S563.027	Ecosystems and Indigenous Biodiversity	ECO - P9	Support	We support this policy	Retain
Geoff Volckman (S563)	S563.028	Ecosystems and Indigenous Biodiversity	ECO - P10	Support		Retain

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Geoff Volckman (S563)	S563.029	Ecosystems and Indigenous Biodiversity	Permitted Activities	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.030	Ecosystems and Indigenous Biodiversity	ECO - R3	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.031	Ecosystems and Indigenous Biodiversity	ECO - R5	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.032	Ecosystems and Indigenous Biodiversity	ECO - R7	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.033	Ecosystems and Indigenous Biodiversity	ECO - R10	Support	We support this rule	Retain
Geoff Volckman (S563)	S563.034	Ecosystems and Indigenous Biodiversity	ECO - R11	Support	We support this rule	Retain
Geoff Volckman (S563)	S563.035	Natural Features and Landscapes	NFL - R14	Support		Retain
Geoff Volckman (S563)	S563.036	Natural Features and Landscapes	NFL - R15	Support		Retain
Geoff Volckman (S563)	S563.037	Public Access	Overview	Support		Retain
Geoff Volckman (S563)	S563.038	Public Access	PA - O1	Support		Retain
Geoff Volckman (S563)	S563.039	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Objectives	Support		Retain
Geoff Volckman (S563)	S563.040	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies	Support		Retain
Geoff Volckman (S563)	S563.041	Subdivision	SUB - P6	Support in part	We support that this policy seeks to minimise reverse sensitivity issues.	Retain point d. as notified.

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Geoff Volckman (S563)	S563.042	Subdivision	SUB - R5	Support in part	some amendments are necessary.	Delete reference to "development plan" unless a better definition is supplied.
Geoff Volckman (S563)	S563.043	Subdivision	SUB - R5	Support in part	some amendments are necessary.	Amend wording "design and layout of allotments" to refer to 15mx15m building platform or similar specification that is more certain.
Geoff Volckman (S563)	S563.044	Subdivision	SUB - R5	Support in part	believe some amendments are necessary.	Delete point j. under Matters of Control.
Geoff Volckman (S563)	S563.045	Subdivision	SUB - R6	Amend	We support this rule in principle but believe some amendments are necessary.	Amend to be less restrictive.
Geoff Volckman (S563)	S563.046	Subdivision	SUB - R7/ECO - R4	Oppose in part	We support this rule in principle but believe some amendments are necessary.	Amend to be less restrictive.
Geoff Volckman (S563)	S563.047	Subdivision	SUB - R9/ECO - R6	Oppose	This is too restrictive.	Delete points 2 and 3.
Geoff Volckman (S563)	S563.048	Subdivision	SUB - R13	Support	We support the provision.	Retain
Geoff Volckman (S563)	S563.049	Subdivision	SUB - R14	Amend	We believe this activity should just be discretionary with no conditions.	Amend Non-complying to N/A under Activity status where compliance not achieved
Geoff Volckman (S563)	S563.050	Subdivision	SUB - R14	Amend	We believe this activity should just be discretionary with no conditions.	Delete point 1.
Geoff Volckman (S563)	S563.051	Subdivision	SUB - R15/ECO - R8	Oppose	This is too restrictive.	Delete points 1 and 2.
Geoff Volckman (S563)	S563.052	Subdivision	SUB - R15/ECO - R8	Oppose	This is too restrictive.	Amend Non-complying to N/A under Activity status where compliance not achieved
Geoff Volckman (S563)	S563.053	Subdivision	SUB - R23	Support	We support the provision.	Retain
Geoff Volckman (S563)	S563.054	Subdivision	SUB - R25	Oppose		Delete
Geoff Volckman (S563)	S563.055	Subdivision	SUB - R27/ECO - R9	Oppose		Delete

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Geoff Volckman (S563)	S563.056	Planning Maps and Overlays	Coastal Environment	Oppose in part	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay.
Geoff Volckman (S563)	S563.057	Coastal Environment	CE - O1	Support		Retain
Geoff Volckman (S563)	S563.058	Coastal Environment	CE - O2	Support		Retain
Geoff Volckman (S563)	S563.059	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend: To provide for activities which have a functional, <b>technical, operational or locational</b> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
Geoff Volckman (S563)	S563.060	Coastal Environment	CE - P1	Support		Retain
Geoff Volckman (S563)	S563.061	Coastal Environment	CE - P4	Amend	Amend	Add <b>c. Provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment</b>
Geoff Volckman (S563)	S563.062	Coastal Environment	CE - P5	Amend	support this provision but believe this needs amending	Amend: d. Have a functional, <b>technical, locational</b> or operational need to locate within the coastal environment.
Geoff Volckman (S563)	S563.063	Coastal Environment	CE - P6	Support		Retain
Geoff Volckman (S563)	S563.064	Coastal Environment	CE - R1	Support		Retain
Geoff Volckman (S563)	S563.065	Coastal Environment	CE - R4	Oppose in part	Maximum height limit of buildings and structures should be that for the particular zone.	Delete point 2. A. i.
Geoff Volckman (S563)	S563.066	Coastal Environment	CE - R4	Oppose in part	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. A. iii.

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Geoff Volckman (S563)	S563.067	Coastal Environment	CE - R5	Oppose	We believe this rule is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.068	Coastal Environment	CE - R6	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.069	Coastal Environment	CE - R12	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.070	Coastal Environment	CE - R14	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.071	Coastal Environment	CE - R15	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.072	Coastal Environment	CE - R16	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.073	Coastal Environment	CE - R17	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.074	Coastal Environment	CE - R18	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.075	Coastal Environment	CE - R19	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.076	Coastal Environment	CE - R21	Oppose in part	We believe this is too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.077	Earthworks	EW - O1	Support		Retain
Geoff Volckman (S563)	S563.078	Earthworks	Earthworks Policies	Support		Retain
Geoff Volckman (S563)	S563.079	Earthworks	EW - R2	Amend	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to provide more clarity.
Geoff Volckman (S563)	S563.080	Earthworks	EW - R3	Amend	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to provide more clarity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Geoff Volckman (S563)	S563.081	Earthworks	EW - R3	Amend	We believe these rules are too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.082	Earthworks	EW - R2	Amend	We believe these rules are too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.083	Earthworks	EW - R6	Support	We support this rule	Retain
Geoff Volckman (S563)	S563.084	Earthworks	Restricted Discretionary Activities	Support	We support these rules	Retain
Geoff Volckman (S563)	S563.085	Light	LIGHT - O1	Support		Retain
Geoff Volckman (S563)	S563.086	Light	LIGHT - P1	Support		Retain
Geoff Volckman (S563)	S563.087	Light	LIGHT - P2	Support in part	Should extend to appropriate lighting of outdoor commercial/industrial activities.	Amend to include the enabling of artificial outdoor lighting that allows safe commercial and industrial activities.
Geoff Volckman (S563)	S563.088	Light	Permitted Activities	Oppose	These rules are too complicated and restrictive.	Amend significantly to reduce complexity and be more enabling of development.
Geoff Volckman (S563)	S563.089	Noise	Noise Objectives	Support		Retain
Geoff Volckman (S563)	S563.090	Noise	NOISE - P1	Support		Retain
Geoff Volckman (S563)	S563.091	Noise	NOISE - P2	Support		Retain
Geoff Volckman (S563)	S563.092	Noise	NOISE - P4	Support		Retain
Geoff Volckman (S563)	S563.093	Noise	NOISE - R5	Oppose	We are opposing this due to reverse sensitivity concerns regarding our quarry operations.	Amend to further mitigate reverse sensitivity issues for the Karamea Lime Co quarry.
Geoff Volckman (S563)	S563.094	Noise	NOISE - R5	Oppose	Timeframes for noise emissions are too restrictive.	Amend to enable quarry operations

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Geoff Volckman (S563)	S563.095	Noise	NOISE - R6	Oppose	We are opposing this due to reverse sensitivity concerns regarding our quarry operations.	Amend to further mitigate reverse sensitivity issues for the Karamea Lime Co quarry.
Geoff Volckman (S563)	S563.096	Noise	NOISE - R6	Oppose	Timeframes for noise emissions are too restrictive.	Amend to enable quarry operations
Geoff Volckman (S563)	S563.097	Noise	NOISE - R11	Oppose	Timeframes for noise emissions are too restrictive.	Amend to enable quarry operations
Geoff Volckman (S563)	S563.098	Noise	NOISE - R11	Oppose	We are opposing this due to reverse sensitivity concerns regarding our quarry operations.	Amend to further mitigate reverse sensitivity issues for the Karamea Lime Co quarry.
Geoff Volckman (S563)	S563.099	Noise	NOISE - R11	Amend	Correct the error where a Mineral Extraction Zone is referred to as "MEZ".	Correct "MEZ" error.
Geoff Volckman (S563)	S563.100	Rural Zones	Rural Zones Objectives	Support	We support the objectives	Retain
Geoff Volckman (S563)	S563.101	Rural Zones	Rural Amenity and Character	Support	We support these policies	Retain
Geoff Volckman (S563)	S563.102	Rural Zones	RURZ - P5	Support	We support this policy	Retain
Geoff Volckman (S563)	S563.103	Rural Zones	Non-Rural Activities	Support	We support these policies	Retain
Geoff Volckman (S563)	S563.104	Rural Zones	Visitor Economy	Support	We support these policies	Retain
Geoff Volckman (S563)	S563.105	Rural Zones	RURZ - P11	Support	We support this policy	Retain
Geoff Volckman (S563)	S563.106	Rural Zones	RURZ - P12	Support	We support this policy	Retain
Geoff Volckman (S563)	S563.107	Rural Zones	Reverse sensitivity	Support	We support these policies	Retain
Geoff Volckman (S563)	S563.108	Rural Zones	RURZ - P17	Support	We support this policy	Retain
Geoff Volckman (S563)	S563.109	Rural Zones	Mineral Extraction	Support		Retain



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Geoff Volckman (S563)	S563.110	Planning Maps and Overlays	General Rural Zone	Amend	Amend Lot 1 DP 483059 to be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
Geoff Volckman (S563)	S563.111	Planning Maps and Overlays	General Rural Zone	Support	Land to the south is zoned GRZ.	Retain all land to the south of Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD as General Rural Zone
Geoff Volckman (S563)	S563.112	Planning Maps and Overlays	General Rural Zone	Support	that land to the north, west and south of the quarry area zoned General Rural Zone	Retain zoning on land to the north, west and south of the quarry area (including quarried land and permitted land) as General Rural Zone
Geoff Volckman (S563)	S563.113	General Rural Zone	GRUZ - R1	Amend	pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule.
Geoff Volckman (S563)	S563.114	General Rural Zone	GRUZ - R2	Amend	pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule.
Geoff Volckman (S563)	S563.115	General Rural Zone	GRUZ - R3	Amend	pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of does not preclude the application of this rule.
Geoff Volckman (S563)	S563.116	General Rural Zone	GRUZ - R5	Amend	We believe this rule should be simplified.	Simplify the rule
Geoff Volckman (S563)	S563.117	General Rural Zone	GRUZ - R5	Amend	pre-existing non-compliance with points 1, 2, 3 and 4 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule
Geoff Volckman (S563)	S563.118	General Rural Zone	GRUZ - R6	Support		Retain
Geoff Volckman (S563)	S563.119	General Rural Zone	GRUZ - R8	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Geoff Volckman (S563)	S563.120	General Rural Zone	GRUZ - R9	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Geoff Volckman (S563)	S563.121	General Rural Zone	GRUZ - R10	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Geoff Volckman (S563)	S563.122	General Rural Zone	GRUZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM.	Amend: 1. This is authorised under a prospecting or exploration permit from NZPAM <b>where legally required</b> ;
Geoff Volckman (S563)	S563.123	General Rural Zone	GRUZ - R11	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Geoff Volckman (S563)	S563.124	General Rural Zone	GRUZ - R12	Amend	Transport Performance Standards and rules relating to light need to be amended.	Improve the Transport Performance Standards and rules relating to light that connect to this rule.
Geoff Volckman (S563)	S563.125	General Rural Zone	GRUZ - R12	Amend	We believe the rule is also too restrictive.	Amend to be more enabling of development.
Geoff Volckman (S563)	S563.126	General Rural Zone	GRUZ - R13	Amend	note the minor error.	Retain as notified with minor timing error being corrected 42pm 12am
Geoff Volckman (S563)	S563.127	General Rural Zone	GRUZ - R16	Support	pre-existing non-compliance with Rule GRUZ - R1 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Geoff Volckman (S563)	S563.128	General Rural Zone	GRUZ - R17	Amend	pre-existing non-compliance with Rule GRUZ - R1 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Geoff Volckman (S563)	S563.129	General Rural Zone	GRUZ - R18	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Geoff Volckman (S563)	S563.130	General Rural Zone	GRUZ - R20	Amend	Pre-existing non-compliance with Rule GRUZ - R1 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Geoff Volckman (S563)	S563.131	General Rural Zone	GRUZ - R21	Amend	Pre-existing non-compliance with Rule GRUZ - R1 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Geoff Volckman (S563)	S563.132	General Rural Zone	GRUZ - R22	Amend	Pre-existing non-compliance with Rule GRUZ - R1 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Geoff Volckman (S563)	S563.133	General Rural Zone	GRUZ - R24	Amend	Pre-existing non-compliance with Rule GRUZ - R1 should be recognised.	Amend so that existing non-compliance with points 1, 2, 3 and 4 of Rule GRUZ - R1 does not preclude the application of this rule.
Geoff Volckman (S563)	S563.134	General Rural Zone	GRUZ - R25	Support		Retain
Geoff Volckman (S563)	S563.135	General Rural Zone	GRUZ - R26	Support		Retain
Geoff Volckman (S563)	S563.136	General Rural Zone	GRUZ - R27	Amend		Retain
Geoff Volckman (S563)	S563.137	General Rural Zone	GRUZ - R28	Support		Retain
Geoff Volckman (S563)	S563.138	General Rural Zone	GRUZ - R29	Support		Retain
Geoff Volckman (S563)	S563.139	General Rural Zone	GRUZ - R30	Amend	We believe this rule is too restrictive and unclear.	Amend with more clearly defined terms.
Geoff Volckman (S563)	S563.140	General Rural Zone	GRUZ - R30	Amend	We believe this rule is too restrictive and unclear.	Delete points 1 and 2.
Geoff Volckman (S563)	S563.141	General Rural Zone	GRUZ - R30	Amend	We believe this rule is too restrictive and unclear.	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Geoff Volckman (S563)	S563.142	General Rural Zone	GRUZ - R31	Amend	We believe this rule is too restrictive.	Delete point 1.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Geoff Volckman (S563)	S563.143	General Rural Zone	GRUZ - R31	Oppose	We believe this rule is too restrictive.	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
Geoff Volckman (S563)	S563.144	General Rural Zone	GRUZ - R32	Amend		Retain
Geoff Volckman (S563)	S563.145	General Rural Zone	GRUZ - R33	Support		Retain
Geoff Volckman (S563)	S563.146	General Rural Zone	GRUZ - R34	Oppose		Delete
Geoff Volckman (S563)	S563.147	Mineral Extraction Zone	Overview	Amend	Some effects of activities in the proposed MINZ derived from existing use rights.	Add a 4th point: <b>existing use rights.</b>
Geoff Volckman (S563)	S563.148	Planning Maps and Overlays	Mineral Extraction Zone	Support	Section 1 SO 15488 and Section 50 Blk IX Oparara SD have been classed as MINZ.	Retain zoning as noted.
Geoff Volckman (S563)	S563.149	Planning Maps and Overlays	Mineral Extraction Zone	Amend	Lot 1 DP 483059 should be zoned Mineral Extraction Zone.	Amend Lot 1 DP 483059 to Mineral Extraction Zone.
Geoff Volckman (S563)	S563.150	Mineral Extraction Zone	Mineral Extraction Zone Objectives	Support		Retain
Geoff Volckman (S563)	S563.151	Mineral Extraction Zone	Mineral Extraction Policies	Support		Retain
Geoff Volckman (S563)	S563.152	Mineral Extraction Zone	MINZ - R1	Amend	point two is unnecessarily restrictive.	Delete point 2.
Geoff Volckman (S563)	S563.153	Mineral Extraction Zone	MINZ - R2	Support		Retain
Geoff Volckman (S563)	S563.154	Mineral Extraction Zone	MINZ - R3	Amend	point two is unnecessarily restrictive.	Delete point 2.
Geoff Volckman (S563)	S563.155	Mineral Extraction Zone	MINZ - R3	Amend	Existing non-compliance with the points noted should be recognised as being acceptable.	Amend so that existing non-compliance with points 2 and 3 does not preclude the application of this rule.
Geoff Volckman (S563)	S563.156	Mineral Extraction Zone	MINZ - R5	Support		Retain
Geoff Volckman (S563)	S563.157	Mineral Extraction Zone	MINZ - R6	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Geoff Volckman (S563)	S563.158	Mineral Extraction Zone	MINZ - R7	Support		Retain
Geoff Volckman (S563)	S563.159	Mineral Extraction Zone	MINZ - R9	Support		Retain
Geoff Volckman (S563)	S563.160	Mineral Extraction Zone	MINZ - R10	Oppose		Delete
Geoff Volckman (S563)	S563.161	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Support	support that areas will be identified through the resource consent process.	Retain Schedule as notified.
Geoff Volckman (S563)	S563.162	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	Support	Listed parcels are not in schedule.	Lot 1 DP 483059, Section 1 SO 15488, Section 50 Blk IX Oparara SD to remain excluded.
Geoff Volckman (S563)	S563.163	SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES	SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES	Support	We support that listed parcels are not included in the schedule.	Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD to remain excluded.
Geoff Volckman (S563)	S563.164	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support	We support that listed parcels are not included in the schedule.	Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD Listed parcels to remain excluded.
Geoff Volckman (S563)	S563.165	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	We support that listed parcels are not included in the schedule.	Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD to remain excluded.
Geoff Volckman (S563)	S563.166	Schedule Nine: Lawfully Established Mineral Extraction and	Karamea Quarry	Support	We support that the Karamea Lime Quarry is listed in the schedule.	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		Processing Areas				
Geoff Volckman (S563)	S563.167	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Amend	These unnecessarily restrictive and complex, also appear to be potential table.	Amend to be less onerous, more consistent and correct errors.
Geoff Volckman (S563)	S563.168	Appendix Seven: Mineral Extraction Management Plan Requirements	Appendix Seven: Mineral Extraction Management Plan Requirements	Support		Retain
Geoff Volckman (S563)	S563.169	Whole Plan	Whole plan	Amend	Extends to include any other related provisions in the plan.	Amend any other related provisions in the plan necessary to give effect to the submission
Geoff Volckman (S563)	S563.0170	Ecosystems and Indigenous Biodiversity	ECO - P3	Support	We support this policy.	Retain
Geoff Volckman (S563)	S563.0171	Ecosystems and Indigenous Biodiversity	ECO - R1	Oppose in part	We believe is too restrictive.	Amend to be more enabling of development
Geoff Volckman (S563)	S563.0172	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose in part	Too restrictive	Amend to be more enabling of development
Geoff Volckman (S563)	S563.0173	Coastal Environment	CE - R7	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development
Geoff Volckman (S563)	S563.0174	Coastal Environment	CE - R8	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development
Geoff Volckman (S563)	S563.0175	Coastal Environment	CE - R9	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development
Geoff Volckman (S563)	S563.0176	Coastal Environment	CE - R10	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development
Geoff Volckman (S563)	S563.0177	Coastal Environment	CE - R11	Oppose in part	We believe this is too restrictive	Amend to be more enabling of development
Geoff Volckman (S563)	S563.0178	General Rural Zone	GRUZ - R11	Oppose in part	Not all prospecting or exploration is required to have a permit from NZPAM e.g. some	Amend point 1 as follows: <i>This is authorised under a prospecting or</i>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					minerals are privately owned. Amend accordingly. We believe the rule is also too restrictive.	<i>exploration permit from NZPAM where legally required;</i> Delete point 3 or extend the timeframe until a period after cessation of mining activity.
Geoff Volckman (S563)	S563.0179	General Rural Zone	GRUZ - R12	Oppose in part	We support this rule in principle but believe that Transport Performance Standards and rules relating to light need to be amended before this rule is acceptable. We believe the rule is also too restrictive.	Improve the Transport Performance Standards and rules relating to light that connect to this rule. Amend to be more enabling of development.
Geoff Volckman (S563)	S563.0180	General Rural Zone	GRUZ - R18	Support	We support in principle.	Retain as notified.
Geoff Volckman (S563)	S563.0181	General Rural Zone	GRUZ - R25	Support	We support these rules.	Retain as notified.
Geoff Volckman (S563)	S563.0182	General Rural Zone	GRUZ - R32	Support	We support these rules.	Retain as notified.
George Brownlee (S247)	S247.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Amend	Ref: SASM19 Okari Property: 478 Okari Road, Cape Foulwind. Incorrect mapping. Concerned the sites cover the whole property. Aware of where each individual site is on property and would welcome the opportunity to show the committee.	Amend the mapping to correctly capture the location of SASM19.
George Brownlee (S247)	S247.002	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Support	Happy to protect the sites.	Retain provisions in the Plan protecting Sites and Areas of Significance to Māori.
Gerard Nolan (S261)	S261.001	Planning Maps and Overlays	Natural Hazards	Oppose	I think that where we live 55 Johnston Cresnet Okuru should be on the same alert level as the rest of Okuru Village ( Coastal Hazard Alert ), we are all situated on the same ground level and houses are back to back.	Change 55 Johnston Cres Okuru to Coastal Hazard Alert Overlay from Coastal Hazard Severe Overlay
Gerard Nolan (S261)	S261.002	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Oppose	I am the fifth generation west coaster, my family settled in the Haast area. There were no Maori living in the area at that time as there was not a lot of shelter against the weather for them. I am worried that this is going to just make everything harder and a	Provide proof of significance for SASM 196-199 Okuru

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					whole lot more costly in the future for all residents in the area as far as building work etc.	
Gerard Nolan (S261)	S261.003	Coastal Environment	Coastal Environment	Oppose	<p>I understand that our environment is changing and i am unsure of what the future holds, but as a resident of Okuru Haast I feel that we are doing the best that we can in our village</p> <ul style="list-style-type: none"> <li>- we funded a ROCK WALL we have in the Okuru managed by Westland Regional Council - Rating District acc., which pays to maintain the rock wall.</li> <li>- Open Bay Island is positioned straight in front of Okuru which also helps to protect us from high seas coming into our shoreline.</li> <li>- A Sandspit and Estuary in front of Okuru.</li> </ul>	Remove Coastal Natural Character Overlay from Okuru
Gerrit and Suzie Wolters (S308)	S308.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 104	Oppose	I am concerned that although your letter is specifically addressed to us it makes no statement specifically as what the significance of our property is to Māori. I note SASM 104 Kawhaka Creek catchment (Pounamu legends, Ancestors embedded in the landscape) Please clarify this, as it is unclear what is meant by Ancestors embedded in the landscape?	Provide more information about what the significance is of the property to Māori and what is meant by Ancestors embedded in the landscape.
Gerrit and Suzie Wolters (S308)	S308.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	Considering that the land has been previously mined and dredged (change in landscape) farmed and occupied and mostly consist of a riverbed, how are Tupuna embedded in the current landscape?	Review the boundaries of SASM 104 on the property in light of the land modification that has occurred.
Gerrit and Suzie Wolters (S308)	S308.003	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	I note that this is going to be put on our LIM report this would significantly decrease the value of our land. Should we in the future want to sell our property we would be negatively impacted. Why does it need to be on our LIM ?	Do not include information on Sites of Significance to Māori on LIM reports.



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Gerrit and Suzie Wolters (S308)	S308.004	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	What compensation is going to be put in place, if it is going to be placed on our LIM report?	Provide compensation to landowners if SASM are shown on LIM reports.
Gerrit and Suzie Wolters (S308)	S308.016	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	How was the area specifically marked on the map established as an area of significance to Māori, what formula or methodology was used to establish the highlighted area.	Provide information on the methodology and basis of identifying SASM.
Gerrit and Suzie Wolters (S308)	S308.017	Sites and Areas of Significance to Māori	SASM -R5	Not Stated	Activities - Rule SASM - R5 this is noted as blank, what does this mean for us as property holders.	Provide clarity as to what rules apply to different SASM
Gina Hogarth (S304)	S304.001	Rural Lifestyle Zone	RLZ - R1	Support in part	The increase from a 1.5m internal boundary setback in the Buller District Plan to 10m in the TTPP is a considerable change, especially when considering the configuration and constraints of existing lots to be zoned rural lifestyle. Taking into account the TTPP overview (above mentioned) the 10m setback may be appropriate for a General Rural Zone - Rural Lifestyle Zone interface, but perhaps not as appropriate for a Rural Lifestyle Zone to Rural Lifestyle Zone interface. A reduced setback is therefore sought for this scenario to achieve openness but allow less constraint on the site.	Reduce the internal boundary setback to 3m for lots Zoned Rural Lifestyle Zone that adjoin another Rural Lifestyle Zone.
Gina Hogarth (S304)	S304.002	Noise	NOISE - R3	Support in part	I support the need to mitigate noise effects by a set of appropriate rules. The Acoustic Requirements for sensitive activities appear arduous for the traffic volumes in the Buller District.	Amend the noise rules with consideration of the lower traffic volumes in Buller and to provide a set of permitted mitigations (such as bunding) to negate the need for a Suitably qualified acoustic engineer to verify that the building meets the permitted criteria.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Gina Hogarth (S304)	S304.003	Whole Plan	Whole plan	Support in part	I support the requirement for an updated District Plan. An overall observation of the plan is that some of the rule headings are lengthy and not easily understood. Any simplification is welcomed to help all plan users determine where their activity fits.	Where appropriate condense and simplify the set of rules using plain language, clearly understood definitions and tables.
Gina Hogarth (S304)	S304.004	Planning Maps and Overlays	Natural Hazards	Support in part	I support the requirement to address Natural Hazards. If any overlays do not have expert evidence to validate the extent of the overlay this may cause undue constraints for some properties and risks for others.	Review the extent of any hazard overlays which do not have expert reports and evidence to validate them.
Glenn Bradley (S592)	S592.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 122	Oppose	never found any evidence of maori activity	delete
Glenn Bradley (S592)	S592.002	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 122	Oppose	We can't look up the information and no consultation has occurred	Alternative relief require consultation and written assurance that rules won't limit property use
Glenn Bradley (S592)	S592.003	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 122	Oppose	We don't feel that the consultation process has really been a fair.	Iwi representative should have gone to all property they are marking significant for Maori and explain why they are marking it significant and the expectations of the landowners also to show landowners evidence of what they are claiming.
Glenn Bradley (S592)	S592.004	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 122	Oppose	We want to know what they are claiming	We would like written assurance that future changes or rulings will not happen without landowners consultation.
Glenn Colenso (S155)	S155.001	SCHED 3: SITES AND AREAS OF	SASM 79	Amend	Despite the submitter's property being neither on the foreshore of Cashmere Bay nor including the former Pā site, it has been included in SASM79.	Oppose SASM79 area as it is currently proposed. The relief sought is to limit the area to the foreshore of Cashmere Bay

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		SIGNIFICANCE TO MĀORI			No legal nor cultural basis for the plan to be extending the SASM beyond the actual foreshore of Cashmere Bay, including the submitter's property.	and not beyond on the dry land.
Glenn Elley (S249)	S249.001	Subdivision	SUB - S1	Amend	The minimum sizes are highly impractical on the west Coast - they would tie up far too much land in non productive rural blocks.	4 Ha blocks are not a feasible minimum size on the West Coast - We do not have enough useable land to warrant this and it needs to be dropped to 1 Ha or less if connected to wastewater services.
Glenn Elley (S249)	S249.002	Subdivision	SUB - S1	Amend	Too much land could be tied up in blocks that ended up not being utilised. No reason to restrict the number of dwellings in either situation as we require more housing - not less.	The 10Ha minimum, for high value productive land, needs to come down to 4Ha as it is almost impossible to run an agricultural business on a 10Ha property so far.
Glenn Johnston (S74)	S74.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	The whole Southern Paparua Coalfield area is very rich in historic sites - particularly 1/2 Mile - 9 Mile area (Cannel Creek) and the whole Seven Mile Creek catchment above Spring Creek are exceedingly rich in historic sites.	Include the Southern Paparua Coalfield within a Heritage Area.
Glenn Johnston (S183)	S183.001	SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	As someone who has spent over fifty years roaming old west coast mining areas. I can attest that there are areas of this coal field rich in archaeological sites. The 8 1/2 Mile - 9 Mile area (cannel creek) and the whole seven mile creek catchment above spring creek are exceedingly rich in historic sites & IMO warrant a proper heritage assessment + protection from damage from open cast coal mining or other development that would destroy heritage sites. I could possibly assist	Include Southern Paparua Coalfield Heritage Area within the Heritage Schedule.

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					with identifying on the ground seven mile creek sites known to me.	
Glenn Robinson (S216)	S216.001	Planning Maps and Overlays	Coastal Environment	Oppose	Land is in pasture	High natural character values should not be applied to land. Area at 6A Stafford Loop Road should be reassessed.
Go Media Limited (S501)	S501.001	Signs	Permitted Activities - All Zones	Amend	Advertising, including off-site signage, contributes to the commercial vitality of a community through supporting business, infrastructure and community activities. It is a legitimate commercial activity that generates economic activity by enabling the commercial community to advertise goods and services. Advertising can enhance the character of areas, buildings and structures also provides a focal point and adds vibrancy and interest. These positive effects should be expressly recognised in the TTPP.	Billboards (including digital billboards) and non-site related advertising should be explicitly enabled in the TTPP provisions and in appropriate zones (commercial, industrial and port zones) through an activity specific rule and subject to appropriate industry standards.
Go Media Limited (S501)	S501.002	Signs	SIGN - O1	Support in part	Go Media supports SIGN-O1(1), but SIGN-O1 (2) requires amendments	Delete reference in SIGN-O1 (2) to <i>"and protected from any adverse visual and amenity effects"</i> .
Go Media Limited (S501)	S501.003	Signs	SIGN - P5	Amend	Digital advertising can have a broader purpose and significantly less visual impact when compared with on-site advertising due to the flexibility digital advertising provides. Digital advertising also allows for some advertising to be site related. Any potential adverse effects from non-site related advertising in relation to traffic safety, landscape and amenity values can be managed through location and appropriate built form standards. Environmental effects assessments done for Go Media's existing static and digital billboards nationwide have demonstrated that effects are acceptable. These assessments were supported by technical traffic and urban design analysis where required.	Provide for off-site advertising within the policy

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Go Media Limited (S501)	S501.004	Signs	SIGN - R17	Amend	Any potential adverse effects from non-site related advertising in relation to traffic safety, landscape and amenity values can be managed through location and appropriate built form standards. Environmental effects assessments done for Go Media's existing static and digital billboards nationwide have demonstrated that effects are acceptable. These assessments were supported by technical traffic and urban design analysis where required.	Provide for off-site advertising in the rule.
Go Media Limited (S501)	S501.005	Signs	SIGN - R7	Amend	The maximum size provisions are onerous	Delete maximum size provisions or significantly increase these.
Go Media Limited (S501)	S501.006	Signs	SIGN - R17	Amend	The maximum size provisions are onerous	Delete maximum size provisions or significantly increase these.
Go Media Limited (S501)	S501.007	Signs	SIGN - R1	Amend	This is too restrictive in towns, commercial and industrial areas.	Delete the restrictions of 6 words and 40 characters facing a road (SIGN-R1 10(iii))
Go Media Limited (S501)	S501.008	Signs	SIGN - R1	Oppose	this is too in the township and industrial areas it would mean only every second or third property would be able to have a sign	Delete the spacing requirements between signs in (SIGN-R1 11 (i))
Go Media Limited (S501)	S501.009	Signs	SIGN - R17	Oppose	any third party sign falls straight to restricted discretionary (SIGN-R17 1).	Delete Sign R17 (1) that escalates all third party signs to restricted discretionary.
Gordon Bradley (S34)	S34.001	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Support	We agree with the SNA on our property of approximately 2 Hectare identified through ground truthing	Support the SNA on their property [tbc which SNA]
Gordon Bradley (S34)	S34.002	Planning Maps and Overlays	Planning Maps and Overlays	Oppose	Support the SNA as it has been ground truthed.	We do not agree with restrictions placed on the remainder of our titles of RS2720 and RS2722 or any other sections we may own. [property addresses tbc - Arnold Valley]

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Graeme Anderson (S187)	S187.001	Planning Maps and Overlays	Natural Hazards	Amend	<p>Okuru has a Rock River/Sea protection wall that has provided excellent protection for the Okuru Settlement. There has never been any major damage to the wall since being built. Okuru is also a special rated area with funds available if necessary for repairs.</p> <p>Current application for an emergency consent with WCRC to open a mouth through the sand spit to release any flood water which is also mitigating high risk.</p> <p>Niwas predictions are based on Okuru having no protection wall in place.</p>	I would like my property - 61 Johnston Crescent, Okuru, Haast to have Coastal Severe Overlay removed from property and replaced with Coastal Alert Overlay.
Graeme Cavaney (S121)	S121.001	Subdivision	SUB - S1	Oppose	<p>Subdivision in rural areas leads to overpopulation of the area resulting in more pollution including light, waste, more Septic Tanks, stress on Infrastructure, more litter and rubbish, pressure on existing roading and waterways, more noise.</p> <p>It also compromises existing landowners lifestyle with more people in the area, changing land values and loss of farming land .</p>	That sub divisions do not happen in rural areas.
Graeme Cavaney (S121)	S121.002	General Rural Zone	GRUZ - R3	Oppose	<p>It compromises existing landowners lifestyle with more people in the area, changing land values and loss of farming land</p>	Limit number of dwellings per property title to 2 maximum
Graeme Cavaney (S121)	S121.003	Rural Zones	Mineral Extraction	Support	<p>So that current land that is un-useable or currently not productive ie scrub and gorse be mined and repurposed for use after reinstatement. That current land with mature native trees with small return below surface does not get decimated unnecessarily or at all.</p>	That mining on private property is allowed to continue with regulations on reinstatement of pollution in place.
Graeme & Helen O'DEA (S375)	S375.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Neutral	<p>As property owners at 16 Punakaiki Road we will to remain neutral as no rules apply to our land and we wish to keep it this way, however we do acknowledge culture significance in the area, therefore would like</p>	As property owners at 16 Punakaiki Road we will to remain neutral as no rules apply to our land and we wish to keep it this way, however we do acknowledge culture significance in the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					proof of any culture significance that may directly affect our land.	area, therefore would like proof of any culture significance that may directly affect our land.
Graeme Kellaway (S18)	S18.001	Planning Maps and Overlays	Natural Hazards	Oppose	Why is 47 River Road marked out? I have and get river flooding here. I Have contacted the Councils but have not had a clear response or identification of responsibility.	Seeks to understand why 47 River Road (Hector) is covered by Flood Hazard Susceptibility overlay.
Graeme Kellaway (S53)	S53.001	Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Amend		Remove the Flood Hazard Susceptibility overlay from the property at 47 River Road Hector.
Graeme Quickfall (S255)	S255.001	Planning Maps and Overlays	Natural Hazards	Oppose	<p>I am a landowner with a 2.4 hectare property within the boundary of Greyhound road and SH 6 at Arahura which has the Coastal alert hazard overlay.</p> <p>The property has been surveyed and is at 4m elevation above high tide mark and 320 metres set back from the beach and behind 7-8m high sand dunes. The property is 600 metres to the west of the Arahura River. The Arahura River has flood protection on the southern side of the river, east of the bridge towards the head water. The northern side of the river is lower lying and sees most of the flood waters yet this is not accounted for in the TTPP reports.</p> <p>The TTPP report states there is little long term study done on accretion and erosion for our area. Now that they have given the classification of coastal alert and not coastal severe, they have reported that they have only completed inundation modelling and mapping and erosion for areas classed as severe, which means the property is really only affected by inundation for a 1m sea level rise over the next 100 years. It looks as</p>	Remove the Coastal Alert Overlay from the property within the boundary of Grehyound road and SH 6 Arahura.

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					<p>if the report shows my property is affected by 1m or less but in my opinion the report is incorrect. The property is elevated around 1-1.5m above the Mawhera owned land which borders the river and south to my boundary, but the map shows this is less affected than my property. To the best of my knowledge and our seaside neighbour who has lived here since 1998, neither that property nor mine have ever been affected by flood waters. He owns the coastal side of the road from the start to Greyhound Road to his house and the rest in Maori lease land. The plan also states that no areas of the state highway which on the southern boundary of my land, is affected, yet their modelling map shows the inundation colouring over the main road, contradicting their plan comments.</p> <p>The west coast region has suffered from a number of recent extreme rainfall and flood events and in particular in 2022, and yet my property was not affected by any flooding or inundation. This is clear evidence that the property is not at risk of extreme flood events.</p>	
Graham Wood (S160)	S160.001	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>I bought my property to live a rural lifestyle. Any attempt to change the RLZ zoning will greatly affect my ability to live undisturbed and peacefully on my land.</p> <p>This proposed change is not supported by the community and is felt to be being pushed through by council in order to facilitate the implementation of a Mineral extraction zone (MINZ) against local feelings and a disregard for our wellbeing.</p>	Revert zoning of properties on Barrytown Flats (incl. north of Canoe Creek) to Rural Lifestyle Zone (from General Rural Zone)



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Graham Wood (S160)	S160.002	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>The large scale mining operation proposed for Barrytown flat is inconsistent with the zoning of properties where people lead a rural and farming lifestyle. This is also inconsistent with the zoning of many areas on Barrytown flats as significant natural areas (SNA's) Part of the justification for the SNAs was that there was continuous and undisturbed forest from the sea to the mountains providing corridors for wildlife. Mining near these areas would make a mockery of council processes and the justification for them. This MINZ re-zoning has had insufficient consultation and is in direct contravention of The West Coasts own economic strategy (Te Whanaketanga 2050).The previous consultation with the community over the proposed mining went through a robust and thorough process and was declined for very good reasons. To now try and push through this mining disregards a robust and fair process. Many, many aspects were not even thought of or covered. Heavy traffic on local roads not designed for this volume. Affects from lights and noise on the Westland Petrel colony that is internationally significant. And the only place in the world where they breed. Proximity to special areas and waterbodies such as such as Maher swamp, an under-represented habitat across New Zealand and the West Coast. The issue of radioactive waste and dust pollution.</p> <p>The proposed mining area is not far above sea level and they propose to dig to a depth of 15 metres. There is no explanation of how to mitigate the encroachment of sea water and no explanation of where enough fill will come from to reinstate this land.</p>	To remove the MINZ mineral extraction zone from the Barrytown flats

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					<p>It will remove a significant amount farmland from being productive.</p> <p>The council needs to acknowledge the very real threat of sea level rise and consider this in the mining application.</p> <p>State Highway 6 is considered as one of the most significant and beautiful drives in the world and is a significant drawcard for international visitors. The Grey district council has encouraged residential development in this area and to now try and push through this mining shows a disregard for the people and the lifestyle they have chosen to live here.</p>	
Grant Marshall (S311)	S311.001	Planning Maps and Overlays	Natural Hazards	Amend	<p>The area of Lake Poerua at 2382 Lake Brunner Road ,Inchbonnie has been extensively researched with a consent granted for a 12 section subdivision by the commissioner of the NZ Environmental Court in November 2011. Section 221 for this development was issued by the GDC on 9th August 2018.At time of writing two dwellings have been completed with another undergoing a build and two more consented buildings planned. We are concerned with inaccuracies of the Faultline . As part of the approval process for the subdivision,consultation was made between GNS on behalf of the Grey District council, Golders and Canterprise to determine the location of the fault line and the final hazard setback plan drawn by GNS was used to change the subdivision layout to ensure all building sites were outside the setbacks. This map shows the Faultline going straight across the subdivision which is incorrect. It was agreed by all parties that the Faultline was situated in the lake and not in the subdivision footprint.The set back/fault</p>	Amend the Earthquake Hazard Overlay pertaining to Lake Poerua to accurately reflect the earthquake Faultline and setbacks which was established through extensive research and consultation with GNS science on behalf of GDC and Golders and Canterprise.

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					avoidance line consists of the land between the lake edge and the front fence which runs along the front of all the building platforms .[refer to submission for map and further details]	
Grant Marshall (S311)	S311.002	Planning Maps and Overlays	Natural Hazards	Amend	<p>The flood overlay includes the hillsides adjacent to Lake Poerua and opposite Lake Brunner road. For example the edge where Mt Te Kinga surrounds Lake Poerua is hillside and not a flat plain and our home at 2261 Lake Brunner road, which is elevated at 170 metres is also included as a flood zone. At 2382 Lake Brunner road, we have research evidence to support a seiche inundation level of 124.5 metres RL contour around Lake Poerua. ( refer to Boffamiskell plan showing seiche line in purple ) Once the water reaches this level, it then flows southwards towards Lake Brunner. We believe it is important to accurately identify low lying levels using contour lines when mapping a document for public use. As an example when we rang Tower Insurance in April 2022 to discuss renewing our two dwelling insurances on our home property at 2261 Lake Brunner Road, the immediate reply from the agent was to say that our property is in a flood zone which was a surprise because we are at an elevation of 170 metres and nowhere near low- lying land. We do not know the source of the information they were using. We are of the opinion that insurance companies will use the TTPP maps as factual information to increase their premiums which is why it is important to have accurate topographical information in the first instance to show actual areas where flooding could occur.</p>	<p>To amend the Flood Plan Overlay to accurately reflect low lying areas using actual contour lines instead of a broadsweep which includes elevated areas.</p> <p>For the Flood Plain Overlay to include the seiche line detailing around the Lake Poerua subdivision at 2382 Lake Brunner Road.</p>

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Grant Marshall (S311)	S311.003	Planning Maps and Overlays	Open Space Zone	Amend	Error and omission made on map. Please refer to document Map65 Grey zoning. You will see Lake Poerua is an open space zone and there are no boundary marks on the southwestern shores of Lake Poerua where the subdivision lies.	The zoning maps to show Lake Poerua as a water body not open space zone
Grant Marshall (S311)	S311.004	Planning Maps and Overlays	Natural Hazards	Amend	Previous earthquake fault line maps, including the draft PDF map on the first TTPP have always been shown to be below our property boundary at 2261 Lake Brunner Road. This current map now shows it to run straight through the back of our property including our home. How has this been quantified? Has new research been undertaken in the last year? We are not aware of any geo tech research being undertaken on our land? The change of location is approx 350 -450 metres from its original map location. Please note this also ties in with the changed location of the Faultline now by the subdivision at Lake Poerua which we are also addressing..	To use correct information to show the Faultline accurately in Map 65 in particular around my property at 2261 Lake Brunner road. If not, then to provide detailed evidence and documentation to support and the rationale as to why this was changed .
Grant Marshall (S311)	S311.005	Natural Hazards	Natural Hazards	Amend	Map 65 relates to Lake Poerua and surrounds. This area of Lake Poerua at 2382 Lake Brunner Road, Inchbonnie has been extensively researched with a consent granted for a 12 section subdivision by the commissioner of the NZ Environmental Court in November 2011. Section 221 for this development was issued by the GDC on 9th August 2018. At time of writing two dwellings have been completed with another undergoing a build and two more consented buildings planned. We are concerned with inaccuracies of the Faultline in Map 65. There is an omission of a GNS report dated 2008 pertaining to the subdivision at Lake Poerua which has not been included in the	I would like the inclusion of the GNS report on Lake Poerua dated January 2008 to the technical info in the TTPP.

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					technical reports available on the TTPP . This report supersedes those on the TTPP.	
Grant Marshall (S311)	S311.006	Planning Maps and Overlays	Natural Hazards	Amend	We also undertook research using Golders Canada on the effects of a tsunami at the lake which should be utilised for mapping purposes.(refer submission for pg1Golderstsunami to pg5 Golderstsunami)	Utilise Golders mapping at Lake Poerua for Lake Tsunami Hazard Overlay
Grant Marshall (S311)	S311.007	Planning Maps and Overlays	General Rural Zone	Amend	The maps do not show all the property boundaries at Lake Poerua.	To include all the property boundaries of the subdivision at 2382 Lake Brunner road, Inchbonnie 7875.
Grant Weston (S113)	S113.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 12	Oppose	Land was leasehold to Mawhera Inc, now freehold so it does not hold any significance to Maori.	Remove SASM12 Kawatiri Town Reserve.
Greenstone Retreat (S459)	S459.001	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	It is possible to provide for mining, in a manner that avoids adverse effects on other land use	Rezone the relevant Kumara site to something in keeping with the sensitive use of surrounding area.
Greenstone Retreat (S459)	S459.002	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	The current approach will not deliver the purpose of the Resource Management Act.	<b>mineral extraction zone</b> on the edge of Kumara Village be revoked
Greenstone Retreat (S459)	S459.003	Mineral Extraction Zone	Mineral Extraction Zone	Amend	The proposed Kumara Mineral Extraction Zone is ultra vires	The provisions that relate to mineral extraction be rewritten, so that the TTPP identifies how mining activity will be managed to ensure the activity does not harm neighbours and communities
Greenstone Retreat (S459)	S459.004	Signs	Signs	Oppose	proposed signage rules to be excessive and very restrictive	Signage rules to be reviewed on a case by case basis, with restrictions reduced in order to support small business
Greenstone Retreat (S459)	S459.005	Signs	SIGN - R3	Amend	A business offers multiple services, has many entrances or needs additional directional information	Retain
Greenstone Retreat (S459)	S459.006	Signs	SIGN - R4	Support	If there is a community event at that location or temporary signage	Retain

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Greenstone Retreat (S459)	S459.007	Signs	SIGN - R5	Oppose	Restricting the height of a sign to 4m is also unnecessary.	Delete
Greenstone Retreat (S459)	S459.008	Signs	SIGN - R1	Oppose	The proposed size of the lettering is excessive at the same time as restricting words and symbols.	Please reconsider this
Greenstone Retreat (S459)	S459.009	Signs	SIGN - P6	Amend	promoting bilingual signage you will need to allow for many more words and characters	Amend to allow for many more words and characters
Greenstone Retreat (S459)	S459.010	Signs	SIGN - R8	Amend	Is 2 metres really required for a person to walk around a footpath sign outside a business	Amend rule
Greenstone Retreat (S459)	S459.011	Signs	SIGN - R13	Amend	Agreements not on adjoining sites	Amend
Greenstone Retreat (S459)	S459.012	Signs	SIGN - R22	Oppose	These signs are on private land	Delete
Greenstone Retreat (S459)	S459.013	Settlement Zone	SETZ - R1	Amend	Breach of right to choose how and where they source their water	<p>2. Where the settlement is serviced by a network utility operator for wastewater, water supply or stormwater all residential units and buildings used for a residential activity <del>must</del> <b>can</b> be connected to the community wastewater, water supply and stormwater infrastructure, <b>if they so wish.</b></p> <p><b>The services of the network utility operator will be retained and paid for by the ratepaying residents of the settlements regardless of whether they connect to the services offered by the network utility operator or not.</b>(i) Ratepaying residents cannot therefore expect a rate rebate if they choose not to connect to the services offered by the network utility operator.</p> <p>3. Where the settlement is not serviced by a network utility operator for wastewater, water supply or stormwater, on site collection, treatment and disposal must be undertaken in accordance with</p>

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						<i>NZS4404:2010 Land Development and Subdivision Infrastructure or the relevant Council Engineering Technical Standards. "The Standard encourages sustainable development and modern design." It therefore should promote the efficient collection of rainwater or ground water using sustainable and non-toxic materials which are safe for people and the environment.(i)The disposal of waste and stormwater must comply with the standard and therefore not cause pollution to the local environment or endanger any persons or property within neighbouring residential settlements.</i>
Greenstone Retreat (S459)	S459.014	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Amend	The private property owners whose land falls within one, have been given no opportunity to 'Participate' in their formulation, nor been offered any 'Protection' of their ownership rights	Amend to clarify issues
Greenstone Retreat (S459)	S459.015	Mineral Extraction Zone	Permitted Activities	Support	It is unacceptable to us that the TTPP Committee have not adequately considered the negative impact that the current mineral extraction framework will have on small settlements	<b>mineral extraction zone</b> on the edge of Kumara Village be revoked
Greg & Deedee Daly (S233)	S233.002	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.
Greg & Deedee Daly (S233)	S233.003	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	That any of the proposed references, rules, or conditions, placed on any private property fronting the state

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					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.	highway be withdrawn immediately.
Greg & Deedee Daly (S233)	S233.004	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose		Any Rules with immediate effect be withdrawn from the currently effected private properties.
Greg Maitland (S571)	S571.001	Planning Maps and Overlays	Planning Maps and Overlays	Amend	struggled with the use of the maps	Amend to clearly identify the colours on the Maps with those in the map legend
Greg Maitland (S571)	S571.002	Rural Lifestyle Zone	RLZ - R3	Oppose	rule onerous and not reflective of topographical diversity However, I feel the land owner should be free to decide where the minor dwelling is to be placed on the property ( with regards to boundary restrictions). I feel the ground floor area of the minor dwelling should be up to 90 sq meters , with no restriction as to where it is placed on the property	Delete condition 3.
Greg Maitland (S571)	S571.003	Rural Lifestyle Zone	RLZ - R7	Support	Time frames for completion to code, of relocated buildings could prove onerous.	Amend timeframe to 24 months
Greg Maitland (S571)	S571.004	Settlement Zone	SETZ - R8	Amend	Time frames for completion to code, of relocated buildings could prove onerous.	Amend timeframe to 24 months
Greg Maitland (S571)	S571.005	Planning Maps and Overlays	Rezoning Requests	Oppose	disagree with the present area described, to become the Rural Residential Precinct.	Amend Settlement Precinct 4 to Open Space - refer submission for map
Greg Maitland (S571)	S571.006	Subdivision	SUB - S7	Amend	there should be no requirement for the land owner to supply power to the boundary.	Amend Rural Life style Zones and the General Rural Zone, to enable the supply of power to the boundary should be discretionary.
Greg Maitland (S571)	S571.007	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	that the people of the West Coast are the ones paying for the actions of past and present inhabitants in other provinces	Amend to extend permitted activities and clearance areas disturbance of 500m2 per 3 years in the coastal environment
Greg Maitland (S571)	S571.008	SCHED7 - SCHEDULE OF HIGH COASTAL	NCA33	Oppose	Clearly this is not an area of High Natural Character	Delete Chesterfield/Waimea Terraces from High Coastal Natural Character



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		NATURAL CHARACTER				
Greg Maitland (S571)	S571.009	Coastal Environment	CE - R7	Amend	to honour the element of cultural and self-determination aspects of the policy.	Amend Condition 2. based on a percentage of area of the total land
Greg Maitland (S571)	S571.010	Financial Contributions	Financial Contributions	Oppose	no reason why a land owner should gift land or a cash payment.	Delete
Greg Maitland (S571)	S571.011	General Rural Zone	GRUZ - R3	Amend	rule onerous and not reflective of topographical diversity However, I feel the land owner should be free to decide where the minor dwelling is to be placed on the property ( with regards to boundary restrictions). I feel the ground floor area of the minor dwelling should be up to 90 sq meters , with no restriction as to where it is placed on the property	Delete condition 3
Greg Maitland (S571)	S571.012	Coastal Environment	Coastal Environment Rules	Amend	The West Coast stretches over 500 kilometres and is, apart from the three major towns, extremely sparsely populated. Many of the proposed rulings in the plan contradict the terms of the document in regards to Economic, Social and Cultural wellbeing and are without supporting evidence to warrant such constrictive land use on private property. Rules such as Limiting vegetation clearance to 500 sqm Building footprint 100 sqm Are just two examples of the penance	Make rules more enabling of development
Greg Maitland (S571)	S571.013	Ecosystems and Indigenous Biodiversity	Permitted Activities	Amend	Until such time as meaningful compensation for " confiscation" of land is implemented .	I would like to see a policy change where land clearance/ disturbance is based on a percentage of area of the total land .
Grey District Council (S608)	S608.001	How The Plan Works	How The Plan Works	Amend	Incorrectly refers to Rural production zones	Remove reference to Rural productions zones.
Grey District Council (S608)	S608.002	How The Plan Works	Precincts	Amend	The Highly Productive Land Precinct is mapped and referred to in the plan it should be included in this section	Add defintion of <b>Highly Productive Land</b> precinct

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.003	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	The sites are extensive	Remove the Overlay so that they can be further reviewed and reassessed
Grey District Council (S608)	S608.004	How The Plan Works	General Coastal Environment Area	Amend	Description does not match overlay extent	Amend the Coastal Environment overlay to be consistent with this description
Grey District Council (S608)	S608.005	Interpretation	Definitions	Amend	Add definitions to enable better understanding of Rules	Add a definition of <b>hazardous facility</b>
Grey District Council (S608)	S608.006	Interpretation	CRITICAL INFRASTRUCTURE	Amend	To give effect to the definition in the West Coast Regional Policy Statement.	Amend to read: <b>Regionally significant infrastructure means: a) The National Grid (as defined by the Electricity Industry Act 2010); b) Other electricity distribution and transmission networks defined as the system of transmission lines, sub transmission and distribution feeders and all associated substations and other works to convey electricity; c) Facilities for the generation of more than 1 MW of electricity and its supporting infrastructure where the electricity generated is supplied to the electricity distribution and transmission networks; d) Pipelines and gas facilities used for the transmission and distribution of natural and manufactured gas; e) The State Highway network, and road networks classified in the One Network Road Classification Sub-category as strategic; f) The regional rail networks g) The Westport, Greymouth, and Hokitika airports; h) The Regional Council seawalls, stopbanks and erosion protection works; i) Telecommunications and radio communications facilities; j) Public or community sewage treatment plants and associated reticulation and disposal systems; k)</b>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<b>Public water supply intakes, treatment plants and distribution systems; l) Public or community drainage systems, including stormwater systems; m) The ports of Westport, Greymouth and Jackson Bay; and n) Public or community solid waste storage and disposal facilities.</b>
Grey District Council (S608)	S608.007	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend	To support the use of the definition which in a range of rules	Add an explanatory note to definition as follows: Definition to read: means primary production activities that principally occur within buildings and involve growing fungi or keeping or rearing livestock (excluding calf rearing for a specified time period) or poultry. <b>For the avoidance of doubt</b> <i>Intensive indoor primary production</i> does not include herd homes and wintering barns where the primary production activity principally occurs in an outdoor environment
Grey District Council (S608)	S608.008	Infrastructure	Infrastructure Rules	Oppose in part	It is sought that the SASM overlay is removed and sites re-assessed/reviewed	Remove reference to "Site or Area of Significance to Māori"
Grey District Council (S608)	S608.009	Transport	Overview	Amend	SASM reference is removed	Remove reference to "Site or Area of Significance to Māori"
Grey District Council (S608)	S608.010	Historic Heritage	Overview	Amend	SASM reference is removed	Remove reference to "Site or Area of Significance to Māori"
Grey District Council (S608)	S608.011	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	The extent of the sites are excessive	Remove the sites so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.012	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	The source of information is singular	Insert a statutory process for identification, agreement with landowner, management incentives, and insertion of new mapped areas into plan by way of

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Schedule 1 process. No SASM can be formalised except by way of plan change.
Grey District Council (S608)	S608.013	Sites and Areas of Significance to Māori	SASM - O2	Support	It is inappropriate to allow unfettered access	Remove 'access' from Objective
Grey District Council (S608)	S608.014	Sites and Areas of Significance to Māori	SASM - P1	Amend	It is inappropriate to allow unfettered access	Remove 'access' from Policy
Grey District Council (S608)	S608.015	Sites and Areas of Significance to Māori	SASM - P2	Support	Council is supportive of iwi regaining kaitiakitanga and rangatiratanga	Retain as notified
Grey District Council (S608)	S608.016	Sites and Areas of Significance to Māori	SASM - P4	Amend	The process of formal access arrangements must be via a shared process.	Retain as notified
Grey District Council (S608)	S608.017	Sites and Areas of Significance to Māori	SASM - P7	Amend	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent	Change 'minimise' to 'mitigate'
Grey District Council (S608)	S608.018	Sites and Areas of Significance to Māori	SASM - P8	Amend	Use of "avoid" rather than "mitigate" changes the focus and possibly the intent	Change 'avoid' to 'mitigate'
Grey District Council (S608)	S608.019	Sites and Areas of Significance to Māori	SASM - P9	Oppose in part	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the policy	Change 'minimise' to 'mitigate'
Grey District Council (S608)	S608.020	Sites and Areas of Significance to Māori	SASM - P11	Oppose in part	Adverse effect should be on a case by case basis.	Delete all wording after "sites". Policy to read: Recognise the significance to Poutini Ngāi Tahu of the sites and areas <b>of significance to Māori listed in Schedule Three and protect the identified values of these sites.</b> <del>by avoiding the following activities in, or in close proximity to, these areas;</del> <ol style="list-style-type: none"> <li><del>Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea;</del></li> </ol>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<ul style="list-style-type: none"> <li>2. <del>Landfills and waste disposal facilities, hazardous facilities and offensive industries;</del></li> <li>3. <del>Intensive indoor primary production;</del></li> <li>4. <del>Cemeteries and crematoria; and</del></li> <li>5. <del>Wastewater treatment plants and disposal facilities</del></li> </ul>
Grey District Council (S608)	S608.021	Sites and Areas of Significance to Māori	SASM - P13	Oppose in part	Adverse effect should be on a case by case basis.	Delete all wording after "protected". Policy to read: Enable activities in sites and areas of significance to Poutini Ngāi Tahu included in Schedule Three where the cultural and spiritual values of the site or area are protected.
Grey District Council (S608)	S608.022	Sites and Areas of Significance to Māori	SASM - P14	Amend	It is inappropriate to allow unfettered access where sites are in private ownership	Delete part d
Grey District Council (S608)	S608.023	Sites and Areas of Significance to Māori	SASM -R1	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove Rule
Grey District Council (S608)	S608.024	Sites and Areas of Significance to Māori	SASM -R2	Oppose in part	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove Rule
Grey District Council (S608)	S608.025	Sites and Areas of Significance to Māori	SASM -R3	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove Rule
Grey District Council (S608)	S608.026	Sites and Areas of Significance to Māori	SASM -R4	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove Rule
Grey District Council (S608)	S608.027	Sites and Areas of Significance to Māori	SASM -R5	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove Rule
Grey District Council (S608)	S608.028	Sites and Areas of Significance to Māori	SASM -R6	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove Rule

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Grey District Council (S608)	S608.029	Sites and Areas of Significance to Māori	SASM -R7	Amend	Unless Pounamu and Aotea is identified as being present on the subject site then the use of the land should remain un-restricted.	Remove "Condition 3"
Grey District Council (S608)	S608.030	Sites and Areas of Significance to Māori	SASM -R9	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove Rule
Grey District Council (S608)	S608.031	Sites and Areas of Significance to Māori	SASM - R11	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove rule.
Grey District Council (S608)	S608.032	Sites and Areas of Significance to Māori	SASM - R12	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove rule.
Grey District Council (S608)	S608.033	Sites and Areas of Significance to Māori	SASM - R14	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove rule.
Grey District Council (S608)	S608.034	Sites and Areas of Significance to Māori	SASM - R15	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove rule.
Grey District Council (S608)	S608.035	Sites and Areas of Significance to Māori	SASM - R17	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove rule.
Grey District Council (S608)	S608.036	Sites and Areas of Significance to Māori	SASM - R18	Amend	Subsequent amendment for review of SASMs this Rule may require a re-write	Remove Rule
Grey District Council (S608)	S608.037	Ecosystems and Indigenous Biodiversity	ECO	Amend	It is sought that the SASM overlay is removed and sites re-assessed/re-reviewed	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.038	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Support	Council considers its obligations under s6 of the Act meet and any divergence from the agreed, consultative first process, an injustice.	Retain SNA overlay as notified for the Grey District
Grey District Council (S608)	S608.039	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Support	Gives effect to Objectives of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.040	Ecosystems and Indigenous Biodiversity	ECO- O1	Support	Gives effect to Objectives of the West Coast RPS.	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.041	Ecosystems and Indigenous Biodiversity	ECO- O2	Support	Gives effect to Objectives of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.042	Ecosystems and Indigenous Biodiversity	ECO- O3	Support	Gives effect to Objectives of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.043	Ecosystems and Indigenous Biodiversity	ECO- O4	Support	Gives effect to Objectives of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.044	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Policies	Support		Retain
Grey District Council (S608)	S608.045	Ecosystems and Indigenous Biodiversity	ECO - P1	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.046	Ecosystems and Indigenous Biodiversity	ECO - P2	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.047	Ecosystems and Indigenous Biodiversity	ECO - P3	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.048	Ecosystems and Indigenous Biodiversity	ECO - P4	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.049	Ecosystems and Indigenous Biodiversity	ECO - P5	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.050	Ecosystems and Indigenous Biodiversity	ECO - P6	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.051	Ecosystems and Indigenous Biodiversity	ECO - P7	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.052	Ecosystems and Indigenous Biodiversity	ECO - P8	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.053	Ecosystems and Indigenous Biodiversity	ECO - P9	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.054	Ecosystems and Indigenous Biodiversity	ECO - P10	Support	Gives effect to Policies of the West Coast RPS.	Retain as notified
Grey District Council (S608)	S608.055	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	Activities that have been lawfully established or have an operational need to locate	<b>ECO - R3 Indigenous Vegetation Clearance within a Significant Natural Area Activity Status Permitted Where: 1. This is for: i. The maintenance, operation and repair of lawfully established tracks, fences, structures, buildings, critical infrastructure, network utilities, renewable electricity generation activities or natural hazard mitigation activities; ii. For the installation of temporary network activities following a regional or local state of emergency declaration; iii. To prevent a serious threat to people, property, structures or services; iv. To ensure the safe and efficient operation (including maintenance and repair) of any formed public road, rail corridor or access; v. For the construction of new fences and traplines associated with Conservation Activities or to exclude stock or pest animals; vii. To comply with section 43 of the Fire and Emergency Act 2017;</b>
Grey District Council (S608)	S608.056	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	For clarification of the rule as intended to be applied	Condition 1: add <b>and</b> to the end of Condition 1. Rule will now read: It is outside of a scheduled Significant Natural Area as identified in Schedule Four; <b>and</b>
Grey District Council (S608)	S608.057	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	Grey DC has identified areas of SNA within the Coastal Environment	<b>New Condition 1: Within the Grey District it is outside of a scheduled Significant Natural Area as identified in Schedule Four;</b>



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.058	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	Consequential amendment due to change sought to Rule 2	Amend Condition 2 to remove " <del>and outside of the Coastal Environment</del> " Condition to read: "The indigenous vegetation clearance is outside of any Significant Natural Area identified in Schedule Four "
Grey District Council (S608)	S608.059	Natural Features and Landscapes	NFL	Oppose in part	controls from SASM overlay is removed	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.060	Natural Features and Landscapes	NFL - P1	Amend	To give effect to Regional Policy Statement (Ch. 7B Policy 4).	Re-word Policy 1 as follows: Provide for activities within outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six <b>which have no more than minor effects....where they do not adversely affect the values that contribute to a natural feature or landscape being outstanding and are for:</b>
Grey District Council (S608)	S608.061	Natural Features and Landscapes	NFL - R9	Amend	Landowners should have the right to protect their own land from natural hazards.	Amend Rule to remove Condition 1
Grey District Council (S608)	S608.062	Public Access	PA	Oppose in part	Reference to the SASM overlay is removed	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.063	Natural Character and Margins of Waterbodies	NC	Oppose in part	Reference to the SASM overlay is removed	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.064	Natural Character and Margins of Waterbodies	NC - O1	Amend	Re-worded to give better effect to Objective 7A(2) and Policy 7A(4) of the West Coast RPS.	Amend Objective 1 to now read: "To preserve the natural character of lakes, rivers and wetlands and their margins while providing for appropriate subdivision, use and development"

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Grey District Council (S608)	S608.065	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Rules	Amend	Landowners should have the right to protect their own land from natural hazards	Add a Controlled Activity Rule for "New Natural Hazard Mitigation Structures". Rule is to read: <b>NC - R4 New Natural Hazard Mitigation Structures Activity Status Controlled Where: 1. These are constructed by any party other than a Statutory Agency or their authorized contractor, 2. Earthworks and vegetation clearance are the minimum required to undertake the activity. Discretion is restricted to: a. Managing effects on public access; b. Effects on the values that make up the degree of naturalness; c. Extent and design of earthworks; and d. Landscape measures.</b> As a result of the addition of this Rule, subsequent Rule numbering will need to be amended.
Grey District Council (S608)	S608.066	Natural Character and Margins of Waterbodies	NC - R2	Amend	Landowners should have the right to protect their own land from natural hazards	Amend Condition E to remove " <del>constructed by a statutory agency or their nominated contractor</del> " Condition E to now read "Natural hazard mitigation structures; or"
Grey District Council (S608)	S608.067	Natural Character and Margins of Waterbodies	NC - R3	Amend	Landowners should have the right to protect their own land from natural hazards	Add " <b>Activity status where compliance is not achieved: Controlled</b> "
Grey District Council (S608)	S608.068	Natural Character and Margins of Waterbodies	NC - R3	Amend	The numbering of existing rules is required to be amended	Re-number in line with addition of new Rule.
Grey District Council (S608)	S608.069	Natural Character and Margins of Waterbodies	NC - R4	Amend	The numbering of existing rules is required to be amended	Re-number in line with addition of new Rule.

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Grey District Council (S608)	S608.070	Natural Character and Margins of Waterbodies	NC - R5	Amend	The numbering of existing rules is required to be amended	Re-number in line with addition of new Rule.
Grey District Council (S608)	S608.071	Subdivision	SUB	Amend	It is sought that the SASM overlay is removed and sites re-assessed/re-reviewed	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.072	Subdivision	SUB - R5	Amend	Subsequent amendment, the reference in this rule is therefore irrelevant.	Amend Rule Condition 3(iv) title to remove reference to "Flood Plain" Rule to read: iv. Any Flood Susceptibility, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay;
Grey District Council (S608)	S608.073	Subdivision	SUB - R6	Amend	Subsequent amendment, the reference in this rule is therefore irrelevant.	Amend Rule Condition 3(iv) title to remove reference to "Flood Plain" Rule to read: iv. Any Flood Susceptibility, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay;
Grey District Council (S608)	S608.074	Subdivision	SUB - R8	Support	Subsequent amendment, the reference in this rule is therefore irrelevant.	Amend Rule Condition 3(v) title to remove reference to "Flood Plain" Rule to read: iv. Any Flood Susceptibility, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay;
Grey District Council (S608)	S608.075	Subdivision	SUB - R10	Oppose in part	Subsequent amendment, the reference in this rule is therefore irrelevant.	Remove reference to "Site or Area of Significance to Māori"
Grey District Council (S608)	S608.076	Subdivision	SUB - R13	Amend	Subsequent amendment, the reference in this rule is therefore irrelevant.	Amend Rule title to remove reference to "Flood Plain" Rule to read: Subdivision to create allotment(s) in the Flood Susceptibility, Land Instability, Coastal Alert, Coastal Setback, Lake Tsunami and Coastal Tsunami Overlays
Grey District Council (S608)	S608.077	Subdivision	SUB - R23	Amend	Subsequent amendment, the reference in this rule is therefore irrelevant.	Amend Rule title to remove reference to "Flood Plain" Rule to read: Subdivision to create Allotments in the Flood Susceptibility, Land Instability, Coastal

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Alert, Coastal Setback, Lake Tsunami and Coastal Tsunami Overlays not meeting Restricted Discretionary Activity Standards
Grey District Council (S608)	S608.078	Activities on the surface of water	ASW	Oppose in part	Subsequent amendment, the reference in this chapter is therefore irrelevant.	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.079	Coastal Environment	CE	Amend	Consistency with overlay description	Amend the Coastal Environment chapter to be consistent with this overlay description by removing it from the urban areas of the Grey District
Grey District Council (S608)	S608.080	Coastal Environment	Coastal Environment	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.081	Coastal Environment	CE - R19	Amend	Consistency with general process outlined in the RMA	Change " <del>Limited Notified</del> " to " <b>will require the written approval of the Geosciences Society of New Zealand</b> " Rule to read: "Applications to destroy any Outstanding Natural Feature or the Values which make it Outstanding <b>will require the written approval of the Geosciences Society of New Zealand.</b> "
Grey District Council (S608)	S608.082	Coastal Environment	CE - R22	Amend	Consistency with general process outlined in the RMA	Change " <del>Limited Notified</del> " to " <b>will require the written approval of the Geosciences Society of New Zealand</b> " Rule to read: "Applications to destroy any Outstanding Natural Feature or the Values which make it Outstanding <b>will require the written approval of the Geosciences Society of New Zealand.</b> "
Grey District Council (S608)	S608.083	Earthworks	EW	Amend	subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter

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Grey District Council (S608)	S608.084	Earthworks	EW - O1	Amend	The plan therefore needs to take an enabling approach to Earthworks	Amend wording by replacing "avoided" & "limited" with "mitigated" Rule to read: "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 <b>mitigated.</b> "
Grey District Council (S608)	S608.085	Earthworks	EW - R1	Amend	Earthworks are an essential part of a building process.	Amend Condition 1 to read: 1. Earthworks must not exceed a maximum depth or height above ground level of 1.5m measured vertically within 1.5m of a boundary except where these are undertaken by a network utility operator for the purpose of: a. Pole foundations; b. Backfilled trenches; or c. Installation of services by trenchless methods such as directional drilling; <b>or Earthworks that are or will be subject to a building consent and occur within 2m of the outer edge of the exterior wall of the building</b>
Grey District Council (S608)	S608.086	Earthworks	EW - R4	Amend	Earthworks are an essential part of a building process	Amend Condition 4(a) changing 250m <sup>2</sup> to 350m <sup>2</sup> . Condition 4(a) to read: "A maximum of 350m <sup>2</sup> /site of land is disturbed in any 12 month period"
Grey District Council (S608)	S608.087	Signs	SIGN	Amend	subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.088	Signs	SIGN - R15	Amend	The most common sign size is consistent with a standard sheet of plywood.	Amend Condition 3 to increase size of sign to 3m <sup>2</sup> . Condition to read: "There is a maximum sign face of <del>2</del> 3m <sup>2</sup> ; and"
Grey District Council (S608)	S608.089	Signs	SIGN - R17	Amend	to allow better understanding	Amend Condition 3 to re-word as follows. Condition to read: "Signs attached to the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						structure or face of the building must be <b>no larger than</b> a maximum of 10% of the area of the building facade or 3m <sup>2</sup> , whichever is the lessor; and"
Grey District Council (S608)	S608.090	Temporary Activities	TEMP	Amend	subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.091	Temporary Activities	TEMP - R2	Amend	Conditions 2 and 4 are identical. One should be removed.	Remove Condition 4.
Grey District Council (S608)	S608.092	Temporary Activities	TEMP - R3	Amend	It is not unusual for essential equipment to be stored in containers off site.	Amend Rule 3.1 to read: " <b>Ancillary buildings or structures are allowed on a temporary basis. They can be moved on site no more than 3 days prior to the activity and must be removed from site within 24hrs after the completion of the activity. ;</b>
Grey District Council (S608)	S608.093	Temporary Activities	TEMP - R5	Oppose	Freedom camping is best left to the respective Councils bylaws or the agency in control/ownership of the site.	Remove rule
Grey District Council (S608)	S608.094	Open Space and Recreation Zones	Open Space and Recreation Zones	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.095	Open Space Zone	OSZ	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.096	Open Space Zone	OSZ - R19	Amend	subsequent amendment	Remove reference to "Site or Area of Significance to Māori"
Grey District Council (S608)	S608.097	Sport and Active Recreation Zone	SARZ	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.098	Commercial Zone	COMZ - R5	Amend	Typo - wrong word in Condition 4.v(3)	Change " <del>species</del> " to " <b>spaces</b> "
Grey District Council (S608)	S608.099	Town Centre Zone	TCZ - R15	Amend	typo - duplication of word "buildings"	Amend to insert correct word. Possibly "relocated"

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Grey District Council (S608)	S608.100	Town Centre Zone	TCZ - R18	Amend	typo - missing word	Amend to add missing word. Possibly "relocated"
Grey District Council (S608)	S608.101	Industrial Zones	Industrial Zones	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.102	Light Industrial Zone Rules	Light Industrial Zone Rules	Amend	Incorrect reference to a Heavy Industrial Zone. The zone is not included in this plan.	Remove reference.
Grey District Council (S608)	S608.103	General Residential Zone	GRZ	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.104	General Residential Zone	GRZ - R6	Amend	To ensure compliance is undertaken on this rule.	Amend rule to read: "Records of letting activity must be provided to the District Council <b>annually on request</b> ; and"
Grey District Council (S608)	S608.105	Large Lot Residential Zone	LLRZ - R6	Amend	To ensure compliance is undertaken on this rule.	Amend rule to read: "Records of letting activity must be provided to the District Council <b>annually on request</b> ; and"
Grey District Council (S608)	S608.106	Rural Zones	Rural Zones	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.107	Rural Zones	Rural Zones Objectives	Amend	Primary production is the majority activity in the rural zone of the West Coast.	Add a new objective to read: <b>The General Rural Zone is managed to ensure its availability for primary production activities and its long-term protection from being compromised by reserve sensitivity</b>
Grey District Council (S608)	S608.108	Rural Zones	Rural Zones Policies	Amend	Primary production is the majority activity in the rural zone of the West Coast	Add two policies to read: 1. Enable primary production activities, provided adverse effects are minimised, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the General Rural Zone.

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						2. Ensure the General Rural Zone provides for activities that require a rural location by: a. enabling primary production activities as the predominant land use; b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.
Grey District Council (S608)	S608.109	General Rural Zone	GRUZ - R8	Amend	To ensure compliance is undertaken on this rule.	Amend rule to read: "Records of letting activity must be provided to the District Council <b>annually on request</b> ; and"
Grey District Council (S608)	S608.110	General Rural Zone	GRUZ - R12	Amend	The rule is unlikely to be functional for the majority	Increase annual allowance for disturbed material to 100,000m3. Rule to read: 1. Less than 100,000m3 of material is disturbed or removed within a 12 month period;
Grey District Council (S608)	S608.111	General Rural Zone	GRUZ - R14	Amend	Typo; incorrectly refers to condition 3 instead of condition 1.	Amend rule to read: For circumstances other than outlined in <b>1.</b> and <b>2.</b> above, hours of operation are limited to:
Grey District Council (S608)	S608.112	General Rural Zone	GRUZ - R18	Amend	Subsequent amendment	Remove reference to "Site or Area of Significance to Māori"
Grey District Council (S608)	S608.113	General Rural Zone	GRUZ - R20	Amend	The most appropriate activity status is Controlled.	Amend to Read: Activity Status <b>Controlled</b>
Grey District Council (S608)	S608.114	General Rural Zone	GRUZ - R29	Amend	Amend rule title to reflect change in activity status for R20.	Amend rule to read: Intensive Indoor Primary Production or Rural Industry not meeting Permitted <b>or Controlled</b> or Restricted Discretionary Activity Standards



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Grey District Council (S608)	S608.115	Rural Lifestyle Zone	RLZ - R1	Amend	Typo; rule incorrectly states 2m setback when should be 20m	Amend to read: i. For poultry setbacks of 10m from any residential building on another site and <del>2m</del> <b>20m</b> from the site boundary;
Grey District Council (S608)	S608.116	Rural Lifestyle Zone	RLZ - R9	Support	To ensure compliance is undertaken on this rule.	Amend rule to read: 6 "Records of letting activity must be provided to the District Council <b>annually on request</b> ; and"
Grey District Council (S608)	S608.117	Rural Lifestyle Zone	RLZ - R10	Amend	Emergency services are required to operate day and night.	Amend rule to read: 2. Hours of operation are limited to: i. 7am-10pm weekdays; and ii. 8am - 8pm weekends and public holidays; except iii. For community halls lawfully established at the time of notification of the Plan; <b>iiii. There are no hours of operation for emergency service facilities;</b>
Grey District Council (S608)	S608.118	Rural Lifestyle Zone	RLZ - R15	Oppose in part	Subsequent amendment	Remove reference to "Site or Area of Significance to Māori"
Grey District Council (S608)	S608.119	Settlement Zone	SETZ - R2	Amend	The term "non-residential buildings" could be interpreted in multiple ways	4.ii. Amend to define what is meant by "non-residential" buildings i.e. is it a building where a commercial or industrial activity occurs or is it accessory buildings?
Grey District Council (S608)	S608.120	Settlement Zone	SETZ - R10	Amend	To ensure compliance is undertaken on this rule.	Amend rule to read: 5 "Records of letting activity must be provided to the District Council <b>annually on request</b> ;"
Grey District Council (S608)	S608.121	Airport Zone	AIRPZ	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.122	Airport Zone	Airport Zone Objectives	Amend	The Greymouth aerodrome has had infrastructure built to allow its use as an outdoor entertainment facility	Insert Temporary activity objective to support Greymouth's aerodrome as an outdoor entertainment facility

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Grey District Council (S608)	S608.123	Airport Zone	Airport Zone Policies	Amend	The greymouth aerodrome has had infrastructure built to allow its use as an outdoor entertainment facility	Insert Temporary activity policy to support Greymouths aerodrome as an outdoor entertainment facility
Grey District Council (S608)	S608.124	Airport Zone	Airport Zone Rules	Amend	The Greymouth aerodrome has had infrastructure built to allow its use as an outdoor entertainment facility.	Insert permitted temporary activity rules to support Greymouths aerodrome as an outdoor entertainment facility
Grey District Council (S608)	S608.125	Future Urban Zone	FUZ	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Grey District Council (S608)	S608.126	Future Urban Zone	FUZ - R8	Amend	To ensure compliance is undertaken on this rule.	Amend rule 8.5 to change records of letting to be provided annually. Rule to read: 5 "Records of letting activity must be provided to the District Council <b>annually on request</b> ;"
Grey District Council (S608)	S608.127	Māori Purpose Zone	MPZ - R8	Amend	To ensure compliance is undertaken on this rule.	Amend rule to read: 5 "Records of letting activity must be provided to the District Council <b>annually on request</b> ;"
Grey District Council (S608)	S608.128	Port Zone	Overview	Amend	To give effect to the West Coast Regional Policy Statement	Amend objectives and polices to be consistent with "regionally significant infrastructure" in the RPS.
Grey District Council (S608)	S608.129	Port Zone	Port Zone Objectives	Amend	The regions ports are deemed regionally significant infrastructure (RSI) by the West Coast Regional Policy Statement.	Add new objectives to read: <b>1. Recognise and provide for the importance of the regions Port's as regionally significant infrastructure and the contribution they make to the economic and social wellbeing of the Region2. Regional Ports are protected from incompatible land use, subdivision and development that may result in reverse sensitivity effects to ensure their effective operation, maintenance and</b>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						upgrading
Grey District Council (S608)	S608.130	Port Zone	Port Zone Policies	Amend	Add a policy that reflects the presence of and ability to set up non-port activities in the port zone.	Add a new policy to read: <b>Provide for other industrial activities within the Port Zone, where such activities do not adversely affect port activities.</b>
Grey District Council (S608)	S608.131	Port Zone	PORTZ - P1	Amend	Subsequent amendment Policy 1 is proposed to be re-written	Policy to be rewritten to read: 1. Enable the efficient operation, use and development of West Coast/Te Tai o Poutini ports 2. Avoid incompatible activities or developments locating within the zone that would adversely effect the efficient operation of port activities, including those likely to result in reverse sensitivity effects.
Grey District Council (S608)	S608.132	Port Zone	PORTZ - R1	Amend	Rules that are overly restrictive will impinge on the operation and development of the port.	Amend rule to remove condtions <del>5, 6, 7, 8, 10</del>
Grey District Council (S608)	S608.133	Port Zone	PORTZ - R2	Oppose	Given the zoning it seems excessive to have a rule of this nature.	Remove rule
Grey District Council (S608)	S608.134	Port Zone	PORTZ - R3	Oppose	Given the zoning it seems excessive to have a rule of this nature.	Remove rule
Grey District Council (S608)	S608.135	Port Zone	PORTZ - R5	Support	The West Coast Wilderness Trail is within the Greymouth Port Zone.	Reatain rule as notified.
Grey District Council (S608)	S608.136	Port Zone	PORTZ - R8	Oppose	Given the zoning it seems excessive to have a rule of this nature.	Remove rule
Grey District Council (S608)	S608.137	Port Zone	PORTZ - R9	Oppose	Given the zoning it seems excessive to have a rule of this nature.	Remove rule
Grey District Council (S608)	S608.138	Port Zone	PORTZ - R10	Oppose	Given the zoning it seems excessive to have a rule of this nature.	Remove rule
Grey District Council (S608)	S608.139	SCHED1A-SCHEDULE OF HISTORIC HERITAGE	SCHED1A - SCHEDULE OF HISTORIC	Support	Gives effect to the West Coast RPS	Retain as notified

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		ITEMS AND AREAS	HERITAGE ITEMS AND AREAS			
Grey District Council (S608)	S608.140	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.141	SCHED2 - SCHEDULE OF NOTABLE TREES	SCHED2 - SCHEDULE OF NOTABLE TREES	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.142	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Oppose	Council opposes the cultural landscape approach taken in this plan.	Insert a statutory process for identification, agreement with landowner, management incentives, and insertion of new mapped areas into plan by way of Schedule 1 process. No SASM can be formalised except by way of plan change.
Grey District Council (S608)	S608.143	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 1	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.144	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 2	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.145	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 3	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.146	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 4	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

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Grey District Council (S608)	S608.147	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 5	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.148	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 6	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.149	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 7	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.150	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 8	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.151	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 9	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.152	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 10	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.153	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 11	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.154	SCHED 3: SITES AND AREAS OF	SASM 12	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

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		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.155	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 13	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.156	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 14	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.157	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 15	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.158	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 16	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.159	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 17	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.160	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 18	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.161	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 19	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

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Grey District Council (S608)	S608.162	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 20	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.163	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 21	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.164	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 22	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.165	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 23	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.166	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 24	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.167	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 25	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.168	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 26	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed
Grey District Council (S608)	S608.169	SCHED 3: SITES AND AREAS OF	SASM 27	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

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		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.170	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 28	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.171	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 29	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.172	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 30	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.173	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 31	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.174	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 32	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.175	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 33	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.176	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 34	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.



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Grey District Council (S608)	S608.177	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 35	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.178	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 36	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.179	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 37	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.180	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 38	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.181	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 39	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.182	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 40	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.183	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 41	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.184	SCHED 3: SITES AND AREAS OF	SASM 42	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

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		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.185	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 43	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.186	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 44	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.187	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 45	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.188	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 46	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.189	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 47	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.190	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 48	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.191	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 49	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

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Grey District Council (S608)	S608.192	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 50	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.193	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 51	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.194	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 52	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.195	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 53	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.196	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 54	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.197	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 55	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.198	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 56	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.199	SCHED 3: SITES AND AREAS OF	SASM 57	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

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		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.200	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 58	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.201	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 59	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.202	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 60	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.203	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 61	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed
Grey District Council (S608)	S608.204	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 62	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.205	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 63	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.206	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 64	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

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Grey District Council (S608)	S608.207	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 65	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.208	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 66	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.209	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 67	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.210	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 68	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.211	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 69	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.212	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 70	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.213	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 71	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.214	SCHED 3: SITES AND AREAS OF	SASM 72	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.215	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 73	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.216	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 74	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.217	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 75	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.218	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 76	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.219	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 77	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.220	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 78	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.221	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 79	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.222	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 80	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.223	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 81	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.224	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 82	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.225	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 83	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.226	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 84	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.227	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 85	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.228	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 86	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.229	SCHED 3: SITES AND AREAS OF	SASM 87	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

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		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.230	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 88	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.231	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 89	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.232	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 90	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.233	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 91	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.234	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 92	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.235	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 93	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.236	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 94	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.



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Grey District Council (S608)	S608.237	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 95	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.238	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 96	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.239	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 97	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.240	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 98	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.241	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 99	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.242	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 100	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.243	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 101	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.244	SCHED 3: SITES AND AREAS OF	SASM 102	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.245	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 103	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.246	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 104	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.247	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 105	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.248	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 106	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.249	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 107	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.250	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 108	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.251	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 109	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.252	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 110	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.253	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 111	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.254	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 112	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.255	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 113	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.256	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 114	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.257	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 115	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.258	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 116	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.259	SCHED 3: SITES AND AREAS OF	SASM 117	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.260	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 118	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.261	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 119	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.262	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 120	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.263	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 121	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.264	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 122	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.265	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 123	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.266	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 124	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.267	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 125	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.268	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 126	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.269	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 127	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.270	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 128	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.271	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 129	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.272	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 130	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.273	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 131	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.274	SCHED 3: SITES AND AREAS OF	SASM 132	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.275	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 133	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.276	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 134	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.277	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 135	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.278	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 136	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.279	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 137	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.280	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 138	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.281	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 139	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.282	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 140	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.283	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 141	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.284	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 142	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.285	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 143	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.286	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 144	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.287	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 145	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.288	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 146	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.289	SCHED 3: SITES AND AREAS OF	SASM 147	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.290	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 148	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.291	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 149	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.292	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 150	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.293	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 151	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.294	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 152	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.295	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 153	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.296	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 154	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.297	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 155	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.298	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 156	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.299	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 157	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.300	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 158	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.301	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 159	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.302	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 160	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.303	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 161	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.304	SCHED 3: SITES AND AREAS OF	SASM 162	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.305	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 163	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.306	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 164	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.307	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 165	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.308	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 166	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.309	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 167	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.310	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 168	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.311	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 169	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.312	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 170	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.313	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 171	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.314	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 172	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.315	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 173	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.316	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 174	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.317	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 175	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.318	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 176	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.319	SCHED 3: SITES AND AREAS OF	SASM 177	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.320	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 178	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.321	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 179	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.322	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 180	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.323	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 181	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.324	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 182	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.325	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 183	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.326	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 184	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.327	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 185	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.328	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 186	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.329	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 187	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.330	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 188	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.331	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 189	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.332	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 190	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.333	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 191	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.334	SCHED 3: SITES AND AREAS OF	SASM 192	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.335	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 193	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.336	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 194	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.337	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 195	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.338	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 196	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.339	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 197	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.340	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 198	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.341	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 199	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.342	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 200	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.343	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 201	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.344	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 202	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.345	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 203	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.346	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 204	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.347	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 205	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.348	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 206	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.349	SCHED 3: SITES AND AREAS OF	SASM 207	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		SIGNIFICANCE TO MĀORI				
Grey District Council (S608)	S608.350	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 208	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed
Grey District Council (S608)	S608.351	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 209	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.352	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 210	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.353	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 211	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.354	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 212	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.355	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 213	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.356	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 214	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed. process. No SASM can be formalised except by way of plan change.



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.357	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 215	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.358	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 216	Oppose	Council opposes the cultural landscape approach taken in this plan.	Remove the Overlay so that they can be further reviewed and reassessed.
Grey District Council (S608)	S608.359	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Support	Current sites meets s6 of the Act and any divergence from the consultative first process an injustice.	Retain SNA overlay as notified for the Grey District
Grey District Council (S608)	S608.360	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.361	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL1	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.362	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL2	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.363	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL3	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.364	SCHED5 - SCHEDULE OF OUTSTANDING	ONL4	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		NATURAL LANDSCAPES				
Grey District Council (S608)	S608.365	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL5	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.366	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL6	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.367	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL7	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.368	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL8	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.369	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL9	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.370	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL10	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.371	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL11	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.372	SCHED5 - SCHEDULE OF	ONL12	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		OUTSTANDING NATURAL LANDSCAPES				
Grey District Council (S608)	S608.373	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL13	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.374	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL14	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.375	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL15	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.376	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL16	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.377	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL17	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.378	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL18	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.379	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL19	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.380	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL20	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.381	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL21	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.382	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL22	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.383	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL23	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.384	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL24	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.385	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL25	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.386	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL26	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.387	SCHED5 - SCHEDULE OF OUTSTANDING	ONL27	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		NATURAL LANDSCAPES				
Grey District Council (S608)	S608.388	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL28	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.389	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL29	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.390	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL30	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.391	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL31	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.392	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL32	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.393	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL33	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.394	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL34	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.395	SCHED5 - SCHEDULE OF	ONL35	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		OUTSTANDING NATURAL LANDSCAPES				
Grey District Council (S608)	S608.396	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL36	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.397	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL37	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.398	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL38	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.399	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL39	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.400	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL40	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.401	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL41	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.402	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL42	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.403	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL43	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.404	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL44	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.405	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL45	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.406	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL46	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.407	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL47	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.408	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL48	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.409	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL49	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.410	SCHED5 - SCHEDULE OF OUTSTANDING	ONL50	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		NATURAL LANDSCAPES				
Grey District Council (S608)	S608.411	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL51	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.412	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL52	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.413	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL53	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.414	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL54	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.415	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL55	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.416	SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES	SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.417	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.418	SCHED7 - SCHEDULE OF	NCA4	Support	Gives effect to the West Coast RPS	Retain as notified



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		HIGH COASTAL NATURAL CHARACTER				
Grey District Council (S608)	S608.419	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA6	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.420	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA11	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.421	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA13	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.422	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA15	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.423	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA18	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.424	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA21	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.425	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA24	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.426	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA29	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.427	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA30	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.428	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA31	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.429	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA32	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.430	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA33	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.431	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA34	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.432	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA35	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.433	SCHED7 - SCHEDULE OF HIGH COASTAL	NCA36	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		NATURAL CHARACTER				
Grey District Council (S608)	S608.434	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA38	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.435	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA41	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.436	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA43	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.437	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA47	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.438	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA48	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.439	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA49	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.440	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA52	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.441	SCHED7 - SCHEDULE OF	NCA53	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		HIGH COASTAL NATURAL CHARACTER				
Grey District Council (S608)	S608.442	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA54	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.443	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA55	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.444	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA57	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.445	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA58	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.446	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA60	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.447	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.448	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL	NCA1	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		NATURAL CHARACTER				
Grey District Council (S608)	S608.449	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA2	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.450	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA3	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.451	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA5	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.452	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA7	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.453	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA8	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.454	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA9	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.455	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA10	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.456	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA12	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.457	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA14	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.458	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA16	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.459	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA17	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.460	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA19	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.461	SCHED8 - SCHEDULE OF OUTSTANDING	NCA20	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		COASTAL NATURAL CHARACTER				
Grey District Council (S608)	S608.462	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA22	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.463	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA23	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.464	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA25	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.465	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA26	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.466	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA27	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.467	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA28	Support	Gives effect to the West Coast RPS	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.468	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA37	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.469	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA39	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.470	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA40	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.471	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA42	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.472	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA44	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.473	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA45	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.474	SCHED8 - SCHEDULE OF OUTSTANDING	NCA46	Support	Gives effect to the West Coast RPS	Retain as notified



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		COASTAL NATURAL CHARACTER				
Grey District Council (S608)	S608.475	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA50	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.476	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA51	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.477	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA56	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.478	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA59	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.479	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA61	Support	Gives effect to the West Coast RPS	Retain as notified
Grey District Council (S608)	S608.480	Schedule Nine: Lawfully Established Mineral Extraction and	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND	Amend	Add operations that meet the criteria but have not been included in the Schedule.	Add the following operations: - Quadrello Holdings Ltd, Rock Quarry, Resource Consent - Deadmans Quarry, Rock Quarry, Resource Consent - Waipuna Quarry, Limestone Quarry, Resource Consent - Spring Creek Mine, Coal Mine

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		Processing Areas	PROCESSING AREAS			Resource Consent
Grey District Council (S608)	S608.481	Schedule Ten:Previously Mined Locations in the Rural and Open Space and Recreation Zones	SCHED 10	Support	Council supports the inclusion of this schedule	Retain as notified
Grey District Council (S608)	S608.482	Schedule Ten:Previously Mined Locations in the Rural and Open Space and Recreation Zones	Schedule Ten:Previously Mined Locations in the Rural and Open Space and Recreation Zones	Support	Council supports the inclusion of this schedule	Retain as notified
Grey District Council (S608)	S608.483	Appendix Three: Design Guidelines	Greymouth/Māwhera Town Centre and Mixed Use Zone Urban Design Guidelines	Amend	Imposing guidelines around colors for buildings may be construed as regulation, or a step towards regulation.	Remove all references to control of colors to be used.
Grey District Council (S608)	S608.484	How The Plan Works	Precinct	Amend	The precinct name "Highly Productive Land" may be incorrectly associated with the National Policy Statement for Highly Productive Land	Rename the <del>Highly Productive Land Precinct</del> the <b>Rural Production Precinct</b>
Grey District Council (S608)	S608.485	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Support	Council opposes the cultural landscape approach taken in this plan.	A framework is sought that will not impinge on the use of private property
Grey District Council (S608)	S608.486	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Support	The source of information is singular with little ability to be subjectively peer reviewed.	Insert a statutory process for identification, agreement with landowner, management incentives, and insertion of new mapped areas into plan by way of Schedule 1 process. No SASM can be formalised except by way of plan change.
Grey District Council (S608)	S608.487	Planning Maps and Overlays	Coastal Environment	Amend	Overlay description does not match overlay extent	Amend the Coastal Environment overlay to be consistent with this description

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.488	Interpretation	Definitions	Amend	Add definitions to enable better understanding of Rules	Add a definition of <b>waste management area</b>
Grey District Council (S608)	S608.489	Interpretation	Definitions	Amend	Add definitions to enable better understanding of Rules	Add a definition of <b>outdoor service space</b>
Grey District Council (S608)	S608.490	Interpretation	Definitions	Amend	Add definitions to enable better understanding of Rules	Add a definition of <b>indoor storage space</b>
Grey District Council (S608)	S608.491	Interpretation	Definitions	Amend	Add definitions to enable better understanding of Rules	Add a definition of <b>outlook space</b>
Grey District Council (S608)	S608.492	Interpretation	Definitions	Amend	Add definitions to enable better understanding of Rules	Add a definition of Primary Production as per National Planning Standards
Grey District Council (S608)	S608.493	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	For clarification of the rule as intended to be applied	Condition 3: add "In the....." Rule will now read: <b>"In the Margins of Waterbodies</b> it is necessary for one of the following purposes...
Grey District Council (S608)	S608.494	Ecosystems and Indigenous Biodiversity	ECO - R2	Support	Grey DC has identified areas of SNA within the Coastal Environment	Add between Condition 1 and Condition 2 <b>Within the Buller and Westland Districts:</b> Relabel Conditions: 1 - 2 2 - 3 3 - 4 Delete Condition 4
Grey District Council (S608)	S608.495	General Rural Zone	GRUZ - R12	Amend	A 250m setback is excessive, 100m is a more realistic distance	or Amend setback distance for General Rural Zone to 100m from residential building. Rule to read: vi. 100m of a residential building on any RESZ - Residential Zone or RURZ - Rural Zone;
Grey District Council (S608)	S608.496	General Rural Zone	GRUZ - R12	Amend	A 20m setback for stockpiles is excessive a more realistic distance is 3m	Amend rule to read: b. There are no stockpiles within <b>3m</b> of the property boundary;
Grey District Council (S608)	S608.497	Planning Maps and Overlays	Planning Maps and Overlays	Not Stated	It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over	It is recommended that all overlays be removed, reviewed and reassessed with new overlays created.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					road boundaries and / or are noted as being incorrect.	
Grey District Council (S608)	S608.498	Whole Plan	Whole plan	Not Stated	The plan seems to cover both District and Regional Council matters. This could put Council in a position where resource consent is needed from both the District and Regional Council for the same activity, whereas the current operational plans would normally only require resource consent from the Regional Council. This could impact on costs and timing for Council to undertake its statutory functions but is also relevant to private property owners. It is recommended that further investigation be given to whether the objectives, policies and rules are appropriate as District Council matters. For example, the Natural Character and the Margins of Waterbodies chapter (see further comments below).	It is recommended that further investigation be given to whether the objectives, policies and rules are appropriate as District Council matters. For example, the Natural Character and the Margins of Waterbodies chapter (see further comments below).
Grey District Council (S608)	S608.499	Interpretation	Definitions	Not Stated	It is recommended that a definition of Statutory Agency is included in the plan. This will provide clarity on what agency the rules are applicable to.	Include new definition.
Grey District Council (S608)	S608.500	Infrastructure	Overview	Support in part	Some spelling errors in the definition for Reverse Sensitivity (perceived) as well as the bullet point for Transport (in an around) in the overview section. Recommend these be fixed.	Fix grammar errors as per comment
Grey District Council (S608)	S608.501	Infrastructure	INF - O1	Support	Support without alteration.	Support without alteration.
Grey District Council (S608)	S608.502	Infrastructure	INF - O2	Support in part	There is no definition of incompatible in terms of the protection of utilities and infrastructure from the adverse effects of incompatible subdivision, land use or development. What subdivision, land use or development does this objective refer to?	Clearly define incompatible in terms of the protection of utilities and infrastructure from the adverse effects of incompatible subdivision, land use or development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.503	Infrastructure	INF - O3	Support in part	Recommend it is more clearly defined in this section as to where the onus is put, i.e. on the developers when subdividing	Recommend it is more clearly defined in this section as to where the onus is put, i.e. on the developers when subdividing
Grey District Council (S608)	S608.504	Infrastructure	INF - O4	Support	Support without alteration.	Support without alteration.
Grey District Council (S608)	S608.505	Infrastructure	INF - O5	Support	Support without alteration.	Support without alteration.
Grey District Council (S608)	S608.506	Infrastructure	INF - P1	Support in part	While INF - O1 is to enable development, operation, maintenance and upgrading of utilities and infrastructure, INF - P1 does not specify maintenance as being recognised and provided for. The maintenance of infrastructure should be provided for within this policy	Reword to the following "Recognise and provide for the positive social, economic, cultural and environmental benefits from the development, continued operation, <b>maintenance</b> and upgrading of utilities and infrastructure."
Grey District Council (S608)	S608.507	Infrastructure	INF - P2	Support in part	The definition of wastewater should allow for the separate generation of greywater and blackwater to be considered as wastewater.	Alter the definition of wastewater to allow for it to include the generation of greywater or blackwater as follows: "means any combination of <del>two</del> <b>one</b> or more <b>of</b> the following wastes: sewage, greywater or industrial and trade waste."
Grey District Council (S608)	S608.508	Infrastructure	INF - P3	Support	Support without alteration.	Support without alteration.
Grey District Council (S608)	S608.509	Infrastructure	INF - P4	Support in part	The definition of wastewater should allow for the separate generation of greywater and blackwater to be considered as wastewater.	Alter the definition of wastewater to allow for it to include the generation of greywater or blackwater as follows: "means any combination of <del>two</del> <b>one</b> or more <b>of</b> the following wastes: sewage, greywater or industrial and trade waste."
Grey District Council (S608)	S608.510	Infrastructure	INF - P5	Support	Support without alteration.	Support without alteration.
Grey District Council (S608)	S608.511	Infrastructure	INF - P6	Support	Support without alteration.	Support without alteration.
Grey District Council (S608)	S608.512	Infrastructure	INF - R2	Support in part	Clarification is requested as to whether any building such as those that do not generate	Reword the permitted activity standard to clarify what buildings are required to

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>human wastewater are required to connect to water, wastewater or stormwater networks, i.e. a carport.</p> <p>The definition of wastewater should allow for the separate generation of greywater and blackwater to be considered as wastewater.</p>	<p>connect to reticulated services as follows:</p> <p><b>"A building or structure in which human wastewater is generated</b> is serviced by, and capacity exists within the reticulated water supply, wastewater <b>and</b> stormwater network."</p> <p>An advice note is required as connection are only of right for residential zoned land. Approval is required from Network Utility Operator.</p> <p>Alter the definition of wastewater to allow for it to include the generation of greywater or blackwater as follows:</p> <p>"means any combination of <del>two</del> <b>one</b> or more <b>of</b> the following wastes: sewage, greywater or industrial and trade waste."</p>
Grey District Council (S608)	S608.513	Infrastructure	INF - R4	Support	Support without alteration.	Support without alteration.
Grey District Council (S608)	S608.514	Infrastructure	INF - R5	Support in part	The definition of height refers to a specified reference point which is not clear as to what it is. It is requested that this be made clear in the definition or in the provision, i.e. existing ground level.	<p>Alter the definition of Height or specific provision to include the specified reference point, i.e.:</p> <p>"means the vertical distance between <b>existing ground level</b> and the highest part of any feature, structure or building above that point."</p>
Grey District Council (S608)	S608.515	Infrastructure	INF - R7	Support in part	<p>The definition of Relocation in point 3. is as follows: "means, in relation to historic heritage items, moving an item to a new area or site."</p> <p>This needs to be altered to refer to INF - R7 which is the provision for the "Installation, extension, maintenance, operation, upgrade and repair of lines, underground pipelines and ancillary vehicle access tracks erected by a Network Utility Operator". It is unclear</p>	<p>Alter the definition of Relocation to refer to the provisions of this permitted activity standard as follows: "means, <b>in relation to historic heritage items</b>, moving an item to a new area or site."</p> <p>Alter provision 7. as follows: "The building footprint or the footprint of the structure does not increase by more than 30 percent of the existing building or structure,</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					from the definition of Relocation how it refers to the provisions of this permitted activity standard. Provision 7. of INF - R7 refers to the pi pole structure provided for in provision 4., however provision 5. is the provision for pi poles. Recommend provision 7. is altered to refer to provision 5.	excluding any pole or pi pole structure provided for in 45 above;"
Grey District Council (S608)	S608.516	Infrastructure	INF - R11	Support in part	Include definition of Small Cell Utility.	Include definition of Small Cell Utility.
Grey District Council (S608)	S608.517	Infrastructure	INF - R12	Support in part	Include definition of Land Transport Corridor. The definition of height refers to a specified reference point which is not clear as to what it is. It is requested that this be made clear in the definition, i.e. existing ground level.	Include definition of Land Transport Corridor. Alter the definition of Height to include the specified reference point, i.e.: "means the vertical distance between <b>existing ground level</b> <del>a specified reference point</del> and the highest part of any feature, structure or building above that point."
Grey District Council (S608)	S608.518	Infrastructure	INF - R13	Support in part	Remove provision 4. of INF - R13, as it refers to the requirements for dish antennae in zoned land (INF - R13 is specifically for road reserve). OR include a separate sub-provision under provision 4. for dish antennae in unzoned road reserve. Various grammatical errors.	Delete provision 4.4. <del>A dish antenna does not exceed a diameter of: a. 0.6m in a RESZ – Residential Zone or SETZ – Settlement Zone; b. 0.9m in all other zones.</del> Edit provisions to grammatically correct standard, i.e. "notional envelope is exceeded"
Grey District Council (S608)	S608.519	Infrastructure	INF - R14	Support in part	Provision 2. refers to excluding panel antenna in a RESZ or SETZ zone. Clarity is required on what the requirements are in these two zones if they are excluded from this provision.	Specify the requirements for width of panel antenna in the RESZ or SETZ if the limit is not 0.8m.
Grey District Council (S608)	S608.520	Infrastructure	INF - R16	Support in part	The definition of wastewater should allow for the separate substances of greywater and blackwater to be considered as wastewater.	Alter the definition of wastewater to allow for it to include the substance of greywater or blackwater as follows:

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						"means any combination of <del>two</del> <b>one</b> or more <b>of</b> the following wastes: sewage, greywater or industrial and trade waste."
Grey District Council (S608)	S608.521	Infrastructure	INF - R21	Support	Alter the definition of wastewater to allow for the separate substances of greywater and blackwater to be considered as wastewater. Comment: the definition of land here refers to land that is covered by water and the airspace above land. Recommend that this is altered to clarify that this is only for land not covered by water or in the air above land as this provision is for the disposal of treated effluent to land, not water or air.	Alter the definition of wastewater to allow for it to include the substance of greywater or blackwater as follows: "means any combination of <del>two</del> <b>one</b> or more <b>of</b> the following wastes: sewage, greywater or industrial and trade waste." Alter the definition of land
Grey District Council (S608)	S608.522	Infrastructure	INF - R24	Support in part	Alter the definition of wastewater to allow for the separate substances of greywater and blackwater to be considered as wastewater. Alter the definition of Water to include the water within the Water Treatment Plant, as the definition excludes water in any form while in any pipe, tank or cistern. OR Remove the hyperlink of Water from the Water Treatment Plant for clarity.	Alter the definition of wastewater to allow for it to include the substance of greywater or blackwater as follows: "means any combination of <del>two</del> <b>one</b> or more <b>of</b> the following wastes: sewage, greywater or industrial and trade waste." Alter the definition of Water to include the water within the Water Treatment Plant, as the definition excludes water in any form while in any pipe, tank or cistern. OR Remove the hyperlink of Water from the Water Treatment Plant for clarity.
Grey District Council (S608)	S608.523	Infrastructure	INF - R26	Support in part	Remove reference to "minor upgrade" from provision, as there is no other allowance for the upgrade of these structures.	Alter provision to the following: "Installation, extension, maintenance, operation, <del>minor</del> -upgrade and repair of lines, poles and towers erected by a Network Utility Operator not meeting Permitted Activity standards"
Grey District Council (S608)	S608.524	Transport	TRN - O1	Support	Recognises the importance of infrastructure.	Important to note that this needs to be supported also by appropriate rules and practical conditions to allow



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						implementation. See notes below.
Grey District Council (S608)	S608.525	Transport	TRN - O2	Support in part	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the objective which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more difficult and costly for Council to provide emergency and core infrastructure services).	Re-word to include "mitigate" rather than "minimise".
Grey District Council (S608)	S608.526	Transport	TRN - O3	Support	Encourages discussions between developers and Council to ensure that potential impacts on Council infrastructure are taken into account.	Retain
Grey District Council (S608)	S608.527	Transport	TRN - O4	Support	Extreme events are more common and having this recognised when it comes to providing emergency and core infrastructure services is important.	Retain
Grey District Council (S608)	S608.528	Transport	TRN - O5	Support	Encourages discussions between developers and Council to ensure that potential impacts on Council infrastructure are taken into account.	Retain
Grey District Council (S608)	S608.529	Transport	TRN - P1	Support in part	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the policy which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more difficult and costly for Council to provide emergency and core infrastructure services).	Re-word to include "mitigate" rather than "minimise".
Grey District Council (S608)	S608.530	Transport	TRN - P2	Support	Encourages discussions between developers and Council to ensure that potential impacts on Council infrastructure are taken into account.	Retain
Grey District Council (S608)	S608.531	Transport	TRN - P3	Support	Encourages discussions between developers and Council to ensure that potential impacts on Council infrastructure are taken into account.	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.532	Transport	TRN - P4	Support	Encourages discussions between Council and KiwiRail to maintain relationships. Intersecting transport infrastructure should be a collaborative process.	Retain
Grey District Council (S608)	S608.533	Transport	TRN - P5	Support	Encourages discussions between developers and Council to ensure that potential impacts on Council infrastructure are taken into account.	Retain
Grey District Council (S608)	S608.534	Transport	TRN - P7	Support	Encourages discussions between developers and Council to ensure that potential impacts on Council infrastructure are taken into account.	Retain
Grey District Council (S608)	S608.535	Transport	TRN - P8	Support	Encourages discussions between developers and Council to ensure that potential impacts on Council infrastructure are taken into account.	Retain
Grey District Council (S608)	S608.536	Transport	TRN - P9	Support	Encourages discussions between developers and Council to ensure that potential impacts on Council infrastructure are taken into account.	Retain
Grey District Council (S608)	S608.537	Transport	Overview	Support	While the identification of potentially multiple relevant rules to an activity is important, the wording implies that all rules must be complied with rather than the most applicable rule. Having a PA rule that cannot be met due to the general rule conditions makes little sense.	Clarification on how this wording corresponds to standard best practice in the planning sector. This is found in all the intro sections for each chapter and the same query applies.
Grey District Council (S608)	S608.538	Transport	Advice Notes:	Support in part	1. Assume that any non-Council Utility Provider must still consult with Council prior to any works being undertaken. 2. Assume works undertaken in the road reserve or designation by the roading authority may not have the same requirements as works undertaken by other parties. This advice note refers to requiring a road opening approval to undertake work in the road reserve / transport corridor - amend	Clarify or add words as necessary to ensure no ambiguity. Amend wording to: a "road works permit" is required prior to works being undertaken.... Ensure that these standards do not put unrealistic or unsuitable requirements in place.

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					wording to require a " road works permit" to be applied for and approved prior to works being undertaken. 4.and 5. Encourages good relationship and communication between Council and WK/KR. 5. Is this appropriate for local situations?	
Grey District Council (S608)	S608.539	DESIGNATION S	DESIGNATIONS	Support in part	Unclear whether all road / transport corridors are designated in this plan. The Designation chapter for GDC does not mention roads	Confirmation or clarity on whether all roads are automatically designated. Additional/specific details on the purpose of the designation could offer up an opportunity to include more common activities and thereby limit the need for authorisations through a RC when fully within the road reserve.
Grey District Council (S608)	S608.540	Transport	TRN - R1	Support in part	Confirmation of the suitability of the Auckland design guide for stormwater in relation to local environment conditions and site constraints.	Ensure that these standards do not put unrealistic or unsuitable requirements in place.
Grey District Council (S608)	S608.541	Transport	TRN - R2	Amend	Assuming all roads are designated, land use activities within the designation should not require further authorisation as long as they are in accordance with the purpose of the designation. The definition of 'maintenance' excludes "upgrades" however this is very general and does put significant and possibly unnecessary limits on the activities that can be undertaken within the road corridor. What is the intent of this rule? i.e., what activities does it intend to capture?	Amend accordingly so appropriate rules and conditions can be applied to standard Council activities.
Grey District Council (S608)	S608.542	Transport	TRN - R3	Support in part	Assuming all roads are designated, land use activities within the designation should not require further authorisation as long as they are in accordance with the purpose of the designation.	Amend accordingly so appropriate rules and conditions can be applied to standard Council activities.
Grey District Council (S608)	S608.543	Transport	TRN - R4	Support in part	Would a new transport corridor automatically be designated? Unsure what the point of this	Clarification required to ensure all parties are aware of relevant rules and

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					rule is and why a consent would be required for it? Does this refer to only the physical creation of the road or the creation of the road corridor boundaries?	responsibilities.
Grey District Council (S608)	S608.544	Transport	TRN - R6	Support in part	Inconsistent use of language when referring to roading authorities, etc.	Amend throughout TTPP as required to be clear and consistent. A definition could possibly be added.
Grey District Council (S608)	S608.545	Transport	TRN - R7	Support in part	Impact on the road controlling authority and existing infrastructure is not clear as a matter to consider. It is implied.	More explicit wording.
Grey District Council (S608)	S608.546	Transport	TRN - R8	Support in part	What sort of activities are expected to fall within this rule? As above, it is not clear on the purpose of the PA rule and why more activities are not considered 'maintenance'. Matters of discretion are appropriate.	Clarity
Grey District Council (S608)	S608.547	Transport	TRN - R9	Support in part	Impact on the road controlling authority and existing infrastructure is not clear as a matter to consider. It is implied. Is the intention of this rule for developers etc to open and form unformed legal road? Matters of discretion are considered lite. c. Add cyclists Consider adding design, suitability to the matters of discretion	More explicit wording. Reword and add to as required.
Grey District Council (S608)	S608.548	Transport	TRN - R10	Support	Matters of discretion are appropriate.	REtain
Grey District Council (S608)	S608.549	Transport	TRN - R11	Support	Matters of discretion are appropriate.	Retain
Grey District Council (S608)	S608.550	Transport	TRN - R12	Support	This is the first mention of "high trip activities". Also, this term is not included as a definition. Use "mitigate" rather than "minimise" to allow less opportunity for interpretation.	Having something earlier, whether a rule or policy would ensure it doesn't go unnoticed as part of an application. Include as a definition. Re-word as required.

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Grey District Council (S608)	S608.551	Transport	TRN - R13	Support in part	Given TRN-R4, which is not clear, it is not obvious what activity will be captured by this DA rule?	Clarification on the requirements for Council when considering the creation of a new road and formed vs unformed roads.
Grey District Council (S608)	S608.552	Natural Hazards	Overview	Support in part	Remove hyperlink of Land use activity definition after the reference to "geothermal activity" as it creates confusion and is not part of the original RMA definition.	Remove hyperlink from "geothermal activity" in the second paragraph of the overview.
Grey District Council (S608)	S608.553	Natural Hazards	NHO1	Support	Support without alteration.	Retain
Grey District Council (S608)	S608.554	Natural Hazards	NHO2	Support	Support without alteration.	Retain
Grey District Council (S608)	S608.555	Natural Hazards	NHO3	Support	Support without alteration.	Retain
Grey District Council (S608)	S608.556	Natural Hazards	NHO5	Support in part	Could use rewording to ensure clarity.	Reword objective to ensure intention is clear.
Grey District Council (S608)	S608.557	Natural Hazards	NHO6	Support	Support without alteration.	Retain
Grey District Council (S608)	S608.558	Natural Hazards	NHO6	Support	Support without alteration.	REtain
Grey District Council (S608)	S608.559	Natural Hazards	NHP1	Support in part	Reword this provision for clarity to the following: "Identify with in natural hazard overlays the areas at significant risk from natural hazards."	Alter the provision to provide clarity.
Grey District Council (S608)	S608.560	Natural Hazards	NHP2	Support in part	It is unclear as to how natural hazards are being identified, how the risk is being quantified, and what evidence is acceptable to suggest the risk is significant, leading it to be unclear as to how the policy will be applied.	Alter the policy to provide clarity on how natural hazards are being identified, how the risk is being quantified, and what evidence is acceptable to suggest the risk is significant.
Grey District Council (S608)	S608.561	Natural Hazards	NHP3	Support	Support without alteration.	Retain
Grey District Council (S608)	S608.562	Natural Hazards	NHP6	Support	Provided the Earthquake Hazard Overlay is accurately located this policy is supported.	N/A

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Grey District Council (S608)	S608.563	Natural Hazards	NHP7	Support	Provided the Earthquake Hazard Overlay is accurately located this policy is supported.	N/A
Grey District Council (S608)	S608.564	Natural Hazards	NHP8	Support	Provided the Coastal Tsunami Hazard Overlay is accurately located this policy is supported.	N/A
Grey District Council (S608)	S608.565	Natural Hazards	NHP9	Support	For consistency recommend revising the use of Restrict to Avoid. Otherwise support this policy provided the Lake Tsunami Hazard overlay is accurately located.	Reword policy to use the word Avoid instead of Restrict.
Grey District Council (S608)	S608.566	Natural Hazards	NHP10	Support	Provided the Coastal Severe and Flood Severe Hazard Overlays are accurately located this policy is supported.	N/A
Grey District Council (S608)	S608.567	Natural Hazards	NHP11	Support in part	Remove hyperlink from the Land part of Land Instability Alert overlay for clarity. There is concern with the word 'minimise' within this policy, how do you quantify minimise? There is a risk that onerous requirements could be introduced. Otherwise support this policy provided the Land Instability Alert, Coastal Alert and Flood Susceptibility overlays are accurately located.	Alter the policy to remove the hyperlink from Land. Reword a) of this policy to remove 'minimise'
Grey District Council (S608)	S608.568	Natural Hazards	NHP12	Support in part	Clarify what effects this policy is requiring be considered (adverse, potential, actual?). Clarify whether provision b. is existing mitigation measures, potential measures or proposed ones. Include a definition of natural hazard risk that is referred to in this provision.	Clarify in the policy which effects are being assessed and whether provision b. of the policy is for existing or proposed mitigation (if any is proposed). Include a definition of natural hazard risk.
Grey District Council (S608)	S608.569	Natural Hazards	Natural Hazards Rules	Support in part	Advice note 2 refers to the diversion of water, with the word water being a hyperlink. The definition of water brings up that water within a pipe is not included in the definition. Recommend removing the hyperlink from the word water in this instance.	Remove hyperlink from the word Water in the second advice note.

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Grey District Council (S608)	S608.570	Natural Hazards	NHR1	Support	When compliance is not achieved the reader is directed to specific Natural Hazard Overlays Rules. Clarity is required as to where these can be found. Provision 2. of the rule refers to an Act of God and natural disaster. Clarity is required on what an Act of God is vs. a natural disaster.	Clarity on which Natural Hazard Overlay rules apply if compliance of the rule is not achieved, and what activity status is if provision NH - R1 is not complied with. Clarity on what an Act of God is vs. a natural disaster.
Grey District Council (S608)	S608.571	Natural Hazards	NHR2	Support in part	It seems unduly onerous to require resource consent for the continued operation of any existing natural hazard mitigation structure. Provision 3. requires that there is no change to the design, texture or form of the structure, however this would prevent the permitted activity of maintenance or repair from being undertaken.	Remove the reference to operation from the title of NH - R2. Reword provision 3. to the following: "3. There is no <b>significant</b> change to the design, texture, or form of the structure;" OR align with NH - R3: "3. There is no change to <b>more than 10% of the overall dimensions, orientation or outline</b> <del>the design, texture, or form</del> of the structure; Specify that the provisions in this permitted activity standard are isolated from the provisions for earthworks in the other overlay chapters to prevent this being unduly onerous. Replace the word 'minimum' with a measurable or quantifiable wording to provide clarity
Grey District Council (S608)	S608.572	Natural Hazards	NHR3	Support in part	Remove the reference to "originally consented structure" from provision 4. as not all lawfully established structures are lawfully established with consent. Provision 2. of NH - R2 is made redundant if the required earthworks or land disturbance is restricted by a rule in another overlay chapter as referred to by the advice note. The restrictions make this permitted activity standard unduly trying to use. R2 requires the 'minimum' earthworks and land disturbance to undertake the activity.	Reword provision 4. of NH - R3 to the following: "4. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from <del>the that</del> originally <b>lawfully established consented</b> structure; and" Specify that the provisions in this permitted activity standard are isolated from the provisions for earthworks in the other overlay chapters to prevent this being unduly onerous.

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					The term 'minimum' is open to interpretation and is not measurable or quantifiable which will lead to multiple interpretations of the rule. It is therefore recommended that the word 'minimum' be replaced.	Replace the word 'minimum' with a measurable or quantifiable wording to provide clarity
Grey District Council (S608)	S608.573	Natural Hazards	NHR4	Support in part	Appears unduly convoluted to require any new natural hazard mitigation structure to be subject to all provisions of the Overlay Chapters when the intention of the Natural Hazard chapter is to provide for this (NH - O2). Replace the word 'minimum' with a measurable or quantifiable wording to provide clarity	Request that the provisions to create new natural hazard mitigation structures simplified to reduce confusion and undue convolution. Replace the word 'minimum' with a measurable or quantifiable wording to provide clarity
Grey District Council (S608)	S608.574	Natural Hazards	NHR5	Amend	Appears unduly convoluted to require any repairs, maintenance, operation or upgrade of any existing or new natural hazard mitigation structure to be subject to all provisions of the Overlay Chapters when the intention of the Natural Hazard chapter is to provide for this (NH- O2).	Request that the provisions to create new natural hazard mitigation structures simplified to reduce confusion and undue convolution.
Grey District Council (S608)	S608.575	Natural Hazards	NHR6	Support in part	The definition of maintenance in the title only appears to refer to historic heritage and infrastructure not buildings. It is implied in this standard that the repair/ maintenance of existing buildings in the Flood Susceptibility Overlay or Flood Severe Overlay when the building is unoccupied is permitted, however it is not clear. It is considered that this should be permitted given NH - R7 allows for the construction of new unoccupied buildings in these overlays as a permitted activity.	Amend the definition of maintenance in the title to refer to buildings as this is what the rule is providing for. Clarify whether NH - R6 provides for the repair/maintenance of existing buildings when the buildings are unoccupied.
Grey District Council (S608)	S608.576	Natural Hazards	NHR7	Support	Support without alteration.	Retain
Grey District Council (S608)	S608.577	Natural Hazards	NHR8	Support in part	Change the wording of NH - R8 provision 1. to clarify that it is any building used for sensitive activities, not a specific building.	Reword NH - R8 provision 1. to the following: "1. There <del>is are</del> no increases in <del>the</del> net floor area of <del>any the</del> building used for



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						sensitive activities; and
Grey District Council (S608)	S608.578	Natural Hazards	NHR9	Support in part	Change the wording of NH - R9 provision 1. to clarify it is net floor area of buildings and for consistency with NH - R8.	Reword NH - R9 provision 1. to the following: "1. There is no increase in <b>the</b> net floor area <b>of any building</b> used for sensitive activities."
Grey District Council (S608)	S608.579	Natural Hazards	NHR11	Support	Support without alteration.	Retain
Grey District Council (S608)	S608.580	Natural Hazards	NHR18	Support in part	The definition of maintenance in the title only appears to refer to historic heritage and infrastructure not buildings.	Amend the definition of maintenance in the title to refer to buildings.
Grey District Council (S608)	S608.581	Natural Hazards	NHR16	Support	Provided the Earthquake Hazard Overlays are accurately located this policy is supported.	N/A
Grey District Council (S608)	S608.582	Natural Hazards	NHR18	Support in part	The definition of maintenance in the title only appears to refer to historic heritage and infrastructure not buildings.	Amend the definition of maintenance in the title to refer to buildings.
Grey District Council (S608)	S608.583	Natural Hazards	NHR15	Support in part	The definition of maintenance in the title only appears to refer to historic heritage and infrastructure not buildings.	Amend the definition of maintenance in the title to refer to buildings.
Grey District Council (S608)	S608.584	Natural Hazards	NHR20	Support	The definition of maintenance in the title only appears to refer to historic heritage and infrastructure not buildings.	Amend the definition of maintenance in the title to refer to buildings.
Grey District Council (S608)	S608.585	Natural Hazards	NHR24	Support in part	The definition of maintenance in the title only appears to refer to historic heritage and infrastructure not buildings. Change the wording of NH - R24 provision 1. to clarify it is the net floor area of buildings.	Amend the definition of maintenance in the title to refer to buildings.Re word NH - R24 provision 1. to the following: "1. There is no increase in <b>the</b> net floor area <b>of any building</b> used for Critical Response Facility."
Grey District Council (S608)	S608.586	Natural Hazards	NHR27	Support in part	The definition of maintenance in the title only appears to refer to historic heritage and infrastructure not general buildings. Change the wording of NH - R27 provision 1. to clarify it is the net floor area of buildings. purposes."	Amend the definition of maintenance in the title to refer to buildings. Reword NH - R27 provision 1. to the following: "1. There is no increase in the net floor area of any building used for Critical

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						Response Facility
Grey District Council (S608)	S608.587	Natural Hazards	NHR29	Support in part	Reword the title to clarify whether this is for additions and alterations to existing facilities and for new facilities, or whether this is for additions and alterations to new or existing facilities.	Reword the title to clarify whether the provision is for additions and alterations to existing facilities and for new facilities, or whether this is for additions and alterations to new or existing facilities.
Grey District Council (S608)	S608.588	Natural Hazards	NHR30	Support in part		Amend the definition of maintenance in the title to refer to buildings. Reword NH - R30 provision 1. to the following: "1. There is no increase in the net floor area of any building used for Critical Response Facility purposes."
Grey District Council (S608)	S608.589	Natural Hazards	NHR31	Support in part	Reword the title for clarity.	Reword the title for clarity i.e.: "Additions and Alterations to New and Existing New Residential, Commercial and Industrial Buildings and Community Facilities, Educational Facilities and Health Facilities in the Earthquake Hazard Overlay - 200m"
Grey District Council (S608)	S608.590	Natural Hazards	NHR32	Support in part	Clarity is required for both NH - R31 and NH - R32 as to whether these provisions are for the additions and alterations to new and existing buildings, or whether these provisions are for new buildings, and alterations to existing buildings. If the latter clarity is required on the activity status of new buildings in both NH - R31 and NH - R32. Remove reference to Non-complying and Prohibited activity status for critical response facilities if not meeting requirements for discretionary activity requirements, as there are no discretionary	Reword provisions NH - R31 and NH - R32 to clarify as to whether these provisions are for existing or new buildings. Change reference of Non-complying and Prohibited activity status to N/A, as there are no specifications for what would not meet the discretionary activity provisions and the Noncomplying and Prohibited activity status refers to the Flood overlays.

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					activity requirements. The noncomplying status also refers to the Flood overlays.	
Grey District Council (S608)	S608.591	Natural Hazards	NHR33	Support in part	New provision NH - R33 required for the provision of alterations/additions/maintenance to existing unoccupied buildings within the Land Instability Overlay, and for new buildings that are not for sensitive activities in the Land Instability Overlay. Existing buildings for critical infrastructure require maintenance, and new buildings associated with critical infrastructure already located within the Earthquake Hazard Overlays will be required. Restricting this to a noncomplying activity status places undue restrictions on the statutory body in charge of maintaining the infrastructure.	Insert new provision NH - R33 for the permitted activity of altering, adding or maintaining existing unoccupied buildings that aren't used for sensitive activities within the Land Instability Overlay, as well as for new buildings that are not for sensitive activities in the Land Instability Overlay (i.e. pump station).
Grey District Council (S608)	S608.592	Natural Hazards	NHR35	Support in part	The definition of maintenance in the title only appears to refer to historic heritage and infrastructure not general buildings and structures. Change the wording of NH - R35 provision 1. to clarify it is the net floor area of buildings.	Amend the definition of maintenance in the title to refer to buildings and structures. Reword NH - R35 provision 1. to the following: "1. There is no increase in the net floor area of any building used for sensitive activities."
Grey District Council (S608)	S608.593	Natural Hazards	NHR39	Support in part	There is no activity status if compliance with the specific standards is not achieved. Insert provision i.e. Restricted Discretionary where compliance not achieved.	Insert activity status of Restricted Discretionary or Discretionary for activity status where compliance is not achieved.
Grey District Council (S608)	S608.594	Natural Hazards	NHR40	Support in part	Reword provision to refer to buildings.	Reword NH - R40 to the following: "1. There is no increase to the net floor area <b>of any building</b> used for any sensitive activity; and 2. Where any increase in net floor area <b>of any building</b> meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) event."

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Grey District Council (S608)	S608.595	Natural Hazards	NHR41	Support in part	Reword provision to refer to buildings.	Reword NH - R41 to the following: "There is no increase in net floor area of any building used for a sensitive activity."
Grey District Council (S608)	S608.596	Natural Hazards	NHR45	Support in part	New provision NH - R45 required for the provision of alterations/additions/maintenance to existing unoccupied buildings within the Coastal Setback Overlay, and for new buildings that are not for sensitive activities in the Coastal Setback Overlay. Existing buildings for critical infrastructure require maintenance, and new buildings associated with critical infrastructure already located within the Earthquake Hazard Overlays will be required. Restricting this to a noncomplying activity status places undue restrictions on the statutory body in charge of maintaining the infrastructure.	Insert new provision NH - R45 for the permitted activity of altering, adding or maintaining to existing buildings within the Coastal Setback Overlay, as well as for new buildings that are not for sensitive activities in the Coastal Setback Overlay.
Grey District Council (S608)	S608.597	Notable Trees	TREE - O3	Support in part	It is recommended that trimming or pruning of notable trees be appropriate to provide for safety benefits.	Amend the objective to provide for trimming and/or pruning of notable trees for safety benefits.
Grey District Council (S608)	S608.598	Notable Trees	TREE - P4	Support	Council supports that trimming and pruning of notable trees are necessary to prevent serious threat to property and people and necessary for the ongoing provision of existing infrastructure. c.it is considered that this sentence requires the word 'provision' to be added after ongoing ...	Retain as proposed. c. Amend wording to read "Are necessary for the ongoing provision of infrastructure ..."
Grey District Council (S608)	S608.599	Notable Trees	TREE - P6	Support	This policy is supported as it allows for the removal, partial removal, or destruction of an unsafe or unsound notable when certified by a Council approved arborist.	Retain as proposed.
Grey District Council (S608)	S608.600	Notable Trees	TREE - R2	Support	Support the rule as it enables the safe operation of the existing infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.601	Notable Trees	TREE - R3	Support	Support the rule as it enables the safe operation of the existing infrastructure.	Retain as proposed

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Grey District Council (S608)	S608.602	Natural Features and Landscapes	NFL - R1	Support	Support as written as it allows for the maintenance, operation and repair of lawfully established buildings, structures, network utilities, roads, and critical infrastructure within areas of Outstanding Natural Landscapes and Outstanding Natural Features.	Retain as proposed.
Grey District Council (S608)	S608.603	Natural Features and Landscapes	NFL - R3	Support	Support as written as it provides for natural hazard mitigation to protect critical infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.604	Natural Features and Landscapes	NFL - R10	Support in part	The intention of this rule is supported. Concern lies with the use of the word 'minimum' and how it is implemented and is quantifiable.	Amend the rule to replace 'minimum' with a quantifiable measure.
Grey District Council (S608)	S608.605	Public Access	Public Access	Not Stated		The inclusion of a chapter in the new plan on Public Access is supported. However, in its current form is it lacking in detail. In particular, this chapter should contain Objectives, policies, rule requirements, matter for control or discretion for the construction, design, approval for Unformed Legal roads. Guidance notes on the steps required to gain approval from Council to form (open) unformed legal road.
Grey District Council (S608)	S608.606	Natural Character and Margins of Waterbodies	NC - O1	Support	Support as written	Retain as proposed
Grey District Council (S608)	S608.607	Natural Character and Margins of Waterbodies	NC - O2	Support	Support as written	Retain as proposed
Grey District Council (S608)	S608.608	Natural Character and Margins of Waterbodies	NC - P1	Support in part	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the policy which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more	Re-word.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					difficult and costly for Council to provide emergency and core infrastructure services).	
Grey District Council (S608)	S608.609	Natural Character and Margins of Waterbodies	NC - P2	Support in part	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the policy which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more difficult and costly for Council to provide emergency and core infrastructure services).	Re-word.
Grey District Council (S608)	S608.610	Natural Character and Margins of Waterbodies	NC - P3	Support in part	Inconsistent use of "effect" vs "affect". Many works must be in the riparian margin, no other option.	Amend accordingly throughout TTPP. "functional need" must include the lack of alternatives for many situations.
Grey District Council (S608)	S608.611	Natural Character and Margins of Waterbodies	NC - P4	Support in part	Recognition that this may also include the requirement for activities/structures that are engineered, as per the corresponding other policies.	Amend accordingly throughout TTPP. "functional need" must include the lack of alternatives for many situations.
Grey District Council (S608)	S608.612	Natural Character and Margins of Waterbodies	NC - P5	Support in part	Support as written	Retain as proposed
Grey District Council (S608)	S608.613	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Rules	Oppose in part	While the identification of potentially multiple relevant rules to an activity is important, the wording implies that all rules must be complied with rather than the most applicable rule. For this section, the restrictions in NC-R1 render the other PA rules unusable.	Clarification on how this wording corresponds to standard best practice in the planning sector.
Grey District Council (S608)	S608.614	Natural Character and Margins of Waterbodies	NC - R1	Oppose in part	The overly restrictive requirements re condition 3, when there are other more applicable rules for the construction of structures in the riparian margin to protect the integrity of the road network, makes both of the following PA rules useless. An activity that should otherwise be permitted as a structure and /or flood mitigation will always be tripped up.	Consider more clarification on how specific rules will apply to specific activities and limit when the general standards apply. Concerns over the overlap between this chapter and the requirements of the WCRC. These are regional matters and are an unnecessary double up with resource consent requirements under the RLWP.

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Grey District Council (S608)	S608.615	Natural Character and Margins of Waterbodies	NC - R2	Oppose in part	The definition of "natural hazard mitigation structure" includes provision for the associated re-contouring of land and obviously you could not construct a structure without undertaking earthworks in the margin. The restrictions in NC-R1 render this rule unusable.	Amend this chapter accordingly. Concerns over the overlap between this chapter and the requirements of the WCRC. These are regional matters and are an unnecessary double up with resource consent requirements under the RLWP.
Grey District Council (S608)	S608.616	Natural Character and Margins of Waterbodies	NC - R3	Oppose in part	The definition of "natural hazard mitigation structure" includes provision for the associated re-contouring of land and obviously you could not construct a structure without undertaking earthworks in the margin. The restrictions in NC-R1 render this rule useless.	Amend this chapter accordingly. Concerns over the overlap between this chapter and the requirements of the WCRC. These are regional matters and are an unnecessary double up with resource consent requirements under the RLWP.
Grey District Council (S608)	S608.617	Natural Character and Margins of Waterbodies	NC - R4	Support in part	Numbering needs to be fixed.	Numbering needs to be fixed.
Grey District Council (S608)	S608.618	Natural Character and Margins of Waterbodies	NC - R5	Support in part	Numbering needs to be fixed.	Numbering needs to be fixed.
Grey District Council (S608)	S608.619	Natural Character and Margins of Waterbodies	Discretionary Activities	Support in part	Numbering needs to be fixed.	Numbering needs to be fixed.
Grey District Council (S608)	S608.620	Financial Contributions	FC - R12	Oppose in part	Oppose R1 - 1 where the rule includes the requirement for a 'network utility operator and / or requiring authority to make a financial contribution for i. - iv.	Remove network utility operator and / or requiring authorities from the rule.
Grey District Council (S608)	S608.621	Subdivision	SUB - P7	Support	This policy allows for subdivisions within residential zones that do not comply with the minimum lot design and parameters. It is noted at P7-C the policy requires any increase in density does not create an adverse effect on critical infrastructure. It is	Reword the policy to ensure developments are required to assess that there is capacity to accommodate the increased density.

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					considered that the policy should also require evidence from a suitably qualified person that the infrastructure (roading, reticulated water, wastewater and stormwater) has capacity to accommodate the increased density.	
Grey District Council (S608)	S608.622	Subdivision	SUB - R1	Support	Support as requires that no new Council services are required and that no new roading or access points are required	Retain as proposed
Grey District Council (S608)	S608.623	Subdivision	SUB - R2	Support	Support that any subdivision for a network utility or critical infrastructure is a permitted activity.	Retain as proposed
Grey District Council (S608)	S608.624	Infrastructure	INF - R18	Support	Insert new provision for Lighthouses, navigational aids and beacons as a permitted activity standard.	Insert new permitted activity standard for the installation of Lighthouses, navigational aids and beacons: <b>INF - R13 New lighthouses, navigational aids and beacons</b> <b>Activity Status</b> <b>Permitted</b> <b>Where:1. This meets the performance standards in Rule INF - R1.</b> <b>Activity status where compliance not achieved: Restricted Discretionary.</b>
Grey District Council (S608)	S608.625	Sites and Areas of Significance to Māori	SASM - P13	Support	Support without alteration as the policy provides for the maintenance, operation, repair and upgrading of existing network utility structures and critical infrastructure; and small-scale earthworks for maintenance of roads and tracks	Retain as proposed.
Grey District Council (S608)	S608.626	Sites and Areas of Significance to Māori	SASM -R2	Support in part	This rule is generally supported as it provides for: - earthworks that are for the maintenance of roads/track within the footprint or modified ground compromised by the existing road/track  R2-2 requires that written approval is	Clarify what footprint refers to in relation to this rule, ie - within the boundaries of the road parcel Expand rule to include timeframe for response to request to be supplied. For consistency and clarity include an accepted ADP at Appendix Four that can



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					obtained from the relevant Poutini Ngai Tahu Runanga, this requirement is supported. It is suggested that the rule includes scope on timeframes for a response to the request for written approval to be supplied  R3 - requires an ADP commitment with a form submitted to Council. Where is this form? Will any ADP be accepted or does it need a site specific form each time	be included in applications and decisions.
Grey District Council (S608)	S608.627	Sites and Areas of Significance to Māori	SASM -R9	Support	Support this rule as its written	Retain as proposed
Grey District Council (S608)	S608.628	Ecosystems and Indigenous Biodiversity	ECO - P2	Support in part	The intent of this policy is supported as it allows activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where the activity has a functional need to be located in the area. It is recommended that the policy be amended to include where the activity has an operational need.	Amend the policy The activity has an operational and functional need to be located in the area.
Grey District Council (S608)	S608.629	Ecosystems and Indigenous Biodiversity	ECO - R1	Support	Support this rule as proposed as it provides for the maintenance, operation and repair of lawfully established tracks, structures, buildings, critical infrastructure, network utilities and natural hazard mitigation activities.	Retain as proposed
Grey District Council (S608)	S608.630	Ecosystems and Indigenous Biodiversity	ECO - R2	Support	Supports this rule which provides for Indigenous vegetation clearance in the coastal environment as a permitted activity where the clearance is for walking/cycling tracks, roads and operation, maintenance, repair, upgrading and installation of new network utility infrastructure.	Retain as proposed
Grey District Council (S608)	S608.631	Natural Features and Landscapes	NFL - P1	Support	Support as the policy provides for the operation, maintenance and upgrading of network infrastructure within areas of outstanding natural landscapes and outstanding natural features. The policy also	Retain as proposed.

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					provides for the upgrading or new infrastructure in these areas where it has a functional need.	
Grey District Council (S608)	S608.632	Public Access	PA	Not Stated	The inclusion of a chapter in the new plan on Public Access is supported. However, in its current form is it lacking in detail. In particular, this chapter should contain Objectives, policies, rule requirements, matter for control or discretion for the construction, design, approval for Unformed Legal roads. Guidance notes on the steps required to gain approval from Council to form (open) unformed legal road.	Amend
Grey District Council (S608)	S608.633	Subdivision	SUB - R3	Support	Support that the matters of control include the design and provision of access, provision and design and construction of infrastructure and services	Retain as proposed
Grey District Council (S608)	S608.634	Subdivision	SUB - R4	Support	Support that the matters of control include the size, design and layout of allotments for the purpose of public network utilities and access; and the legal and physical access to and from allotments.	Retain as proposed
Grey District Council (S608)	S608.635	Subdivision	SUB - R5	Support	Support the Rule as the matters of control include design and layout of allotments, design and provision of roads, pedestrian and cycleways, design and provision of access, and the provision of infrastructure and services for drinking water, wastewater and stormwater and the adequacy of water supply for firefighting; and the requirement arising from meeting the relevant district Council Engineering Standards or NZS 4404:2010 Land Development and Subdivision Infrastructure where Council standards do not exist.	Retain as proposed
Grey District Council (S608)	S608.636	Subdivision	SUB - R6	Support	Support for reasons noted at SUB - R5	Retain as proposed
Grey District Council (S608)	S608.637	Subdivision	SUB - R7/ECO - R4	Support in part	Support that the matters of control include subdivision layout, access and design.	Reword the rule to include infrastructure and services for drinking water,

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					However, the matters of control do not include the provision and design and construction of infrastructure and services for drinking water, wastewater and stormwater and the adequacy of water supply for firefighting.	wastewater and stormwater and the adequacy of water supply for firefighting in the matters of control
Grey District Council (S608)	S608.638	Subdivision	SUB - R8	Support	Support for reasons noted at SUB - R5	Retain as proposed
Grey District Council (S608)	S608.639	Subdivision	SUB - R9/ECO - R6	Support in part	Support that subdivision layout, access and design are included under Discretion is restricted to. However, the provision and design and construction of infrastructure and services for drinking water, wastewater and stormwater and the adequacy of water supply for firefighting has not been included as a matter of discretion.	Reword the rule to include infrastructure and services for drinking water, wastewater and stormwater and the adequacy of water supply for firefighting under discretion is restricted to.
Grey District Council (S608)	S608.640	Subdivision	SUB - R10	Support in part	Support the intent of the rule. However, the rule does not provide for accesses to be considered for the allotments under discretion is restricted to. Reword the rule as follows:	g. The provision of infrastructure and services for <b>transport</b> , drinking water, wastewater and stormwater, telecommunications and energy
Grey District Council (S608)	S608.641	Subdivision	SUB - R11	Support in part	Support the intent of the rule. However, the rule does not provide for accesses to be considered for the allotments under discretion is restricted to.	Reword the rule as follows: c. The provision of infrastructure and services for <b>transport</b> , drinking water, wastewater and stormwater, telecommunications and energy.
Grey District Council (S608)	S608.642	Subdivision	SUB - R12	Support	Support the intent of the rule. However, the rule does not provide for accesses to be considered for the allotments under discretion is restricted to. Reword the rule as follows:	d. The provision of infrastructure and services for <b>transport</b> , drinking water, wastewater and stormwater, telecommunications and energy
Grey District Council (S608)	S608.643	Subdivision	SUB - S3	Support	Support the provision of the standard for water supply for new allotments	Retain as proposed
Grey District Council (S608)	S608.644	Subdivision	SUB - S4	Support	Support the provision of the standard for management of stormwater for new allotments	Retain as proposed

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Grey District Council (S608)	S608.645	Subdivision	SUB - R5	Support	Support the provision of the standard for management and disposal of wastewater for new allotments	Retain as proposed
Grey District Council (S608)	S608.646	Subdivision	SUB - R6	Support	Support the provision of the standard for transport and access requirements	Retain as proposed
Grey District Council (S608)	S608.647	Coastal Environment	CE - O3	Support in part	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the objective which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more difficult and costly for Council to provide emergency and core infrastructure services).	Reword objective to provide clarity on the focus and intent of the provision.
Grey District Council (S608)	S608.648	Coastal Environment	CE - P1	Support	Provided the mapped features detailed in this policy in the Coastal Environment Overlay are accurately located this policy is supported.	N/A
Grey District Council (S608)	S608.649	Coastal Environment	CE - P3	Oppose in part	Objective NENV - O3 recognises the need for infrastructure to sometimes be located in significant areas, however this policy does not recognise this. New provision f is requested to be inserted to recognise the need for regionally significant infrastructure to sometimes be located within these locations	Reword CE - P3 to give effect to NENV - O3 and provide for the instances that regionally significant infrastructure needs to be located within these areas
Grey District Council (S608)	S608.650	Coastal Environment	CE - P6	Support in part	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the policy which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more difficult and costly for Council to provide emergency and core infrastructure services).	Reword policy to provide clarity on the focus and intent of the provision.
Grey District Council (S608)	S608.651	Coastal Environment	CE - P7	Support	Use of "minimise" rather than "mitigate" changes the focus and possibly the intent of the policy which could result in more stringent and not as practical (cost/safety/risk) requirements (i.e., more difficult and costly for Council to provide emergency and core infrastructure services).	Reword policy to provide clarity on the focus and intent of the provision.

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Grey District Council (S608)	S608.652	Coastal Environment	CE - P8	Support in part	Request the addition of regionally significant infrastructure into this provision.	Reword this policy to provide for the maintenance repair and operation of regionally significant infrastructure that is existing.
Grey District Council (S608)	S608.653	Coastal Environment	Overview	Support in part	While the identification of potentially multiple relevant rules to an activity is important, the wording implies that all rules must be complied with rather than the most applicable rule.  For this section, the restrictions in NC-R1 render the other PA rules unusable.	Clarification on how this wording corresponds to standard best practice in the planning sector.
Grey District Council (S608)	S608.654	Coastal Environment	CE - R1	Support in part	Clarity is requested for the listed activities of this provision that are not within an area of High Coastal Natural Character or the Outstanding Coastal Environment. Provision is only provided for where the maintenance or repair are within those overlays, and it is not clear as to what the activity status is for those listed activities outside of these areas. Insert activity status i.e. Restricted Discretionary where these specific provisions are not achieved.	Reword this provision or add additional provisions to CE - R1 to clarify the activity status outside of the two areas referred to. Insert activity status where compliance not achieved.
Grey District Council (S608)	S608.655	Coastal Environment	CE - R4	Support in part	Clarity is requested on the definition of a Statutory Agency referred to by this provision. GDC request to be considered as a statutory agency as the provision to construct natural hazard mitigation structures would support the maintenance of the roading network.	Reword this provision to clarify the definition of statutory agency, and ensure that the roading network is provided to be protected.
Grey District Council (S608)	S608.656	Coastal Environment	CE - R6	Support in part	Clarity is requested on the definition of a Statutory Agency referred to by this provision. GDC request to be considered as a statutory agency as the provision to repair existing natural hazard mitigation structures would support the maintenance of the roading network.	Reword this provision to clarify the definition of statutory agency, and ensure that the roading network is provided to be protected.

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Grey District Council (S608)	S608.657	Coastal Environment	CE - R9	Support in part	Clarity is requested on the definition of a Statutory Agency referred to by this provision. GDC request to be considered as a statutory agency as the provision to repair existing natural hazard mitigation structures would support the maintenance of the roading network.	Reword this provision to clarify the definition of statutory agency, and ensure that the roading network is provided to be protected.
Grey District Council (S608)	S608.658	Coastal Environment	CE - R10	Support	The definition of maintenance in the provision only appears to refer to historic heritage and infrastructure not the maintenance of walking/cycling tracks etc that the provision is providing for.	Amend the definition of maintenance in the title to refer to the activity being provided for.
Grey District Council (S608)	S608.659	Coastal Environment	CE - R12	Support in part	The title of this provision implies that this rule is for natural hazard mitigation and earthworks that are not provided for as a permitted activity, however these activities in this overlay are provided for as a permitted activity with the activity status of non-compliance being restricted discretionary.  Advice Note 1 states that the rules in the Earthworks chapter do not apply to Controlled Activities under Rule CE - R11. This should be changed to Rule CE - R12 as R11 is a permitted activity provision.	Reword the title to the following: "Natural Hazard Mitigation Structures and Earthworks in the Coastal Environment in High Coastal Natural Character Overlay Area identified in Schedule Seven and the Outstanding Coastal Environment not <b>meeting permitted activity standards</b> provided for as a Permitted Activity" Amend Advice Note 1 to refer to correct rule.
Grey District Council (S608)	S608.660	Coastal Environment	CE - R13	Support in part	Insert activity status i.e. Discretionary where these specific provisions are not achieved.	Insert activity status where compliance not achieved.
Grey District Council (S608)	S608.661	Coastal Environment	CE - R14	Support in part	Insert activity status i.e. Discretionary where these specific provisions are not achieved.	Insert activity status where compliance not achieved.
Grey District Council (S608)	S608.662	Coastal Environment	CE - R15	Support in part	Insert activity status i.e. Discretionary where these specific provisions are not achieved.	Insert activity status where compliance not achieved.
Grey District Council (S608)	S608.663	Coastal Environment	CE - R18	Support in part	The title of this provision implies that this rule is for earthworks that are not provided for as a permitted activity, however earthworks in this overlay are provided for as a permitted	Reword the title to the following: "Earthworks within the Outstanding Coastal Environment Area not <b>meeting permitted activity standards</b> provided

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					activity with the activity status of non-compliance being restricted discretionary.	<del>for as a Permitted Activity"</del>
Grey District Council (S608)	S608.664	Coastal Environment	CE - R19	Oppose in part	The title of this provision refers to Rule CE - R11, however rule CE - R11 refers to earthworks and non-compliance with rule CE - R11 is stated as being a Restricted Discretionary activity.	Reword the title to refer to the correct provision and not CE - R11.
Grey District Council (S608)	S608.665	Ecosystems and Biodiversity	Strategic Objectives	Support in part	NENV - O1 Reword provision to refer to which specifications of Poutini Ngāi Tahu's cultural and spiritual values.	Reword i.e.: "To recognise and protect the natural character, landscapes and features, ecosystems and indigenous biodiversity that contribute to the West Coast's character and identity and recognise Poutini Ngāi Tahu's cultural and spiritual values."
Grey District Council (S608)	S608.666	Ecosystems and Indigenous Biodiversity	Strategic Objectives	Support	NENV - O3 Support recognised need for infrastructure to sometimes be in significant areas.	Retain
Grey District Council (S608)	S608.667	Earthworks	EW - R1	Support in part	Standards appear to be best practice however, as with NC rules below, the restriction in the general rule condition 1 may render the PA rule EW-R2 for maintenance associated with local road networks unusable.	As per below, clarification around application of the rules to typical Council infrastructure activities is needed. Amend R1.1 to include "d. These are earthworks including stockpiles required for network utility or critical infrastructure maintenance, operation, repair, upgrade, or installation of new network utilities including public roads
Grey District Council (S608)	S608.668	Earthworks	EW - R2	Support	Standards are best practice however, as with NC rules below, the restriction in the general rule condition 1 may render the PA rule EW-R2 for maintenance associated with local road networks unusable.	As per below, clarification around application of the rules to typical Council infrastructure activities is needed.

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Grey District Council (S608)	S608.669	Light	LIGHT - O1	Support	Support as the objective as it enables artificial outdoor lighting for transportation safety.	Retain as proposed.
Grey District Council (S608)	S608.670	Light	LIGHT - P1	Support	Support as the policy enables artificial outdoor lighting for transportation and safety.	Retain as proposed.
Grey District Council (S608)	S608.671	Light	LIGHT - R1	Support	Support as the rule requires lighting to be directed away from state highways, arterial or principal roads, oncoming traffic.	Retain as proposed.
Grey District Council (S608)	S608.672	Light	LIGHT - R5	Support	Support as the rule provides for the consideration of the effects on the transport networks as a matter of discretion.	Retain as proposed
Grey District Council (S608)	S608.673	Noise	NOISE - O2	Support	Support the objective as it provides for the function and operation of existing and permitted future noise generating activities and community infrastructure are not compromised by adverse effects including reverse sensitivity effects from noise sensitive activities.	Retain as proposed.
Grey District Council (S608)	S608.674	Noise	NOISE - P1	Support	Support the policy as it recognises and provides for critical infrastructure as a noise generating activity.	Retain as proposed.
Grey District Council (S608)	S608.675	Noise	NOISE - P3	Support	Support the policy as it identifies airports as a noise generating activity that requires noise mitigation measures to be implemented for sensitive activities.	Retain as proposed.
Grey District Council (S608)	S608.676	Noise	NOISE - R1	Support	Relevant standards referred to.	Not stated
Grey District Council (S608)	S608.677	Noise	NOISE - R2	Support	Support this rule as it provides for noise generated from the construction of roads as a PA.	Retain as proposed
Grey District Council (S608)	S608.678	Signs	SIGN - O1	Support	Support as the objective provides for signs that contribute to infrastructure and community activities.	Retain as proposed.
Grey District Council (S608)	S608.679	Signs	SIGN - P1	Support	Support the policy as it provides for signs while maintaining public safety and access needs.	Retain as proposed.



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Grey District Council (S608)	S608.680	Signs	SIGN - P3	Support	Support the policy as it ensures the signs do not adversely affect traffic safety or obstruct roads or footpaths.	Retain as proposed
Grey District Council (S608)	S608.681	Signs	SIGN - R1	Support in part	Advice note does not include requirements for approvals from Council for local roads.  Again, use of language is not consistent, i.e. "transport corridor" rather than "road reserve" references to rail, etc.	Clarity and consistency.
Grey District Council (S608)	S608.682	Signs	SIGN - R2	Support in part	Clarification between 'formed' and 'unformed' legal roads. Not defined. Does formed refer to sealed and unformed legal roads refer to a 'paper road'?  Why no requirement for compliance with the general standards?	Clarity and consistency.
Grey District Council (S608)	S608.683	Signs	SIGN - R13	Support in part	Support the intent of the rule, however the rule permits a sign on an adjoining site. Signs on adjoining site has the potential to cause traffic implications where motorists have passed the site the sign is referring to.	Remove the wording 'adjoining site from R13 - 1
Grey District Council (S608)	S608.684	Signs	SIGN - R15	Support in part	Support the intent of the rule, however the rule permits a sign on an adjoining site. Signs on adjoining site has the potential to cause traffic implications where motorists have passed the site the sign is referring to.	Remove the wording 'adjoining site from R13 - 1
Grey District Council (S608)	S608.685	Signs	SIGN - R19	Support in part	The intent of the rule is support. Recommend that the matters of discretion include content of the sign. Advice note does not include requirements for approvals from Council for local roads.	Reword to include 'content of sign at R19-c Clarity and consistency.
Grey District Council (S608)	S608.686	Open Space and Recreation Zones	OSRZ - P9	Support	Support this policy and it provides for the ongoing operation and appropriate management of cemeteries, gravel and shingle extraction for roading networks and other local purposes, quarries for rock and water supplies and drainage networks where they support local community needs.	Retain as proposed.

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Grey District Council (S608)	S608.687	Open Space and Recreation Zones	OSRZ - P11	Support in part	Support the policy as it provides for cemeteries and limited associated facilities and structures	Clarity on what is meant by 'limited'.
Grey District Council (S608)	S608.688	Natural Open Space Zone	NOSZ - R1	Oppose in part	This rule is headed Park Facilities and Park Furniture, the rule is supported in relation to park facilities and park furniture. However, NOSZ-R1, R2, R3 and R5 then refer to NOSZ - R1 performance standards to be complied with. These subsequent rules do not relate to park facilities and park furniture.	Reword to provide clarity.
Grey District Council (S608)	S608.689	Natural Open Space Zone	NOSZ - R8	Support	Support the rule as it provides matter of discretion which consider compliance with transport standards, vehicle access and parking design and location and stormwater management and treatment.	Retain as proposed.
Grey District Council (S608)	S608.690	Open Space Zone	OSZ - R1	Oppose in part	Refer to comment at NOSZ - R1.	Reword to provide clarity.
Grey District Council (S608)	S608.691	Open Space Zone	OSZ - R10	Oppose in part	OSZ - R10 - 1 is supported, however reference to OSZ - R1 at OSZ-R10 - 2 is confusing as OSZ - R1 is headed Park facilities and Park Furniture.	Reword to provide clarity.
Grey District Council (S608)	S608.692	Sport and Active Recreation Zone	SARZ - R1	Oppose in part	Refer to comment at NOSZ - R1.	Reword to provide clarity
Grey District Council (S608)	S608.693	Sport and Active Recreation Zone	SARZ - R3	Oppose in part	Refer to comment at NOSZ - R1.	Reword to provide clarity
Grey District Council (S608)	S608.694	Commercial and Mixed Use Zones	CMUZ - P2	Support	Support the policy as it provides for activities while ensuring convenient and safe access.	Retain as proposed.
Grey District Council (S608)	S608.695	Commercial and Mixed Use Zones	CMUZ - P5	Support	Support the policy as it provides for new commercial and mixed use developments have sufficient capacity and suitable connection to wastewater, water supply, stormwater and safe and efficient transport networks.	Retain as proposed.
Grey District Council (S608)	S608.696	Commercial and Mixed Use Zones	CMUZ - P8	Support	Support this policy that requires where new CUMZ are developed, infrastructure should be funded and installed to the standards required by Councils and the Plan.	Retain as proposed.

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					Significant infrastructure serving multiple properties should be vested to Council for ongoing maintenance and renewal.	
Grey District Council (S608)	S608.697	Commercial and Mixed Use Zones	CMUZ - P9	Support in part	Support the intent of the policy, however, it refers to modes of transport. Parking is not considered a mode of transport?	Remove parking for clarity.
Grey District Council (S608)	S608.698	Commercial and Mixed Use Zones	CMUZ - P11	Support	Support the policy that ensures that developments are serviced with all required infrastructure in an effective and efficient manner. Requires new infrastructure such as roads and three waters which services multiple properties to be vested to Council rather than be retained as private.	Retain as proposed.
Grey District Council (S608)	S608.699	Commercial and Mixed Use Zones	CMUZ - P12	Support	Support the policy as it provides for avoidance of reverse sensitivity effects on strategic infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.700	Commercial and Mixed Use Zones	CMUZ - P13	Support	Support the policy as it provides for safe urban design including pedestrian and vehicle safety.	Retain as proposed.
Grey District Council (S608)	S608.701	Commercial and Mixed Use Zones	CMUZ - P15	Support	Support the policy as it provides for low speed vehicle movements, high quality pedestrian environment, consolidated on-street parking, efficient wastewater, water supply and stormwater infrastructure that maximises the use of existing services, allows for a range of transport options.	Retain as proposed.
Grey District Council (S608)	S608.702	Commercial Zone	COMZ - R4	Support	Support the rule which requires relocated buildings to be connected to all infrastructure services.	Retain as proposed.
Grey District Council (S608)	S608.703	Mixed Use Zone	MUZ - R4	Support	Support the rule that requires provision for carparking and vehicle service access is at the side or rear of the building. Support the advice note that requires the rule to comply with the standards outlined in the Transport Chapter.	Retain as proposed.
Grey District Council (S608)	S608.704	Mixed Use Zone	MUZ - R8	Support	Support the rule which requires relocated buildings to be connected to all infrastructure services.	Retain as proposed.

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Grey District Council (S608)	S608.705	Neighbourhood Centre Zone	NCZ - R4	Support	Support the rule which requires relocated buildings to be connected to all infrastructure services.	Retain as proposed.
Grey District Council (S608)	S608.706	Town Centre Zone	TCZ - R6	Support	support the intent of the rule that provides provisions for carparking and vehicle service access.	Retain as proposed.
Grey District Council (S608)	S608.707	Industrial Zones	INZ - O2	Support	Support the objective as written which ensures that the development maximised the efficient use of existing infrastructure and requires the development of new infrastructure where it does not exist to the standards required by Council and the plan.	Retain as proposed.
Grey District Council (S608)	S608.708	Industrial Zones	INZ - P1	Support	Support the policy which recognises the substantial investment in infrastructure by ensuring that new industrial areas are located where they support the efficient use of infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.709	Industrial Zones	INZ - P3	Support	Support the policy which requires developers to fund and install infrastructure to the standards required by Council and the plan.	Retain as proposed.
Grey District Council (S608)	S608.710	Industrial Zones	INZ - P11	Support	Support the policy which requires the careful onsite management and treatment of stormwater.	Retain as proposed.
Grey District Council (S608)	S608.711	General Industrial Zone	GIZ - R1	Support in part	Generally support this rule which requires external storage and carparking areas to be screened by a fence or landscaping that does not restrict visibility. Support the requirement for contaminated stormwater run-off management.  Confirmation of the suitability of the Auckland design guide for stormwater in relation to local environment conditions and site constraints.	Ensure that these standards do not put unrealistic or unsuitable requirements in place.
Grey District Council (S608)	S608.712	General Industrial Zone	GIZ - R9	Support	Support this rule as it provides or parking and access and landscape treatments.	Retain as proposed.
Grey District Council (S608)	S608.713	Light Industrial Zone Rules	LIZ - R1	Support in part	Refer to comment at GIZ - R1	Ensure that these standards do not put unrealistic or unsuitable requirements in

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						place.
Grey District Council (S608)	S608.714	Residential Zones	RESZ - O1	Support	Support the objective which enables individual residential lifestyle options while ensuring developments are serviced with all required infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.715	Residential Zones	RESZ - P2	Support	Support the policy which provides for safe, efficient and easily accessible movement for pedestrians, cyclist and vehicles.	Retain as proposed.
Grey District Council (S608)	S608.716	Residential Zones	RESZ - P2	Support	Support the policy which provides for safe, efficient and easily accessible movement for pedestrians, cyclist and vehicles.	Retain as proposed.
Grey District Council (S608)	S608.717	Residential Zones	RESZ - P4	Support	Support the policy which provides for non-residential activities to establish provided they do not have a significant adverse effect related to scale, car parking and vehicle movements.	Retain as proposed.
Grey District Council (S608)	S608.718	Residential Zones	RESZ - P10	Support in part	Support the policy which ensures that developments are serviced with all required infrastructure in an effective and efficient manner. This policy requires new infrastructure such as roads and three waters where it serves multiple households for the infrastructure should be vested in the appropriate public agency. Prior policies required the infrastructure to be vested to Council.	Consistency. Check and reword policy to align with earlier policies.
Grey District Council (S608)	S608.719	Residential Zones	RESZ - P16	Support	Support the policy as it recognises that reverse sensitivity effects should be avoided from residential development adjacent to strategic infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.720	General Residential Zone	GRZ - R1	Support in part	The rule is generally support in particular R1-8 which requires all units and buildings used for a residential activity to be connected to the community water supply, wastewater networks and stormwater from the site used for the activity must not drain to public roads. However, it is not supported that secondary	Amend the rule to require stormwater to be managed in accordance with NZS4404:2010.

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					flows are permitted to be drained to the public road.	
Grey District Council (S608)	S608.721	General Residential Zone	GRZ - R5	Support	Support the maximum number of vehicle movements contained in R5-4.	Retain as proposed.
Grey District Council (S608)	S608.722	General Residential Zone	GRZ - R8	Support	Support the maximum number of vehicle movements contained in R8-2.	Retain as proposed
Grey District Council (S608)	S608.723	General Residential Zone	GRZ - R13	Support	Support the matters of discretion in relation to design and location of parking areas.	Retain as proposed.
Grey District Council (S608)	S608.724	General Residential Zone	GRZ - R14	Support	Support this rule in particular that no heavy vehicles movements are generated. In relation to matters of discretion support the design and location of parking and access at R14-b.	Retain as proposed.
Grey District Council (S608)	S608.725	General Residential Zone	GRZ - R15	Support	Support the matters of discretion in relation to design and location of parking and access, and water supply, wastewater and stormwater management.	Retain as proposed.
Grey District Council (S608)	S608.726	General Residential Zone	GRZ - R16	Support	Support the matter of discretion for the development of medium density housing in particular the provision of infrastructure to service the development, design and location of parking and access.	Retain as proposed.
Grey District Council (S608)	S608.727	General Residential Zone	GRZ - R17	Support	Support the matter of discretion for the Papakainga Developments in particular the provision of infrastructure to service the development, design and location of parking and access	Retain as proposed.
Grey District Council (S608)	S608.728	Large Lot Residential Zone	LLRZ - R1	Support in part	Support the rule as it requires all residential activity to be connected to the community water supply and wastewater networks with appropriate stormwater management on site. However, it is not supported that secondary flows are permitted to be drained to the public road.	Remove reference to 'except secondary flow purposes.

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Grey District Council (S608)	S608.729	Large Lot Residential Zone	LLRZ - R4	Support	Support that reinstatement work includes connections to all infrastructure services.	Retain as proposed.
Grey District Council (S608)	S608.730	Large Lot Residential Zone	LLRZ - R12	Support	Support the matter of discretion in relation to design and location of parking and access, water supply, wastewater and stormwater requirements.	Retain as proposed.
Grey District Council (S608)	S608.731	Large Lot Residential Zone	LLRZ - R13	Support	Support that no heavy vehicle movements are generated under this rule. Support the matters of discretion in particular the design and location of parking and access, water supply wastewater and stormwater requirements.	Retain as proposed.
Grey District Council (S608)	S608.732	Large Lot Residential Zone	LLRZ - R14	Support	Support the matter of discretion in relation to design and location of parking and access, water supply, wastewater and stormwater requirements.	Retain as proposed.
Grey District Council (S608)	S608.733	Medium Density Residential Zone	MRZ - R1	Support in part	Support that no heavy vehicle movements are generated under this rule and that all residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from site must not drain to any public road, however, it is not supported that secondary flows are excluded. Support the matters of discretion in particular the design and location of parking and access, water supply wastewater and stormwater requirements.	Remove reference to 'except secondary flow purposes.
Grey District Council (S608)	S608.734	Mixed Use Zone	MUZ - R4	Support	Support that reinstatement work includes connections to all infrastructure services.	Retain as proposed.
Grey District Council (S608)	S608.735	Medium Density Residential Zone	MRZ - R10	Support	Support the matters of control in relation to connection to water supply, wastewater and stormwater	Retain as proposed
Grey District Council (S608)	S608.736	Medium Density Residential Zone	MRZ - R11	Support	Support the matters of control in relation to provisions of infrastructure to service the development, design and location of parking and access.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.737	Medium Density Residential Zone	MRZ - R12	Support in part	Support the matters of discretion in relation to design and location of parking and access. It is however considered that the provisions of infrastructure to service the development be added to this rule	Reword to include provisions of infrastructure to service the development.
Grey District Council (S608)	S608.738	Medium Density Residential Zone	MRZ - R13	Support	Support the matters of discretion in relation to design and location of parking and access and the provision of infrastructure to service the development.	Retain as proposed.
Grey District Council (S608)	S608.739	Medium Density Residential Zone	MRZ - R14	Support in part	Support the matters of discretion in relation to design and location of parking and access. It is however considered that the provisions of infrastructure to service the development be added to this rule.	Reword to include provisions of infrastructure to service the development.
Grey District Council (S608)	S608.740	Rural Zones	RURZ - O4	Support	Support the objective that supports the expansion of existing settlements and necessary infrastructure while reducing the risk associated with natural hazards.	Retain as proposed.
Grey District Council (S608)	S608.741	Rural Zones	RURZ - O6	Support	Support the objective as it ensures that appropriate levels of infrastructure servicing for rural areas, on site infrastructure servicing is expected in these areas.	Retain as proposed.
Grey District Council (S608)	S608.742	Rural Zones	RURZ - P11	Support	Support the policy that recognises that subdivision and development in GRUZ, RLS, SETZ - PREC3 and SETZ - PREC4 should recognise the character and form of rural infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.743	Rural Zones	RURZ - P12	Support	Support the policy that ensures sufficient wastewater , water supply, refuse disposal, roading, footpath, parking infrastructure servicing is provided as part of a new development.	Retain as proposed.
Grey District Council (S608)	S608.744	Rural Zones	RURZ - P13	Support	Support the policy where community scale infrastructure is developed to support more than 10 privately owned lots this should be to appropriate standards and vested in the Council to ensure ongoing maintenance and renewal.	Retain as proposed.



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.745	Rural Zones	RURZ - P14	Support	Support that new infrastructure should be put in place at the time of development at the expense of the developer.	Retain as proposed.
Grey District Council (S608)	S608.746	Rural Zones	RURZ - P16	Support	Support the policy that provides there should be sufficient buffers from infrastructure such as wastewater treatment plants and land disposal area, water supply catchments to avoid reverse sensitivity effects on the infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.747	General Rural Zone	GRUZ - R1	Support	Support the rule as it requires a 10m setback from the road boundary which ensures protection from matters such as visibility, noise and vibration from heavy vehicles on the roading network	Retain as proposed.
Grey District Council (S608)	S608.748	General Rural Zone	GRUZ - R4	Support	Support the rule that requires an onsite wastewater, water supply and stormwater system are developed to serve the entire papakainga	Retain as proposed.
Grey District Council (S608)	S608.749	General Rural Zone	GRUZ - R7	Support	Support the rule that requires the reinstatement work of the relocated building includes connections to all infrastructure services.	Retain as proposed.
Grey District Council (S608)	S608.750	General Rural Zone	GRUZ - R9	Support	The rule for a home business in the GRUZ is supported. The rule provides maximum vehicle numbers which with the provision of a suitable access are acceptable.	Retain as proposed.
Grey District Council (S608)	S608.751	General Rural Zone	GRUZ - R15	Support	Support the matters of control under this rule in relation to methods of wastewater and stormwater treatment and disposal, methods of ensuring safe drinking water supply, parking and access.	Retain as proposed.
Grey District Council (S608)	S608.752	General Rural Zone	GRUZ - R17	Support in part	Support the matters of control in relation to methods of wastewater and stormwater treatment and disposal, methods of ensuring safe drinking water supply. However, recommend adding parking and access.	Reword to include parking and access as a mater of control. Consistency.
Grey District Council (S608)	S608.753	General Rural Zone	GRUZ - R18	Support	Support the matters of control for mineral extraction, prospecting and exploration in	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					relation to the management of access, parking, traffic generation and transport of miners from the site, design and location of ancillary buildings, structures and infrastructure.	
Grey District Council (S608)	S608.754	General Rural Zone	GRUZ - R19	Support	Support the matters of control in relation to management of access, traffic and parking, method of effluent management and disposal, methods of wastewater and stormwater treatment and disposal.	Retain as proposed.
Grey District Council (S608)	S608.755	General Rural Zone	GRUZ - R20	Support	Support the matters of control in relation to management of access, traffic and parking, method of effluent management and disposal, methods of wastewater and stormwater treatment and disposal.	Retain as proposed.
Grey District Council (S608)	S608.756	General Rural Zone	GRUZ - R21	Support	Support the matters of control in relation to management of access, traffic and parking, method of effluent management and disposal, methods of wastewater and stormwater treatment and disposal, methods of water supply	Retain as proposed.
Grey District Council (S608)	S608.757	General Rural Zone	GRUZ - R22	Support	Support the matters of control in relation to traffic and parking, methods of wastewater and treatment and disposal.	Retain as proposed
Grey District Council (S608)	S608.758	General Rural Zone	GRUZ - R23	Support in part	Support the intent of the rule and matters of discretion in relation to requirements for wastewater, water supply or stormwater servicing. Recommend adding management of access and parking, traffic generation.	Reword to include management of access and parking and traffic generation as a matter of discretion.
Grey District Council (S608)	S608.759	General Rural Zone	GRUZ - R24	Support	Support the matters of discretion for non-rural activities in relation to management of access, traffic and parking, methods of water supply, wastewater and stormwater treatment and disposal.	Retain as proposed.
Grey District Council (S608)	S608.760	General Rural Zone	GRUZ - R25	Support	Refer to GRUZ - R18	Retain as proposed.
Grey District Council (S608)	S608.761	Rural Lifestyle Zone	RLZ - R1	Support	Support the 10 setback from road boundary for activities under this rule.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.762	Rural Lifestyle Zone	RLZ - R4	Support	Support the requirement in this rule for onsite wastewater, water supply and stormwater systems to be developed to serve the entire papakainga.	Retain as proposed.
Grey District Council (S608)	S608.763	Rural Lifestyle Zone	RLZ - R7	Support	Support the requirement the reinstatement work includes the connections to all infrastructure services.	Retain as proposed.
Grey District Council (S608)	S608.764	Rural Lifestyle Zone	RLZ - R14	Support	Support the matters of discretion in relation to management of traffic and parking, methods of wastewater treatment and disposal	Retain as proposed.
Grey District Council (S608)	S608.765	Rural Lifestyle Zone	RLZ - R15	Support	Support the matters of discretion in relation to management of access, parking, traffic generation and transport of minerals from the site, design and location of ancillary buildings and structures and infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.766	Settlement Zone	SETZ - R1	Support	Support that all residential units where serviced by a network utility operator for wastewater, water supply or stormwater all residential units and buildings must be connected to the community wastewater, water supply and stormwater infrastructure; and where the settlement is not serviced on site collection, treatment and disposal must be undertaken in accordance with NZS4404:2010 or the relevant Council Engineering Technical standards.	Retain as proposed.
Grey District Council (S608)	S608.767	Settlement Zone	SETZ - R2	Support	Support the setback from road boundary; support that no building or structure or tree shall protrude into the Airport approach path of any airport or aerodrome described in appendix 9.	Retain as proposed.
Grey District Council (S608)	S608.768	Settlement Zone	SETZ - R4	Support	Support that the rule requires onsite wastewater, water supply and stormwater systems to be developed to serve the entire papakainga.	Retain as proposed.
Grey District Council (S608)	S608.769	Settlement Zone	SETZ - R8	Support	Support the requirement for reinstatement work to include connections to all infrastructure.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.770	Settlement Zone	SETZ - R13	Support	Support the rule as it provides appropriate consideration of vehicle crossing and access standards in appendix one.	Retain as proposed.
Grey District Council (S608)	S608.771	Settlement Zone	SETZ - R14	Support	Support the rule as it provides appropriate consideration of vehicle crossing and access standards in appendix one.	Retain as proposed.
Grey District Council (S608)	S608.772	Settlement Zone	SETZ - R19	Support	Support the matters of discretion in relation to design and location of parking and access.	Retain as proposed.
Grey District Council (S608)	S608.773	Settlement Zone	SETZ - R20	Support	Support the matters of discretion in relation to deigns, size and location of parking and access. Support that performance standards of SETZ R1 and RS are complied with.	Retain as proposed.
Grey District Council (S608)	S608.774	Settlement Zone	SETZ - R21	Support in part	Number needs fixed. (community facilities, education facilities etc) Support matter of discretion in relation to vehicle movements and access, design and location of parking and access, methods of water supply, wastewater and stormwater treatment and disposal.	Fix numbering.
Grey District Council (S608)	S608.775	Settlement Zone	SETZ - R22	Support in part	Number needs fixed (Rural Industry) Support matters of discretion in relation to design and location of parking and access, methods of water supply, wastewater and stormwater treatment and disposal.	Fix numbering.
Grey District Council (S608)	S608.776	Settlement Zone	SETZ - R21	Support	Support the matters of discretion in relation to deigns, size and location of parking and access, methods of wastewater treatment and disposal. Support that performance standards of SETZ R1 and RS are complied with.	Retain as proposed.
Grey District Council (S608)	S608.777	Settlement Zone	SETZ - R23	Support	Number needs fixing (Mineral....) Support matters of discretion in relation to management of access, parking, traffic generation and transport of minerals from the site, design and location of ancillary buildings, structures and infrastructure.	Fix numbering.
Grey District Council (S608)	S608.778	Airport Zone	AIRPZ - O1	Support	Support the objective that supports the continued operation of the Greymouth	Retain as proposed

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					Aerodrome as critical infrastructure recognising the contribution they make to the economic and social wellbeing and health of communities of the West Coast.	
Grey District Council (S608)	S608.779	Airport Zone	AIRPZ - O3	Support	Support the objective the manages the potential reverse sensitivity effects on the airports and Heliports in the AIRPZ by providing noise contours and requirements for mitigation of these effects during subdivision and development.	Retain as proposed.
Grey District Council (S608)	S608.780	Airport Zone	AIRPZ - O4	Support	Support the objective which ensures that the airport and related activities within the AIRPZ maintain an acceptable level of noise amenity that recognises the inherent airport / heliport function, alongside the need for general amenity.	Retain as proposed.
Grey District Council (S608)	S608.781	Airport Zone	AIRPZ - P1	Support	Support the policy which enables the efficient operation, use and development of the West Coast public airports and heliports by providing for aviation activities and associated infrastructure necessary for them to operate in a safe and efficient manner.	Retain as proposed.
Grey District Council (S608)	S608.782	Airport Zone	AIRPZ - P2	Support	Support the policy that ensures that aircraft take off and landing and safe airport and heliport function is not affected by the intrusion of vegetation into approach paths within the Airport Approach Path Overlay.	Retain as proposed.
Grey District Council (S608)	S608.783	Airport Zone	AIRPZ - P3	Support	Support the policy that manages adverse effects on amenity values arising from the on-going development, use and maintenance of the airports and helipads in the AIRPZ.	Retain as proposed.
Grey District Council (S608)	S608.784	Airport Zone	AIRPZ - P4	Support	Support the policy in relation to noise associated with the operation of the airports and heliports being within the nationally accepted standards. However, It is not clear whether this policy relates to new airport infrastructure or new noise sensitive activities adjacent to airports and heliports within the AIRPZ.	Clarify

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Grey District Council (S608)	S608.785	Airport Zone	AIRPZ - P8	Support	Support the policy that provides for future additions of airports and heliports to the AIRPZ where these are significant public infrastructure or public benefit	Retain as proposed.
Grey District Council (S608)	S608.786	Airport Zone	AIRPZ - P10	Support	Support the policy that provide for the management of risks of natural hazards to the airports and helipads within the AIRPZ	Retain as proposed.
Grey District Council (S608)	S608.787	Airport Zone	AIRPZ - P11	Support	Support the policy the minimises the development or location of large areas of open water or land disturbance which could as a significant bird attractant near airports and heliports in the AIRPZ	Retain as proposed.
Grey District Council (S608)	S608.788	Airport Zone	AIRPZ - R1	Support	Support the rule as written.	Retain as proposed.
Grey District Council (S608)	S608.789	Airport Zone	AIRPZ - R3	Support	Support the rule that provides for Emergency service facilities as PA.	Retain as proposed.
Grey District Council (S608)	S608.790	Airport Zone	AIRPZ - R4	Support	Support this PA rule which provides for network utility buildings and structures within the AIRPZ while ensuring that they do not protrude into the Airport approach path.	Retain as proposed.
Grey District Council (S608)	S608.791	Airport Zone	AIRPZ - R6	Support	Support this rule that provides for Industrial activities at the Greymouth Aerodrome while providing matters of discretion to manage access, traffic and parking and any impacts on the efficiency or function of the main Airport Activity. However, the matters of discretion do not include provisions for the connection, management, design of wastewater, water supply and stormwater.	Amend matters of discretion to include wastewater, water supply and stormwater management, design compliance with NZS4404:2010.
Grey District Council (S608)	S608.792	Airport Zone	AIRPZ - R7	Support	As AIRPZ - R6	Amend matters of discretion to include wastewater, water supply and stormwater management, design compliance with NZS4404:2010.
Grey District Council (S608)	S608.793	Airport Zone	AIRPZ - R8	Support	As AIRPZ - R6	Amend matters of discretion to include wastewater, water supply and stormwater management, design compliance with NZS4404:2010.

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Grey District Council (S608)	S608.794	Airport Zone	AIRPZ - R9	Support	As AIRPZ - R6	Amend matters of discretion to include wastewater, water supply and stormwater management, design compliance with NZS4404:2010.
Grey District Council (S608)	S608.795	Hospital Zone	HOSZ - R6	Support	Support that the rule includes the requirement for relocated dwellings reinstatement work to include connections to all infrastructure services within 12 months of the building being delivered to site.	Retain as proposed.
Grey District Council (S608)	S608.796	Hospital Zone	HOSZ - R7	Support in part	Support the intent of the rule, however, matters of discretion do not provide for the design and location of access nor the connection, management, design of wastewater, water supply and stormwater.	Amend matters of discretion to include wastewater, water supply and stormwater management, design compliance with NZS4404:2010 and design and location of accesses
Grey District Council (S608)	S608.797	Mineral Extraction Zone	MINZ - P4	Support	Support the policy as it manages traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network, ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas.	Retain as proposed.
Grey District Council (S608)	S608.798	Mineral Extraction Zone	MINZ - R6	Support	Support the rule in relation to the matters of control for the management of access, parking, traffic generation and transport of minerals from the site, design and location of ancillary buildings, structures and infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.799	Mineral Extraction Zone	MINZ - R7	Support	Support the rule in relation to the matters of control for the management of access, parking, traffic generation and transport of minerals from the site, design and location of ancillary buildings, structures and infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.800	Māori Purpose Zone	MPZ - R1	Support	Support this PA in relation to the management of wastewater, water supply and stormwater systems. Recommend that R1 - 5 include that all units shall connect to	Amend wording of R5 and R6 to require connection to reticulated services in areas fully serviced, and in areas not serviced systems to be designed and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the reticulated services, R1 - 6 include that Wastewater, stormwater and water supply to be designed and constructed in compliance with NZS4404:2010	constructed in compliance with NZS4404:2010.
Grey District Council (S608)	S608.801	Māori Purpose Zone	MPZ - R4	Support	Support if MPZ - R1 is amended as provided above	Not stated
Grey District Council (S608)	S608.802	Māori Purpose Zone	MPZ - R7	Support	Support that the rule includes the requirement for relocated dwellings reinstatement work to include connections to all infrastructure services within 12 months of the building being delivered to site.	Retain as proposed.
Grey District Council (S608)	S608.803	Māori Purpose Zone	MPZ - R11	Support	Support the matters of discretion include methods of water supply, wastewater and stormwater, however, matters of discretion do not provide for the design and location of access	Amend the matters of discretion to include provisions for the design and location of an access.
Grey District Council (S608)	S608.804	Māori Purpose Zone	MPZ - R14	Support	Support the matters of discretion in relation to management of traffic and parking, methods of water supply and effluent and stormwater treatment and disposal.	Retain as proposed.
Grey District Council (S608)	S608.805	Māori Purpose Zone	MPZ - R15	Support	Support the matters of discretion in relation to management of traffic and parking, methods of water supply and effluent and stormwater treatment and disposal.	Retain as proposed.
Grey District Council (S608)	S608.806	Māori Purpose Zone	MPZ - R17	Support	Support the matters of discretion in relation to management of traffic and parking, methods of water supply and effluent and stormwater treatment and disposal.	Retain as proposed.
Grey District Council (S608)	S608.807	Māori Purpose Zone	MPZ - R18	Support	Support the matters of discretion in relation to management of traffic and parking, methods of water supply and effluent and stormwater treatment and disposal.	Retain as proposed.
Grey District Council (S608)	S608.808	Port Zone	PORTZ - O1	Support	Support this objective that recognises the management of the West Coast ports to sustain their current and future potential use and development	Retain as proposed.
Grey District Council (S608)	S608.809	Port Zone	PORTZ - P1	Support	Support this policy that enables the efficient operation, use and development while ensuring incompatible activities or	Retain as proposed.



Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					developments do not adversely affect the efficient and safe operation of marine and port activities.	
Grey District Council (S608)	S608.810	Port Zone	PORTZ - P3	Support	Support this policy that provides for the maintenance and development activities that increase the ports resilience to natural hazards	Retain as proposed.
Grey District Council (S608)	S608.811	Port Zone	PORTZ - P6	Support	Support the use of performance standards on development and land use in the PORTZ that protects the amenity values of the adjacent commercial, residential and rural areas as long as the ability of the port to function and develop isn't hindered.	not stated
Grey District Council (S608)	S608.812	Port Zone	PORTZ - R1	Support in part	Support the intention of the rule, recommend that R1 - 9 be amended to include that landscaping does not restrict visibility to or from vehicle access to the site; add a performance standard that requires buildings to connect to available network utility services where available, or for water supply, wastewater and stormwater systems to be designed and constructed in compliance with NZS4404:2010	Amend wording of performance standard
Grey District Council (S608)	S608.813	Port Zone	PORTZ - R6	Support in part	This rule is supported if the amendments requested at PORTZ - R1 are adopted.	Amendment to the wording at PORTZ - R1
Grey District Council (S608)	S608.814	Port Zone	PORTZ - R7	Support in part	This rule is supported if the amendments requested at PORTZ - R1 are adopted.	Amendment to the wording at PORTZ - R1
Grey District Council (S608)	S608.815	Stadium Zone	STADZ - O1	Support	Spelling error 'Stadia'	Fix spelling of stadium
Grey District Council (S608)	S608.816	Stadium Zone	STADZ - P2	Support	Spelling error 'Stadia'	Fix spelling of stadium
Grey District Council (S608)	S608.817	Stadium Zone	STADZ - R4	Support	Support that relocated buildings are required to connect to all infrastructure services within 12 months of the building being delivered to the site.	Retain as proposed.

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Grey District Council (S608)	S608.818	DESIGNATION S	Karoro Sewage Treatment Ponds	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.819	DESIGNATION S	Runanga Sewage Treatment Ponds	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.820	DESIGNATION S	Redjacks Road Landfill Site	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.821	DESIGNATION S	Greymouth Aerodrome	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.822	DESIGNATION S	Cobden Island Transfer Station	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.823	DESIGNATION S	Service Lane	Support in part	The inclusion of the designation is supported. Recommend at Site identifier - amend bw to between.	Amend bw to between.
Grey District Council (S608)	S608.824	DESIGNATION S	Service Lane	Support in part	The inclusion of the designation is supported. Recommend at site identifier - amend b/w to between.	Amend b/w to between.
Grey District Council (S608)	S608.825	DESIGNATION S	Dobson Transfer Station	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.826	DESIGNATION S	Blackball Landfill	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site
Grey District Council (S608)	S608.827	DESIGNATION S	Karoro Cemetery	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.828	DESIGNATION S	Blackball Cemetery	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.829	DESIGNATION S	Stillwater Cemetery	Support	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.

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Grey District Council (S608)	S608.830	DESIGNATION S	Ahuara Cemetery	Support	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.831	DESIGNATION S	Barrytown Cemetery	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.832	DESIGNATION S	Maori Gully Cemetery	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.833	DESIGNATION S	Grey District Council Designations	Oppose in part	The GDC designations has missed the Designation unique identifier of GDC21, Greenstone Cemetery is missing from the GDC designation list in the plan.	Insert GDC21 Greenstone Cemetry and required information such as legal description of site, has been given effect to, no conditions or additional information.
Grey District Council (S608)	S608.834	DESIGNATION S	Nelson Creek / Ngahere Cemetery	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.835	DESIGNATION S	Notown Cemetery	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.836	DESIGNATION S	Runanga Landfill	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.837	DESIGNATION S	Blaketown Lagoon Wildlife Management Reserve	Support in part	The inclusion of the designation is supported however for clarity the location of the site should be included under site identifier.	Include the legal description of the site.
Grey District Council (S608)	S608.838	DESIGNATION S	Grey District Council Designations	Not Stated	It is noted that the following designation from the operative Grey District plan have not been included in the TTPP - Mackay and Guinness Street - Local Purpose Reserve - Iveagh Bay recreational and amenities area - Wildlife reserve - Blaketown Lagoon wildlife management reserve - Recreation reserve - Dixon Park - Recreation Reserve - Coronation Park	It is noted that the following designation from the operative Grey District plan have not been included in the TTPP - Mackay and Guinness Street - Local Purpose Reserve - Iveagh Bay recreational and amenities area - Wildlife reserve - Blaketown Lagoon wildlife management reserve

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<ul style="list-style-type: none"> <li>- Recreation Reserve - Recreation Playing Fields Pt RES 994</li> <li>- Recreation Reserve - Playing Fields Pt Mclean Park</li> <li>- Public Roading</li> </ul>	<ul style="list-style-type: none"> <li>- Recreation reserve - Dixon Park</li> <li>- Recreation Reserve - CoronationPark</li> <li>- Recreation Reserve - RecreationPlaying Fields Pt RES 994</li> <li>- Recreation Reserve - PlayingFields Pt Mclean Park</li> <li>- Public Roading</li> </ul>
Grey District Council (S608)	S608.839	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Grey District Council (S608)	S608.840	Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity	Oppose in part	It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Grey District Council (S608)	S608.841	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Schedule Five - Outstanding Natural Landscapes It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Grey District Council (S608)	S608.842	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Schedule Six - Outstanding Natural Features It is recommended that all overlays be removed, reviewed and reassessed with new	Remove the Overlays, review/reassess, check for accuracy and apply to the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	properties that they relate to only.
Grey District Council (S608)	S608.843	Planning Maps and Overlays	High Natural Character	Oppose	High Coastal Natural Character It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Grey District Council (S608)	S608.844	Planning Maps and Overlays	Outstanding Natural Character	Oppose	Outstanding Coastal Natural Character It is recommended that all overlays be removed, reviewed and reassessed with new overlays created. Grey District Council acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over road boundaries and / or are noted as being incorrect.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Grey District Council (S608)	S608.845	PART 4 - APPENDICES	PART 4 - APPENDICES	Not Stated	It is recommended that the Transport Standards be included within this chapter rather than as an in Appendix One of the Plan. This would ensure that the Proposed Plan is consistent with the outcomes sought by the National Planning Standards. The Transport Standards should also be amended to ensure that vehicle designs based on use are appropriately included for both local roads and the state highway.	It is recommended that the Transport Standards be included within this chapter rather than as an in Appendix One of the Plan. This would ensure that the Proposed Plan is consistent with the outcomes sought by the National Planning Standards. The Transport Standards should also be amended to ensure that vehicle designs based on use are appropriately included for both local roads and the state highway.
Grey District Council (S608)	S608.846	Appendix One: Transport	TRNTable 2	Support	The vehicle access standard for vehicle access onto a local road, arterial or collector	Retain as proposed

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		Performance Standards			road in regard to sight distance, vehicle access points is supported	
Grey District Council (S608)	S608.847	Appendix One: Transport Performance Standards	TRNTable 3	Support in part	Table 3 does not appear to align with the Grey District Council Standards for a local road vehicle crossing from a state highway intersection as identified in the NZTA Policy Planning Manual - Appendix 5b (Table App5B/3)	Amend the table or add a new table to recognise the local road accessway separation from state highway.
Grey District Council (S608)	S608.848	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Support	A new standard should be included that states that any new or relocated vehicle crossing requires the prior approval of Council. A Works Permit Approval is required to be obtained from Council's Engineering Department prior to work being undertaken in the road corridor. This would be a similar standard to TRN-S1 that requires KiwiRail approval.	Include new Transport Standard for local road vehicle crossings requiring the approval of Councils Engineering Department.
Grey District Council (S608)	S608.849	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Support	The standards do not currently provide for any vehicle crossing designs for either the local roading network or state highways.  This has the potential to cause ad hoc and poor vehicle crossing design outcomes within the roading network. For consistency it is recommended that the vehicle crossing designs for State Highways be adopted for both local and state highway roads. These are located in the NZTA Planning Policy Manual, Appendix 5B - Access standards and guidelines.	Include a new standard to require either vehicle crossing design or refer to Grey District Council guidelines for vehicle crossings.
Grey District Council (S608)	S608.850	Appendix One: Transport Performance Standards	TRNS2	Support	Support the inclusion of this standard.	Retain as proposed.
Grey District Council (S608)	S608.851	Appendix One: Transport Performance Standards	TRNS3	Support	In General support of this standard.	Retain as proposed.

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Greymouth Heritage Trust (S104)	S104.001	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	<p>Anchored within the area delineated by the Greymouth Coalfield are some acknowledged historic taonga and monuments - the Brunner Mine site (HH53-57) in the south on the eastern side of the Southern Paparoas, and north to Blackball (HH48-52), and on the western side of the Paparoas, the Rūnanga Miners' Hall (HH47) up to the Strongman Mine memorial. The towns involved would include Dobson, Stillwater, Blackball, Taylorville, Runanga, Dunollie and Rapahoe - as well as the sites of several old towns such as Rewanui, Wallsend and Brunnerton.</p> <p>We believe that there is significant community interest in recognising and creating this Greymouth Coalfields Heritage area. [refer submission for more detail about the proposal]</p>	We are requesting that a "Historic Mining Area of the Southern Paparoas" be listed as one of the West Coast Historic Heritage Items and Areas and Archaeological Sites We believe the area of note can be listed in the HH List by reference to a geologically defined area: the "Greymouth Coalfield" (see map attached to original submission).
Greymouth Heritage Trust (S104)	S104.002	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	<p>These places have been identified and used by the community as historic heritage sites for many years. Some have been recognised as nationally important and so physically maintained and promoted by DOC. They are also important tourism assets that are a part of the visitor experience. They play a big part in attracting visitors to the area and generating economic benefit.</p>	<p>We would like to see the following place added to the list of Heritage sites</p> <p>1. Coal River Heritage Park</p> <p><a href="https://www.beehive.govt.nz/release/50000-grant-recognises-excellence-coal-river-park">https://www.beehive.govt.nz/release/50000-grant-recognises-excellence-coal-river-park</a></p> <p><a href="https://www.google.com/search?q=Coal+River+Heritage+Park">https://www.google.com/search?q=Coal+River+Heritage+Park</a></p>
Greymouth Heritage Trust (S104)	S104.003	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	<p>These places have been identified and used by the community as historic heritage sites for many years. Some have been recognised as nationally important and so physically maintained and promoted by DOC. They are also important tourism assets that are a part of the visitor experience. They play a big part in attracting visitors to the area and generating economic benefit.</p>	<p>Add the following location to the heritage schedule:</p> <p>Nelson Creek Domain Gold Mining area</p> <p><a href="https://www.doc.govt.nz/parks-and-recreation/places-to-go/west-coast/places/greymouth-area/things-to-do/tracks/nelson-creek-walks/">https://www.doc.govt.nz/parks-and-recreation/places-to-go/west-coast/places/greymouth-area/things-to-do/tracks/nelson-creek-walks/</a></p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Greymouth Heritage Trust (S104)	S104.004	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	These places have been identified and used by the community as historic heritage sites for many years. Some have been recognised as nationally important and so physically maintained and promoted by DOC. They are also important tourism assets that are a part of the visitor experience. They play a big part in attracting visitors to the area and generating economic benefit.	Add the following location to the heritage schedule Gows Creek 1.2km gold mining tunnel <a href="https://www.topomap.co.nz/NZTopoMap/nz34698/Gows-Creek/West-Coast">https://www.topomap.co.nz/NZTopoMap/nz34698/Gows-Creek/West-Coast</a>
Greymouth Heritage Trust (S104)	S104.005	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	These places have been identified and used by the community as historic heritage sites for many years. Some have been recognised as nationally important and so physically maintained and promoted by DOC. They are also important tourism assets that are a part of the visitor experience. They play a big part in attracting visitors to the area and generating economic benefit.	Add the following location to the heritage schedule 4, Woods Creek <a href="https://www.doc.govt.nz/parks-and-recreation/places-to-go/west-coast/places/greymouth-area/things-to-do/tracks/woods-creek-track/">https://www.doc.govt.nz/parks-and-recreation/places-to-go/west-coast/places/greymouth-area/things-to-do/tracks/woods-creek-track/</a>
Greymouth Heritage Trust (S104)	S104.006	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	These places have been identified and used by the community as historic heritage sites for many years. Some have been recognised as nationally important and so physically maintained and promoted by DOC. They are also important tourism assets that are a part of the visitor experience. They play a big part in attracting visitors to the area and generating economic benefit.	Add the following location to the heritage schedule. Greymouth Railways Signal Box Built 1904 <a href="https://www.flickr.com/photos/philbraithwaitenz/9098846058">https://www.flickr.com/photos/philbraithwaitenz/9098846058</a> <a href="https://commons.wikimedia.org/wiki/File:Signal_Box_Greymouth.NZ_(13595863765).jpg">https://commons.wikimedia.org/wiki/File:Signal_Box_Greymouth.NZ_(13595863765).jpg</a> <a href="https://westcoast.recollect.co.nz/nodes/view/26436">https://westcoast.recollect.co.nz/nodes/view/26436</a>
Greymouth Heritage Trust (S104)	S104.007	Historic Heritage	Overview	Amend	There appears to be no guidelines that provide instruction for adding Heritage items or defining what a Heritage item is. Guidelines would save a lot of time in that people would then know what is accepted as heritage places.	That the Plan Include a statement that provides guidelines on how and when heritage sites / buildings can be added to the Plan and what attributes are required before a site or building would make it onto the plans Heritage List



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Greymouth Heritage Trust (S104)	S104.008	Historic Heritage	Other Methods	Amend	Its not viable for our community to put sufficient resources in place right now to protect all assets immediately but if we start with a little now this will build to create a resource that is cost effective and have significant community benefits. This fund recognises that there is a cost to Heritage Building and site owners to maintain them in a way that protects the Heritage values, This cost often provides a benefit to the community but not to the owner.	That the Plan requires councils to provide for a Heritage Protection Fund and a Long Term Heritage Assets Maintenance Plan so that identified Heritage assets are not left to Demolition by neglect.
Greymouth Heritage Trust (S104)	S104.009	Historic Heritage	Historic Heritage Policies	Amend	Some modern activities and buildings will be the heritage areas and items of the future. These need to be identified now for example some current mining activity may provide for future heritage assets if "remedial" works did not completely eradicate signs of the activity. Or a new building could be identified now as being a significant representation of its type and purpose so that it gets identified as being worthy of keeping in its current "look" for the future.	That the Plan promotes the identification of human activity in the now that will become Heritage assets in the future.
Griffen & Smith Ltd (S253)	S253.001	Planning Maps and Overlays	Commercial Zone	Support	Griffen & Smith support the rezoning of their site (Lot 1 DP 3493 and Sections 444 to 457 Town of Greymouth) as COMZ - Commercial Zone, as it most accurately reflects the existing use of the site. This more appropriate zoning will significantly reduce the chances of requiring further resource consent if they ever seek to expand or change the layout of the Mitre 10 Mega store.	Retain the zoning of the Mitre 10 Mega Greymouth site as COMZ Commercial Zone.
Griffen & Smith Ltd (S253)	S253.002	Planning Maps and Overlays	Commercial Zone	Support	Griffen & Smith support the rezoning of the land along Cowper Street (containing Westland Work gear, Ngāi Tahu Forestry and Coastal Health Clinic) as COMZ - Commercial Zone.	Retain Commercial Zone along Cowper St Greymouth for Westland Work gear, Ngāi Tahu Forestry and Coastal Health Clinic
Griffen & Smith Ltd (S253)	S253.003	Planning Maps and Overlays	Rezoning Requests	Amend	The extent of the COMZ zoning across Raleigh Street to Sawyers Creek is queried.	Rezoning proposed COMZ land Northeast of Raleigh Street and west of

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Northeast of Raleigh Street and west of the railway line, the land shown in the COMZ Zone is extremely unlikely to ever be developed. It is outside the protection of the Greymouth Flood Wall and would be at serious risk of inundation. Griffen & Smith submit that the COMZ boundary west of the railway line would more appropriately finish at their site i.e., the northeastern boundary of the Mitre 10 carpark on Lot 1 DP 3493.	the railway line to a more suitable zoning
Griffen & Smith Ltd (S253)	S253.004	Planning Maps and Overlays	Rezoning Requests	Amend	Query why the legal road at the southwestern end of the Mitre 10 site, Waterwalk Road, the lagoon, Raleigh Street, the railway corridor, and the flood wall have apparently defaulted to the GRUZ General Rural zone. These areas should be zoned in keeping with the adjoining zoning. For example, the flood wall and lagoon would more appropriately be zoned as Open Space, and the COMZ zone adjacent to Mitre 10 should include Waterwalk Road and the legal road to the south. This is consistent with the way roads have been zoned in the central business district and residential areas. This may be a wider issue to be considered during the TTPP development process.	Rezoning proposed COMZ and GRUZ land in Greymouth incl. legal road at the southwestern end of the Mitre 10 site, Waterwalk Road, the lagoon, Raleigh Street, the railway corridor, and the flood wall in the vicinity to the same as the adjacent land.
Griffen & Smith Ltd (S253)	S253.005	Planning Maps and Overlays	Natural Hazards	Support	The flood susceptibility overlay excludes the buildings on the Mitre 10 Greymouth site and is therefore generally acceptable.	Retain flood susceptibility overlay boundaries in relation to Mitre 10 Greymouth.
Griffen & Smith Ltd (S253)	S253.006	Natural Hazards	Natural Hazards Rules	Support	It is noted that in all natural hazard overlay areas, existing buildings can be replaced if destroyed or damaged by fire, natural disaster or Act of God (Rule NH - R1)	Retain approach to replacement of existing buildings in Rule NZ - R1 rules taking into consideration that the 1% AEP level may change over time.
Griffen & Smith Ltd (S253)	S253.007	Planning Maps and Overlays	Natural Hazards	Oppose	The Coastal Hazard Alert overlay covers most of the Mitre 10 Mega site, including the main shop building and the large storage	Remove the Coastal Hazard Alert overlay from the Mitre 10 Greymouth site

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>shed in the yard. Griffen &amp; Smith object to this overlay affecting their site. They submit that the boundary of the overlay appears arbitrary, being "straight-lined" through their site, and has potential to unfairly affect their insurance cover in future. The overlay excludes the buildings on the western side of Waterwalk Road south of the lagoon, and submits that these buildings are more likely to be inundated in the event of a coastal surge due to their location near the lagoon. Refer to submission for plan showing LIDAR ground levels along Waterwalk Road and detail on floor levels within the Mitre 10 Mega buildings.</p> <p>Griffen &amp; Smith submit that mitigation measures against inundation have already been implemented at the time of building on their site. Furthermore, the Coastal Hazard Alert overlay does not appear to account for the protection afforded by the Greymouth Flood Wall, including floodgates designed to stop water from flowing along the railway line and/or backing up through the culvert under Raleigh Street into the lagoon. We note that the Coastal Tsunami Hazard overlay does take into consideration the Greymouth Flood Wall system.</p>	
Griffen & Smith Ltd (S253)	S253.008	Commercial Zone	COMZ - R1	Amend	<p>Rule COMZ - R1(4) is too restrictive when taking the purpose of the zone into consideration. The Zone is designed to accommodate predominately large-format buildings, yet this rule restricts building length to 20m where sites adjoin Residential zones. A significant number of Commercial sites adjoin Residential zones.</p> <p>Although this does not affect the Mitre 10 Mega site, Griffen &amp; Smith consider that a</p>	Remove the building length restrictions from the rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					20m building length would unduly restrict new development in the Commercial Zone. Anything much larger than a standard residential dwelling would require resource consent, and we consider that this would discourage development. Setback, recession plane and landscaping requirements for the zone are sufficient to address amenity concerns.	
Griffen & Smith Ltd (S253)	S253.009	Commercial Zone	COMZ - R6	Support	The Restricted Discretionary status for non-compliance with the recession plane performance standard (COMZ - R6) is supported. It is noted that this rule does not refer to non-compliance with the building length performance standard referred to in its title.	Retain COMZ - R6
Griffen & Smith Ltd (S253)	S253.010	Commercial Zone	COMZ - R8	Amend	The Zone is designed to accommodate predominately large-format buildings, yet this rule restricts building length to 20m where sites adjoin Residential zones. A significant number of Commercial sites adjoin Residential zones. A 20m building length would unduly restrict new development in the Commercial Zone. Anything much larger than a standard residential dwelling would require resource consent, and we consider that this would discourage development. Provided setback, landscaping and recession plane requirements are met amenity concerns are adequately dealt with.	Remove the maximum building length requirement set out in Discretionary Rule COMZ - R8(2).
Griffen & Smith Ltd (S253)	S253.011	Commercial Zone	COMZ - R3	Amend	Rule COMZ - R3 (Fences, Walls and Retaining Walls) sets a maximum height at 2m. The amenity values of this height restriction are acknowledged; however, in the Commercial Zone, this height limit may not be practical as higher fences are likely to be required in this zone for security purposes.	Amend Rule COMZ - R3 so that fences (or parts of fences) that are higher than 2m are required to be permeable e.g., wire or netting when adjoining a Residential zone or fronting onto a road.

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Griffen & Smith Ltd (S253)	S253.012	Signs	SIGN - R1	Amend	<p>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. 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.</p> <p>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.</p>	Amend Rule SIGN - R1 to clarify that signage lettering should be larger than the minimum size stated and to exclude lower speed roads from the requirements of SIGN - R1(10)(iii) within the Commercial, Mixed Use, and Industrial zones.
Griffen & Smith Ltd (S253)	S253.013	Natural Hazards	Natural Hazards Rules	Support	We support the rules that new unoccupied buildings or additions/alterations for buildings for commercial/industrial activities can be constructed as a permitted activity in the Flood Susceptibility and Coastal Alert overlays providing finished floor levels are 300mm above a 1% AEP flood event (Rules NH - R7, R8, R39 and R40).	Retain provisions in Rules NH - R7, NH-R8, NH-R39 and NH-R40 in relation to new unoccupied buildings and additions/alterations for commercial and industrial buildings
Groundswell NZ (S562)	S562.001	Whole Plan	Whole plan	Oppose	The use of the RMA zoning approach to protecting natural and cultural values is delivering worse outcomes for those values and failing to achieve the sustainable management purpose of the RMA. These zonings also conflict with councils' other obligations to their communities in terms of well-being and representation.	Seek that Te Tai o Poutini plan to be paused until the failings of the RMA outlined in this submission are addressed, and there is clarity around the NPS Indigenous Biodiversity and the RMA replacement the Natural and Built Environment Act (NBA).
Groundswell NZ (S562)	S562.002	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose	In taking this action the committee (and councils) have negatively impacted the values they were trying to protect and undermined councils' relationships with their constituents.	That the immediate legal effect applying to new zones such as SASMs be withdrawn.

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Groundswell NZ (S562)	S562.003	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Oppose	In taking this action the committee (and councils) have negatively impacted the values they were trying to protect and undermined councils' relationships with their constituents.	Withdraw the immediate legal effect for parts of the plan.
Groundswell NZ (S562)	S562.004	Whole Plan	Whole plan	Support	In taking this action the committee (and councils) have negatively impacted the values they were trying to protect and undermined councils' relationships with their constituents.	The immediate legal effect applying to new zones such as SASMs be withdrawn.
Groundswell NZ (S562)	S562.005	Whole Plan	Whole plan	Amend	<p>The fact that most (84%) of the West Coast is in natural state protection under DOC.</p> <ul style="list-style-type: none"> <li>• Extensive areas of native forest, wetlands, and riparian habitat that have been retained on private land are putting those property owners at risk of substantial loss of rights, land use opportunities and loss of property values.</li> <li>• Significant hardship for some property owners impacted by zonings that capture all or a large % of their land. Wetlands is a prime example.</li> <li>• Concern over having multiple zones applying to properties.</li> <li>• The poorly conducted process behind the Sites and Areas of Significance to Maori. Uncertainty relating to future implications of zonings, particularly the ability of the Government to change the requirements relating to zonings.</li> <li>• The increase in regulations (particularly impractical and unworkable rules), increased complexity, length of time and cost for consents.</li> </ul>	<p>The sections relating to the following RMA Section 6 zoning issues be paused</p> <ul style="list-style-type: none"> <li>• Significant Natural Areas (SNA)</li> <li>• Outstanding Natural Landscapes, Outstanding Natural Features and other landscape zonings coming under various names</li> <li>• Sites and Areas of Significance to Maori (SASM), cultural sites, and cultural landscapes</li> <li>• Wetlands</li> <li>• Riparian margins</li> </ul>
Groundswell NZ (S562)	S562.006	Natural Environment Values	Natural Environment Values	Oppose	These fail to meet the purpose of the RMA. We submit natural, historic, and cultural values be protected through an alternative mechanism that is outcomes focused and	The sections relating to the following RMA Section 6 zoning issues be removed

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					supports and empowers property owners. We would like to discuss options. One of those options is an action plan that sits outside the formal plan but is referenced as meeting the councils RMA requirements.	<ul style="list-style-type: none"> <li>• Significant Natural Areas (SNA)</li> <li>• Outstanding Natural Landscapes, Outstanding Natural Features and other landscape zonings coming under various names</li> <li>• Sites and Areas of Significance to Maori (SASM), cultural sites, and cultural landscapes</li> <li>• Wetlands</li> <li>• Riparian margins</li> </ul>
Groundswell NZ (S562)	S562.007	Whole Plan	Whole plan	Not Stated	We recognise our submission requests may be a challenge under current case law.	That the West Coast councils, on behalf of their constituents, highlight the failings of the RMA (particularly section 6 requirements) and lobby local and central government to make legislative changes to address these failings.
G.T FARMS LTD (S273)	S273.001	Whole Plan	Whole plan	Amend	We G.T Bradly farms ltd wish to propose a submission regarding the following blocks of land. Valuation numbers as following - 2574018400, 2574041600, 2574041900, 2574018100, 2574041700. We would not like to see any changes on this land affecting our day to day farming this land and our business.	That provisions within the Plan do not affect the day to day farming and business on Valuation numbers as following - 2574018400, 2574041600, 2574041900, 2574018100, 2574041700 (355 Old Christchurch Road -TBC).
Hadley Mills (S534)	S534.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	I consider the basis of the assessment is incorrect and that the ONLs have been assessed at a National or International Scale not at a district/regional level, with insufficient ground truthing to justify assigning Outstanding status to 1.8million hectares of land.	Remove the ONL overlay
Hadley Mills (S534)	S534.002	Natural Features and Landscapes	Natural Features and Landscapes	Oppose	I consider the basis of the assessment is incorrect and that the ONLs have been assessed at a National or International Scale not at a district/regional level, with insufficient ground truthing to justify assigning	Remove the policy framework for ONLs and add a new policy outlining how the Conservation Act already provides for RMA S6(b) protection OR Remove the ONL overlay (keeping the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Outstanding status to 1.8million hectares of land.	relative policy framework) and insert a new policy that simply states - ONLs will be assessed, identified and mapped, strictly within the context of the West Coast, using a robust (including appropriate site by site ground truthing) methodology. This assessment, identification and mapping will occur within 5 years of when this plan comes into effect or when the West Coast Regional Council, who must fund the TTPP, has the appropriate resources to do so.
Hadley Mills (S534)	S534.003	Natural Environment Values	Natural Environment Values	Amend		Thata series of permitted activity rules be written to allow for future bush clearing, earthworks, waterway culverts, bridge building and any other activities and land useassociated with the development, use and maintenance of multi-use recreation trails (similar to the West Coast Wilderness Trail). These permitted activities should cut across all overlays except for perhaps wetlands layers. Permitted activities should have strict environmental conditions regarding things like, clearance width, earthworks volume limits /km etc.
Hadley Mills (S534)	S534.004	Whole Plan	Whole plan	Oppose	I am concerned that some parts of the plan have been written from a national planning perspective, not taking into consideration West Coast resource management nuances or the interests of Coasters and their future generations.	Withdraw the plan and undertake a full independent review.
Hamish Macbeth (S307)	S307.001	Natural Hazards	Coastal Severe and Coastal Alert Overlay	Oppose in part	The Coastal Hazards Report was unavailable when the proposed Plan was released. I would like to see the coastal	That the overlay be discussed with affected landowners and on-site inspections be conducted in order to



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					<p>hazards report and be given a chance to comment on it before any decision is made relating to our property.</p> <p>I wish to understand what heights of protection above sea level are considered safe for continued habitation and development and even subdivision.</p> <p>Presumably, the planning team at WCRC have made some decisions about these matters as they must also relate to urban areas and many other rural properties.</p> <p>I also wish to understand what the WCRC considers are appropriate heights for highways and local government roads, and what safeguards or provisions are in place for those strategic assets.</p> <p>We have recently, and purposefully, rebuilt our house on piles at a height above the Karamea Highway.</p>	<p>establish an accurate overlay. The report which has been prepared for WCRC should be publicly available before any decisions are made, and meaningful consultation with any affected landowner should be required. I have not identified all the policies and rules affecting the coastal alert overlay but I accept the need for the plan to make provision for sea level rise.</p>
Hamish Macbeth (S307)	S307.002	Planning Maps and Overlays	Natural Hazards	Oppose in part	<p>We have lived at our current property for about 30 years. In that time, there have been many river floods. Our property has never flooded as a consequence of the rivers in our area being in flood. Somehow, the high river levels do not affect our property or those around us. I would like to see the modelling rationale and data before accepting any decisions regarding the flood susceptibility overlay.</p>	<p>A discussion with affected landowners is sought before decisions are made with regard to the boundary of the flood susceptibility overlay.</p>
Hamish Macbeth (S307)	S307.003	Natural Hazards	NHR3	Amend	<p>Our current property on the western side borders the fringe of the Otumahana Estuary and has had a sea wall to protect it from sea surges for many years prior to us purchasing the property. The frontage is about 400 metres.</p> <p>Over time, we have continued to enhance the wall to protect against rising tides. We have also constructed access roads at the northern and southern end of the property to</p>	<p>I urge the decision makers to allow as permitted activities, the improvement of protective barriers such as seawalls which already exist. I also request that reasonable provision be made for the possibility of subdivision and land improvement and development on suitably protected land.</p>

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					connect the main Karamea Highway with the sea wall, at the same height as the sea wall. We are therefore surrounded by a wall which consists of the main road and three other structures.	
Hamish Macbeth (S307)	S307.004	Natural Hazards	NHP13	Support	We have recently, and purposefully, rebuilt our house on piles at a height above the Karamea Highway.	I support such provisions as the advice note 3 for NH P 13 which suggests increasing the finished floor levels.
Hamish Macbeth (S307)	S307.005	Natural Hazards	NHR10	Support in part	I probably support rules such as NH R 10 and R 38 although I have not seen any report or data which identifies land in the Karamea area, and our property in particular, which is already 500 mm above the 1% AEP flood event.	Retain NH R10.
Hamish Macbeth (S307)	S307.006	Subdivision	SUB - R13	Amend	We have lived at our current property for about 30 years. In that time, there have been many river floods. Our property has never flooded as a consequence of the rivers in our area being in flood. Somehow, the high river levels do not affect our property or those around us.	That subdivision is still a possibility within the Flood Susceptibility overlay.
Hamish Macbeth (S307)	S307.007	Natural Hazards	NHR38	Support	I probably support rules such as NH R 10 and R 38 although I have not seen any report or data which identifies land in the Karamea area, and our property in particular, which is already 500 mm above the 1% AEP flood event.	Retain NH R38
Hanna Nicholas (S170)	S170.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 12	Oppose	It decreases the value of the property with no compensation. Issues for selling the property in the future.	Oppose to SASM12.
Hapuka Landing Limited (S514)	S514.001	Planning Maps and Overlays	Rezoning Requests	Amend	HPL seeks the appropriate enablement of activities envisaged by the subdivision and land use consents, and any ancillary activities that might reasonably be anticipated, in the TTPP. Hapuka Landing is	Rezoning of Lots 1-18 DP 498766, Lot 19 DP 498766 and Lot 100 498766, being 'Hapuka Landing', from General Rural Zone ( <b>GRZ</b> ) to Settlement Zone with a Coastal Settlement Precinct; or, in the

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					an 18-lot development of moderate density in a small settlement, and this should be reflected in the TTPP zoning. Residential use is consented at Hapuka Landing, and that use should be recognised. Various activities expected in a rural residential context, and ancillary to this consented development, should be enabled. These activities include, but are not limited to, home business and visitor accommodation, swimming pools, fencing, domestic animal shelters, sheds and other structures, and construction activities including earthworks and vegetation clearance. A particular feature of the development (as indicated by the name of the subdivision and access road) is provision for access via aircraft landing on the site, within the balance lot. Landing of aircraft, including helicopters, and related infrastructure (airstrips, landing areas, helicopter pads and hangars) should be enabled.	alternative, any other such zoning which recognises the existing environment (including consented residential dwellings, ancillary buildings and residential use generally) and activities appropriate in a residential context.
Hapuka Landing Limited (S514)	S514.002	Coastal Environment	CE - R4	Amend	Restrictions on ground floor area and/or building footprints are activity-based rather than effects-based as increased ground floor area/building footprint does not automatically correlate to increased effects on coastal character (or increased risk of natural hazards for that matter). In any case, the ground floor area limitations provided (200m <sup>2</sup> in Coastal Environment, and 100m <sup>2</sup> (or 50m <sup>2</sup> increase) in the High Coastal Natural Character Area) are overly restrictive and do not appropriately provide for rural and residential use.	Amending CE-R4 to ensure that standards are appropriate for residential use, including by increasing the permitted gross ground floor area of new buildings.
Hapuka Landing Limited (S514)	S514.003	Coastal Environment	CE - R5	Amend	HPL seek all amendments to the TTPP provisions necessary in order to ensure that consented and anticipated activities are enabled across Hapuka Landing.	Amending CE-R5 to increase the permitted ground floor area and building footprint limits to allow for appropriate

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						residential use.
Hapuka Landing Limited (S514)	S514.004	Planning Maps and Overlays	Natural Hazards	Amend	The Flood Plain overlay is unsubstantiated and represents an unnecessary duplication of the Coastal Hazard Severe and Coastal Hazard Alert overlays - both of which address inundation.	Remove the Flood Plain Overlay from the Lots 1-18 DP 498766, Lot 19 DP 498766 and Lot 100 498766, being 'Hapuka Landing' at Okuru
Hapuka Landing Limited (S514)	S514.005	Natural Hazards	NHR43	Amend	Non-complying and discretionary rules are not required to ensure management of natural hazard risk. There is no need to open up consent applications to assessment of all effects (and/or the gateway test) purely on the basis of natural hazard risk when this can be addressed independently. The risk of natural hazards, and/or any potential effects of natural hazards, are discrete issues that can be managed through a restricted discretionary activity status with matters of discretion that address natural hazard risk/potential effects.	Amending the activity status of NH-R43, relating to new buildings for sensitive activities or increases to net floor area of buildings for sensitive activities in the Coastal Hazard Alert overlay, from discretionary to restricted discretionary, with matters of discretion restricted to management of inundation effects.
Hapuka Landing Limited (S514)	S514.006	Natural Hazards	NHR44	Amend	Non-complying and discretionary rules are not required to ensure management of natural hazard risk. There is no need to open up consent applications to assessment of all effects (and/or the gateway test) purely on the basis of natural hazard risk when this can be addressed independently. The risk of natural hazards, and/or any potential effects of natural hazards, are discrete issues that can be managed through a restricted discretionary activity status with matters of discretion that address natural hazard risk/potential effects.	Amending the activity status of NH-R44, relating to new buildings for sensitive activities or increases to net floor area of buildings for sensitive activities in the Coastal Hazard Severe overlay, from non-complying to restricted discretionary, with matters of discretion restricted to management of inundation and erosion effects.
Hapuka Landing Limited (S514)	S514.007	Sites and Areas of Significance to Māori	SASM -R4	Amend	Small scale clearance of indigenous vegetation on privately owned residential properties (including the jointly owned balance lot and accessway), is unlikely to interfere with any of the values listed for	Amendment to SASM-R4 to permit indigenous vegetation clearance of a specific area (indicatively, 100m2), and/or indigenous vegetation clearance associated with ongoing residential use/maintenance; or, in the alternative,

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					SASM197 (being Kāinga, Nohoanga, Urupā and Mahinga kai).	exclude SAMS197 from the application of this rule.
Hayden Kendrick (S259)	S259.001	Planning Maps and Overlays	Natural Hazards	Oppose	<p>If a site investigation was carried out or any proper background checking was done, then they would not be including our property and many others around it due to the fact we sit approximately 30m above river level. Having lived on the property for the last 21 years and seen many large floods during this time, I can confirm that we are in no way at any risk of flood waters entering our property due to our elevation.</p> <p>We have a real concern this proposed change of putting us in a flood plain Zone incorrectly will have negative effects for our property in the following ways;</p> <p>*Reduce our ability to get insurance for our business and all our infrastructure located on it for no practical reason other than this incorrect, haphazard map zoning us in it.</p> <p>* Negative impacts for us regarding bank lending, how the banks view and value our property, ability to source capital from banks if needed in the future, potential interest rate increase due to increased risk.</p> <p>*Being incorrectly zoned as a flood plain would negatively impact our property value and saleability.</p>	Amend the Flood Plain Overlay to be a true and correct account of how the Grey valley geographically sits using contour maps, GPS and site investigation. Anything less is an insult to our rights as property owners and to future generations.
Heather Muir (S385)	S385.001	Mineral Extraction Zone	Mineral Extraction Zone	Oppose	<p>We don't need special mineral extraction zones. There is already a process for lawful mining. The zone includes public conservation land. Although we need some coal for making steel it can be sourced from other places that have lesser ecological values. While more mining might bring short term economic gain- the damage to this area is permanent</p>	Delete Mineral Extraction Zones from the Plan

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Heather Muir (S385)	S385.002	Buller Coalfield Zone	Buller Coalfield Zone	Oppose	We don't need to have coalfield zones. There is already a process for lawful mining. The zone includes some public conservation land. Promoting new mining activities there fails to recognise the special character of this area- There is wide spread agreement by ecologist and life scientists that the Denniston + Stockton plateau contains rare and unique plant and animal biodiversity, and spectacular land forms. The promotion of new mining activities fails to take this into account. Although we need some coal for making steel it can be sourced from other places that have lesser ecological values. While more mining might bring short term economic gain- the damage to this area is permanent	Delete Buller Coalfield Zone from the Plan
Helen Carter (S209)	S209.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 44	Oppose	I own a property within the SASM44 Rapahoe to Nine Mile area. In relation to SASM44 I would like clarification from Ngai Tahu as to why the cliff top where my house is situated is an area of Significance and what is specifically meant by the vague title of 'Ancestors Embedded in the Landscape'. I do not believe that the cliff above the beach, where my property is situated is an area of significance to Maori. I am happy to be proved wrong if Ngai Tahu can provide evidence to the contrary.	Removal of the SASM on the area between Rapahoe and Nine Mile/Kotorepi.
Helen Carter (S209)	S209.002	Sites and Areas of Significance to Māori	SASM - O1	Amend	I have concerns about this wording: Recognise and provide for the exercise of tino rangatiratanga and kaitiakitanga by Poutini Ngāi Tahu in decisions made in relation to identified sites and areas of significance in Schedule Three. My understanding of tino rangatiratanga is that it can mean "full exclusive and undisturbed possession" of the land as well	Reword objective to remove reference to Tino rangatiratanga

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					<p>as potentially "domination", "control", "rule", "power". Am I happy that another group of people are wanting to use this language in relation to land I own? No. This needs to be re-worded.</p> <p>Adding in Ngai Tahu to every decision in governance would seem to me to be impractical, time consuming, expensive and not really allowing for the smooth running of the local authority.</p>	
Helen Carter (S209)	S209.003	Sites and Areas of Significance to Māori	SASM - O2	Amend	<p>I am concerned about this wording: Poutini Ngāi Tahu are able to access, maintain and use areas and resources of cultural value within identified sites, areas and cultural landscapes Whereas I understand the intentions behind this statement this effectively gives Ngai Tahu the right to access my property. Putting in place vague legalities could end up causing issues in the future. This suggests that Ngai Tahu have the right (legal right?) to access my property if they choose, for food gathering, cultural activities and have absolute authority over my land. There's probably no good reason that this would ever happen, but why then put it in a document? This needs to be changed.</p>	Amend Objective 2 so this excludes private land.
Helen Carter (S209)	S209.004	Sites and Areas of Significance to Māori	SASM - P14	Amend	<p>I am concerned about this wording Measures are taken to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for mahinga kai, karakia, monitoring, cultural activities and ahi kā roa. Poutini Ngāi Tahu are able to access, maintain and use areas and resources of cultural value within identified sites, areas and cultural landscapes. Whereas I understand the intentions behind this statement this</p>	Amend Policy 14 to exclude private property from provisions in relation to access and delete reference to ahi kā roa.

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					effectively gives Ngai Tahu the right to access my property. Putting in place vague legalities could end up causing issues in the future. This suggests that Ngai Tahu have the right (legal right?) to access my property if they choose, for food gathering, cultural activities and have absolute authority over my land. There's probably no good reason that this would ever happen, but why then put it in a document? This needs to be changed.	
Helen Carter (S209)	S209.005	Interpretation	Interpretation	Amend	Some Māori phrases are not defined.	Request English definitions to Maori phrases
Helen Carter (S209)	S209.006	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose	My only other concerns were about making changes to property footprint or earthworks in SASM and changes to this needing to go through Ngai Tahu, but it looked like these weren't directly applicable to SASM44. It does, however, sound like a lot of extra paperwork which could potentially be costly (will Ngai Tahu be taking a fee for this? Will this become a money gathering activity?) and it looks time consuming.	Not stated
Helen & Graeme O'Dea (S374)	S374.001	Whole Plan	Whole plan	Neutral	We wish to remain neutral as none of the rules will affect our property and we wish to keep it this way.	As the property owners of 6 Tindale Road, Greymouth we wish to remain neutral as there are no rules over our land and we wish to keep it this way.
Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.001	Public Access	Public Access	Support	We appreciate the improved recognition of the value of public access in the proposed plan. We support the inclusion of community values and rules that recognise and enable more public access and particularly walking, cycling and other means of active transport.	Retain public access approach in the plan



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					These connect communities and reduce the need to use vehicles.	
Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.002	Transport	TRN - O3	Amend	The focus of the objective has shifted from that of the exposure draft. It appears to give less importance to pedestrians and cyclists, referring to them in relation to amenity only, rather than accessibility, safety and connectivity. We recommend returning to the previous version.	Amend TRN-O3 as follows: To enable accessibility, safety, <del>and</del> connectivity <b>and amenity</b> of land transport infrastructure <del>and consider the amenity</del> of all transport users, including pedestrians and cyclists.:
Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.003	Public Access	Overview	Amend	<p>To provide a connection between the Public Access overview and objectives, and the provision of access to public resources, we recommend that the second sentence be extended.</p> <p>The introduction to Public Access concludes with notes about Unformed Legal Roads. The second sentence here notes that many unformed legal roads "cross private land or traverse sensitive ecological environments and careful decision making is needed to ensure that any new provision for public access through unformed legal roads is undertaken in a way that the impacts on natural resources and the safety and security of private landowners are well managed to avoid adverse effects on those resources and private landowners." We recommend that this be reworded as legal roads cannot cross private land, and the right of the public to pass and repass over legal roads is enshrined in law. Certainly, the safety and security of private landowners can be considered and managed should the legal road be used for public access, whether for a single walker or a newly formed road. However, the right of passage must be the priority and managing safety and security is likely to be the responsibility of the adjacent landowner.</p>	<p>Amend Overview to extend the second sentence as follows: 'Provision of public access to waterbodies is also included in the primary purpose of the Walking Access Act 2008, <b>which is to "provide the New Zealand public with free, certain, enduring and practical access to the outdoors (including around the coast and lakes, along rivers, and to public resources) so that the public can enjoy the outdoors."</b></p> <p>Reword notes around unformed legal roads second sentence as follows:<b>Many separate or are adjacent to areas of private land or traverse sensitive ecological environments. Careful decision-making is needed to ensure any new public use of an unformed legal road is undertaken in a way that minimises any adverse effects on indigenous fauna and flora. Concerns of private landowners should be considered and mitigated where possible, although the right of the public to pass and repass over the legal road will be prioritised."</b></p>

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Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.004	Natural Character and Margins of Waterbodies	Overview	Amend	In the second sentence of the Overview, we recommend including recreation as a key value of waterbodies and their margins. The third paragraph of the Overview notes collaboration between district and regional councils and Poutini Ngāi Tahu for integrated management of waterbodies. We recommend that the Department of Conservation, NZ Landcare Trust, catchment care and other restoration groups, and Herenga ā Nuku Aotearoa, the Outdoor Access Commission be included here. Waterbodies provide significant active and passive recreational opportunities, whether for fishing, kayaking, coast or backcountry access, or simply sitting quietly. Public access is a key consideration. For example, when a landowner is considering fencing to protect riparian values, removing crack willow or other weeds and/or planting native species, such actions should not obstruct access where it is available. Where access can be provided, it should be included in project planning. The opportunities for access and recreation in relation to waterbodies and their margins can be reinforced at the end of the Overview.	Extend the second sentence of the Overview ed as follows: " <b>Waterbodies are connected (Ki uta ki tai -- from the mountains to the sea) and have important values, including for biodiversity, cultural, recreational or historical reasons.</b> " Add the following to the end of the Overview : " <b>Rivers, streams, lakes and wetlands have important recreational values including opportunities for access to and along waterways.</b> "
Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.005	Sites and Areas of Significance to Māori	SASM - P3	Support	Support the identification of Poutini Ngāi Tahu Cultural Landscapes and provide for their protection through the use of overlays and Plan provisions.	Retain POU-P3 as in the proposed Plan.
Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.006	Sites and Areas of Significance to Māori	SASM - P10	Support	:POU-P10: Protect Poutini Ngai Tahu taonga and cultural sites, including sites and areas of significance to Maori identified in Schedule Three while ensuring Poutini Ngāi Tahu's key role in decision making around their management. It is important to protect sites and areas with significant associations to cultural traditions, history or identity. Some of	Amend the Plan so that there are cross reference and notes that clarify that management of cultural sites and landscapes will not result in any loss of public access where legally available.

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					these cultural landscapes may remain to be identified. Several objectives and policies within the plan refer to cultural sites and landscapes, however, it is not clear how cultural sites and landscapes will be defined or managed. We recommend noting within the Public Access section that management of cultural sites and landscapes will not result in any loss of public access where legally available.	
Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.007	Transport	TRN - P7	Amend	TRN-P7: Support increased cycling and walking by: a. Requiring larger developments to provide bicycle parking and b. Providing for off-road pedestrian and bicycle facilities [typo to be corrected] to complement facilities located within the road network. The specific means of supporting increased cycling and walking are limited to facilities.	Add an additional clause: <b>"Providing for connectivity within, between and across subdivisions and communities."</b>
Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.008	Transport	TRN - R5	Amend	TRN-R5: Establishment of shared pathways including cycleways and bridleways on public land	Add <b>"including all legal roads"</b> at the end of the sentence.
Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.009	Natural Character and Margins of Waterbodies	NC - P1	Amend	NC-P1: 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 maintains the elements, patterns and processes that contribute to their natural character. We recommend adding "including public access" at the end of the sentence.	Amend NC - P1 by adding <b>"including public access"</b> at the end of the sentence.
Heritage New Zealand Pouhere Taonga (S140)	S140.001	Interpretation	ADDITIONS AND ALTERATIONS	Support	HNZPT supports the inclusion of a detailed definition of 'additions and alterations' specifically relating to historic heritage items	Retain definition as proposed.
Heritage New Zealand Pouhere Taonga (S140)	S140.002	Interpretation	ARCHAEOLOGICAL SITE	Oppose	We note that there is an automatic link for the word 'site' within the wording of the definition. This link provides an inaccurate definition of the word 'site' in relation to archaeology. An archaeological site is one which was associated with human activity	HNZPT requests the automatic link be removed from the word 'site' within this definition.

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					and may provide evidence relating to the history of New Zealand, regardless of title or legally defined allotments.	
Heritage New Zealand Pouhere Taonga (S140)	S140.003	Interpretation	HERITAGE FABRIC	Amend	<p>HNZPT supports this definition of heritage fabric, however we note that there is an automatic link for the word 'site' within the wording of the definition. This link provides an inaccurate definition of the word 'site' in relation to archaeology.</p> <p>HNZPT promotes the inclusion of interiors when recording a property but accepts the TToP's approach of only including interiors where they are specifically identified in SCHED1A Historic Heritage Items and Areas. We support clarification of this point in the definition of 'heritage fabric'.</p>	HNZPT requests the automatic link be removed from the word 'site' within the definition of 'heritage fabric'.
Heritage New Zealand Pouhere Taonga (S140)	S140.004	Interpretation	HERITAGE PROFESSIONAL	Support	HNZPT supports this clear definition of a heritage professional, which will avoid ambiguity when it comes to assessments and other work required by the rules of the Historic Heritage chapter.	Retain as proposed.
Heritage New Zealand Pouhere Taonga (S140)	S140.005	Interpretation	MAINTENANCE	Support	HNZPT supports the definition of maintenance specifically in relation to historic heritage.	Retain definition as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.006	Interpretation	RELOCATION	Support	HNZPT supports the distinction between 'relocation' of a heritage item to a new site and 'repositioning' of a heritage item within its existing site. Clearly defining these as two separate activities will avoid the potential for confusion or ambiguity.	Retain definition as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.007	Interpretation	REPOSITIONING	Support	HNZPT supports the distinction between 'relocation' of a heritage item to a new site and 'repositioning' of a heritage item within its existing site. Clearly defining these as two separate activities will avoid the potential for confusion or ambiguity.	Retain definition as proposed

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Heritage New Zealand Pouhere Taonga (S140)	S140.008	Abbreviations	NZHPT Act	Oppose	The wording and abbreviations are incorrect. The correct abbreviation is 'HNZPT Act' and the correct full term is 'Heritage New Zealand Pouhere Taonga Act 2014'.	HNZPT requests the abbreviation be amended to HNZPT Act and the full term be amended to Heritage New Zealand Pouhere Taonga Act 2014
Heritage New Zealand Pouhere Taonga (S140)	S140.009	STRATEGIC DIRECTION	UFD - 01	Amend	<p>HNZPT supports objective UFD-01, in particular the reuse and development of existing buildings.</p> <p>However, we note that the proposed Strategic Directions do not include any objectives which promote the identification, recognition and protection of historic places or heritage items which are significant to the West Coast/Tai o Poutini's wider character and cultural heritage.</p> <p>The Strategic Directions chapter sets the scene in determining the most important issues within the district which all other chapters within the plan must be consistent with. We submit that such an objective should be included as recognition of the important contribution that historic heritage makes to the district's character and identity, and as an overarching acknowledgement that significant heritage will be protected from inappropriate subdivision, use, and development.</p>	HNZPT requests the inclusion of an additional point in UFD-01:x. Promotes the identification, recognition and protection of heritage resources which are significant to the West Coast/Tai o Poutini's character and cultural heritage, to ensure their protection for future generations.
Heritage New Zealand Pouhere Taonga (S140)	S140.010	Energy	ENG - P4	Support	HNZPT supports Policy ENG-P4 which seeks to minimise any actual or potential effects from new energy activities when located within or adjacent to historic heritage items or areas.	Retain policy as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.011	Infrastructure	Overview	Support	HNZPT supports the clarification contained in the overview stating, 'Where an infrastructure activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply'. We note that the Overlay Chapters	Retain as proposed

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					include Historic Heritage.	
Heritage New Zealand Pouhere Taonga (S140)	S140.012	Transport	Overview	Amend	<p>HNZPT supports the clarification contained in the overview stating, 'Where a transport activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply'.</p> <p>However, we note that the listed Overlay Chapters do not include Historic Heritage. We request additional wording be added as per the overview in the infrastructure chapter (point 011 above).</p>	HNZPT requests the wording be amended: 'Overlay Chapters - the Overlay Chapters have provisions in relation to Sites and Areas of Significance to Māori; Ecosystems and Indigenous Biodiversity; Natural Features and Landscape; Natural Character and Margins of Waterbodies; Natural Hazards; Historic Heritage and the Coastal Environment. Where a transport activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply'.
Heritage New Zealand Pouhere Taonga (S140)	S140.013	Hazardous Substances	HS - P2	Support	HNZPT supports policy HS-P2 which seeks to ensure that new or expanded major hazard facilities are located away from natural, historic and cultural overlay areas.	Retain policy as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.014	Hazardous Substances	HS - P3	Support	HNZPT supports policy HS-P3 which seeks to ensure that the establishment or expansion of significant hazardous facilities maintain adequate separation distances from sensitive activities and valued natural, cultural and historic heritage features.	Retain policy as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.015	Historic Heritage	Overview	Oppose in part	HNZPT supports the inclusion of advisory notes regarding archaeology in the overview of the Historic Heritage chapter - firstly providing the definition of an archaeological site and secondly explaining responsibilities under the HNZPT Act 2014. Owners or applicants may not fully understand the definition of an archaeological site or that a resource consent does not automatically allow the activities to occur on such a site. This clarification is important to ensure that archaeological sites are not damaged	HNZPT requests the wording be amended: ' <b>Under the Heritage New Zealand Pouhere Taonga Act 2014</b> , Archaeological sites are any place in Aotearoa New Zealand (including buildings and structures) that are associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. There are a large number of archaeological sites identified in the West Coast/Te Tai o Poutini. While all

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					through lack of understanding. However, we request some clarification regarding the pre-1900 date. Although the HNZPTA 2014 defines an archaeological site as that associated with human activity that occurred before 1900, the RMA does not identify such a timeframe. We promote that the Te Tai o Poutini Plan should enable protection of all archaeological sites within Schedule One regardless of date.	pre-1900 archaeological sites are protected under Heritage New Zealand Pouhere Taonga Act 2014, archaeological sites of particular significance to the community on the West Coast/Te Tai o Poutini are included in Schedule One and the Historic Heritage rules also apply to these archaeological sites. <b>This schedule can also contain post-1900 sites which have archaeological significance.</b> Alongside this, the New Zealand Archaeological Association has identified a list of archaeological sites of Māori origin. These are included in Appendix Ten for information.'
Heritage New Zealand Pouhere Taonga (S140)	S140.016	Historic Heritage	Overview	Amend	When archaeological sites are referred to as 'site', e.g., in the Historic Heritage chapter overview, the automatic definition box provides the National Planning Standard definition (i.e., area of land under a single title etc). This is not the correct definition of the word in relation to an archaeological site and is therefore misleading. This could be overcome by not using the abbreviation 'site', but rather always using the full term 'archaeological site'.	HNZPT requests that in relation to archaeology, any reference to 'site' is removed and the full term 'archaeological site' is always used.
Heritage New Zealand Pouhere Taonga (S140)	S140.017	Historic Heritage	Overview	Amend	The Proposed Plan provides the National Planning Standard definition for 'earthworks', however this definition is incorrect when referencing the Heritage New Zealand Pouhere Taonga Act 2014 because it is too narrow - specifically, earthworks in the NPS definition 'excludes gardening, cultivation, and disturbance of land for the installation of fence posts', but the HNZPTA 2014 refers to any 'activity that will or may modify or destroy'. HNZPT therefore requests that when referring to the HNZPTA 2014, the	HNZPT requests the wording be amended: 'If you discover a previously unknown archaeological site (for example, when you are undertaking earthworks) you must stop any work that could affect the <b>archaeological</b> site and contact HNZPT for advice on how to proceed.

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					term 'works' or 'works within an archaeological site' is used rather than 'earthworks'.	
Heritage New Zealand Pouhere Taonga (S140)	S140.018	Historic Heritage	HH - P3	Support	HNZPT supports the clarification of criteria to be used when assessing items for inclusion within SCHED1. This will assist owners and other Plan users to understand why a building or structure has been scheduled and what heritage values it holds.	Retain policy as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.019	Historic Heritage	HH - P4	Support	The conservation of a heritage building is usually facilitated by the place serving a useful purpose and for this reason, HNZPT actively promotes adaptive reuse. Such development has potential to elongate the life of a heritage item, which may otherwise be unviable. HNZPT therefore supports policy HH-P4 which seeks to enable the use, including adaptive reuse, of scheduled historic heritage items, while ensuring that their identified values are maintained.	Retain policy as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.021	Historic Heritage	HH - P5	Amend	HNZPT supports the principle of policy HH-P5 but considers that alterations for the primary purpose of improving structural performance, fire safety or physical access, should also where possible, be undertaken in a way that does not detract from an item of historic heritage value. The relevant rule, HH-R2, adequately addresses this. We therefore request the removal of point b) in the policy as it misleadingly indicates that these alterations may not need to meet with part a).	HNZPT requests the wording of policy HH-P5 be amended: 'When considering proposals for external alteration of historic heritage items identified in Schedule One, the following matters shall be considered: a) Any external alteration will not significantly detract from an item of historic heritage value; <b>orb) The alterations are for the primary purpose of improving structural performance, fire safety or physical access.</b> '
Heritage New Zealand Pouhere Taonga (S140)	S140.022	Historic Heritage	HH - P6	Amend	HNZPT supports the principle of policy HH-P6 but submits that, as the Councils are unlikely to have inhouse heritage expertise, consideration of the seven	HNZPT requests the wording of policy HH-P6 be amended: 'When considering proposals for relocation or repositioning of historic heritage items identified in Schedule One, the following matters shall



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					points should be undertaken by a suitably qualified heritage professional.	<del>be considered</del> <b>assessed by a suitably qualified heritage professional:...</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.023	Historic Heritage	HH - P9	Support in part	NZPT supports the principle of this policy, but considers Council should make the commitment to undertake a 10-year work programme to accurately map all NZAA sites, prioritising those of Māori origin.	HNZPT requests the wording of HH-P9 be amended: 'The Councils will work with Heritage New Zealand Pouhere Taonga and Poutini Ngāi Tahu to create a yearly work programme which will enable all NZAA sites <del>of Maori origin</del> on Te Tai o Poutini to be accurately mapped within the next ten years, prioritising sites <b>of Māori origin</b> . These will be included in the Planning Maps as a Plan Change'.
Heritage New Zealand Pouhere Taonga (S140)	S140.024	Historic Heritage	HH - R1	Oppose in part	The ICOMOS NZ Charter advises that where it is necessary to employ new materials, they should be distinguishable from the original. HNZPT is concerned that the wording of this rule does not make this clear and may not always result in distinguishable new work. As this is a permitted activity, we consider this should be made clear within the rule. HNZPT recommends that where such repair or maintenance work is not distinguishable, then the new materials should be date stamped. HNZPT also submits that all of these points should be met for the activity to be permitted, therefore the 'or' should instead be 'and'.	HNZPT requests the wording of HH-R1 be amended: 1. Where: a) There are no changes to the extent, floor levels, form, proportion and scale of the item; b) There are no changes to the design, texture, or form of the fabric; c) Use of materials other than those that are the same as the original, or most significant fabric, or the closest equivalent; <del>or</del> <b>and</b> d) There is no damage to the building or structure as a consequence of affixing scaffolding. <b>2. Where repair or maintenance work is not distinguishable from the original fabric, then the new materials should be date stamped.</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.025	Historic Heritage	HH - R3	Oppose in part	HNZPT supports the principle of policy HH-R3 which enables earthworks only where either an archaeological authority has been obtained or an Accidental Discovery Protocol commitment has been completed. However the word 'site' in the rule title is linked to the automatic definition box which provides the National Planning Standard definition (i.e., area of land under a	HNZPT requests the wording of rule HH-R3 be amended: 'HH-R3 - Minor Earthworks in a Historic Heritage Area or <b>Archaeological</b> Site identified in Schedule One'

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					single title etc). This is not the correct definition of the word in relation to an archaeological site and is therefore misleading. This could be overcome by not using the term 'site', but rather using the full term 'archaeological site'.	
Heritage New Zealand Pouhere Taonga (S140)	S140.026	Historic Heritage	HH - R4	Oppose	<p>The ICOMOS NZ Charter advises that the on-going association of a structure or feature of heritage value with its location, site, curtilage and setting is essential to its authenticity and integrity. HNZPT considers the relocation of a heritage item from its original setting should be avoided. Rare instances may arise where the relocation of a heritage item is a last resort to avoid demolition or loss, such as from sea level rise or other imminent and unavoidable danger. In these instances, repositioning or relocation may be a viable solution, but only when all other means of retaining the structure in its current location have been exhausted.</p> <p>HNZPT considers the proposed status of relocation or repositioning of a Historic Heritage item as a controlled activity does not provide sufficient protection, nor does it send the message that relocation is a last resort</p>	<p>HNZPT requests that historic heritage items be provided with greater protection from inappropriate repositioning or relocation, through amending the proposed activity status as follows:</p> <p>Repositioning a heritage item within its existing area or site: <b>Discretionary activity</b></p> <p>Relocating a heritage item to a new area or site: <b>Non-complying activity.</b></p>
Heritage New Zealand Pouhere Taonga (S140)	S140.027	Historic Heritage	HH - R6	Amend	<p>HNZPT does not support the inclusion of 'Repairs and Maintenance, Earthquake strengthening, fire protection and accessibility upgrades where Permitted Activity standards are not met' and 'Additions and Alterations and associated earthworks' in the same rule. These are very separate activities and grouping them together has the potential to be confusing for Plan users.</p>	<p>HNZPT requests, for ease of use and clarity, that 'Repairs and Maintenance, Earthquake strengthening, fire protection and accessibility upgrades where Permitted Activity standards are not met' and 'Additions and Alterations and associated earthworks' be considered under separate rules.</p>

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Heritage New Zealand Pouhere Taonga (S140)	S140.028	Historic Heritage	HH - R6	Amend	<p>1. HNZPT considers the term 'compatibility' could be ambiguous. To avoid uncertainty, we recommend this be reworded.</p> <p>2. HNZPT considers the inclusion of 'façade' in point c. is too specific and may be seen to attribute more value to the heritage item's façade than other external features.</p>	<p>HNZPT requests the wording of a) and c) be amended: 'Discretion is restricted to: a) <del>Compatibility of the form and materials and setting with in relation to</del> the Historic Heritage item <b>and its setting</b>;</p> <p>b) Methods to minimise the loss or destruction of the values which contribute to the item's Historic Heritage values as assessed by a suitably qualified heritage professional;</p> <p>c) <del>Compatibility of the treatment of the exterior including the facade</del></p>
Heritage New Zealand Pouhere Taonga (S140)	S140.029	Historic Heritage	HH - R7	Oppose	HNZPT considers the proposed status of relocation or repositioning of Historic Heritage item does not provide sufficient protection, nor does it send the message that these activities are a last resort. Refer to comments in point 025 of this submission.	HNZPT requests that relocation be a non-complying activity and repositioning be a discretionary activity.
Heritage New Zealand Pouhere Taonga (S140)	S140.030	Historic Heritage	HH - R8	Support	HNZPT supports the matters of discretion associated with rule HH-R8, which seek to minimise the effects of new structures in Historic Areas and to ensure they are compatible with existing structures and features.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.031	Historic Heritage	HH - R9	Oppose	<p>Under section (6)(f), the RMA identifies the protection of historic heritage as a matter of national importance.</p> <p>The impact of demolition of a heritage item is irreversible and as more heritage buildings are lost, we increasingly lose touch with the history and origins of our surroundings.</p> <p>Today's heritage items are tangible remains of the West Coast's rich and unique history. HNZPT therefore strongly advocates for demolition and destruction of heritage items to be a non-complying activity.</p>	HNZPT requests Demolition and Destruction of a Historic Heritage item or Historic Area be identified as a non-complying activity.

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Heritage New Zealand Pouhere Taonga (S140)	S140.032	Historic Heritage	HH - M1	Support	HNZPT strongly supports the Council's commitment to support owners of historic heritage items to maintain their assets through Council appropriate resources, as detailed in Other Methods.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.033	Sites and Areas of Significance to Māori	SASM - P1	Support	HNZPT supports SASM-P1 which seeks to protect the values of significant sites and cultural landscapes from the adverse effects of subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.034	Sites and Areas of Significance to Māori	SASM - P3	Support in part	HNZPT recommends that the ADP is only adopted where an Archaeological Authority has not been issued by HNZPT.	HNZPT requests the wording of SASM-P3 be amended:b. Upon accidental discovery of kōiwi(skeletal remains) or urupā ensure that the Accidental Discovery Protocol in Appendix Four is followed, <b>unless an Archaeological Authority has been issued by Heritage New Zealand Pouhere Taonga.</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.035	Sites and Areas of Significance to Māori	SASM - P7	Support	HNZPT supports the measures in SASM - P7 to P9 identifying practical methods to manage activities on significant sites.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.036	Sites and Areas of Significance to Māori	SASM - P8	Support	HNZPT supports the measures in SASM - P7 to P9 identifying practical methods to manage activities on significant sites.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.037	Sites and Areas of Significance to Māori	SASM - P9	Support	HNZPT supports the measures in SASM - P7 to P9 identifying practical methods to manage activities on significant sites.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.038	Sites and Areas of Significance to Māori	SASM - P8	Oppose in part	HNZPT recommends that the ADP is only adopted where an Archaeological Authority has not been issued by HNZPT.	HNZPT requests the wording of SASM-P8 be amended:b. The accidental discovery protocol in Appendix Four is adopted for any earthworks <b>unless an Archaeological Authority has been issued by Heritage New Zealand Pouhere Taonga;</b>

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Heritage New Zealand Pouhere Taonga (S140)	S140.039	Subdivision	SUB - O3	Support	HNZPT supports SUB-O3 which seeks to ensure that proposed subdivision design and development protects significant historical and Poutini Ngāi Tahu features and resources and responds to the physical characteristics and constraints of the site and surrounding environment.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.040	Subdivision	SUB - P3	Support	HNZPT supports SUB-P3 which seeks to enable subdivision where it will not compromise the identified characteristics and values identified in the Historic Heritage chapter and will achieve its relevant objectives and policies.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.041	Subdivision	SUB - R10	Support	Inappropriate subdivision can have an adverse impact on historic heritage sites and sites of significance to Māori. HNZPT therefore supports this dedicated rule for subdivision proposals in the Historic Heritage or SASM overlays. HNZPT also supports the provision that applications to subdivide a lot with a Historical Heritage feature will always be limited notified to HNZPT.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.042	Earthworks	Overview	Oppose in part	1. The Earthworks overview provides the NPS definition for 'earthworks', however this definition is incorrect when referencing the HNZPTA 2014 because it is too narrow - specifically, earthworks in the NPS definition 'excludes gardening, cultivation, and disturbance of land for the installation of fence posts', but the HNZPTA 2014 refers to any 'activity that will or may modify or destroy'. HNZPT therefore requests that when referring to the HNZPTA 2014, the term 'works' or 'works within an archaeological site' is used rather than 'earthworks'.  2. HNZPT supports the archaeological	HNZPT requests the wording be amended: 'Works and land disturbance affecting archaeological sites may also require authorisation under the Heritage New Zealand Pouhere Taonga Act 2014. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. <b>This is regardless of whether the site is scheduled in Te Tai o Poutini Plan or not, and is in addition to any</b>

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					advice note within the overview of the Earthworks chapter, which will act as a reminder for owners to check the status of their land prior to undertaking work. For clarity, and to ensure the Plan user understands the extent of archaeological requirements, we also request additional wording.	<b>resource consent obtained.'</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.043	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Support	HNZPT supports the list of criteria to assess the suitability of items for inclusion in SCHED1A.	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.044	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	HNZPT notes that this chapter does not include individual assessments to determine the significance of Historic Heritage buildings, structures or items. Such assessments are essential for understanding why the item has been scheduled and what specific features or values warrant protection. Without such assessments it can prove difficult for owners to understand why their item is important or for Council to justify decisions on resource consents.	HNZPT requests an assessment of each item included in SCHED1A be provided. This assessment should identify the item's heritage values and justify their protection under SCHED1A.
Heritage New Zealand Pouhere Taonga (S140)	S140.045	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	HNZPT notes that this chapter does not provide definitions for the Historic Heritage Values listed in SCHED1A. Without these definitions it can prove difficult for owners or Plan users to understand what these Historic Heritage Values include or mean.	HNZPT requests the inclusion of definitions for the Historic Heritage Values, either within the Historic Heritage policies or at the start of SCHED1A. Suggested definitions are as follows: Historical and social significance value: Historical and social significance values that demonstrate or are associated with a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political, or other patterns. Cultural and spiritual

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						<p>value: Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values. Architectural and aesthetic value: Architectural and aesthetic values that demonstrate or are associated with a particular style, period or designer, design values, form, scale, colour, texture, and material of the place. Technological and craftsmanship value: Technological and craftsmanship values that demonstrate or are associated with the nature and use of materials, finishes, and/or technological or constructional methods which were innovative, or of notable quality for the period. Contextual value: Contextual values that demonstrate or are associated with a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style, and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment. Archaeological and scientific significance value: Archaeological or scientific values that demonstrate or are associated with the potential to provide information through physical or scientific evidence</p>

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						and understanding about social, historical,cultural, spiritual, technological, or other values of past events, activities, structures, or people.
Heritage New Zealand Pouhere Taonga (S140)	S140.046	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH5	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Buller District Plan: HH5 - Denniston Historic Area	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.047	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH6	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Buller District Plan: HH6 - Griffiths Foundry Furnace	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.048	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH9	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Buller District Plan: HH9 - Archer House, 75 Queen Street	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.049	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH23	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Buller District Plan: HH23 - Stone house	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.050	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH24	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Buller District Plan: HH24 - Utopia Lodge	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.051	SCHED1A-SCHEDULE OF HISTORIC	HH27	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully	Retain as proposed



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		HERITAGE ITEMS AND AREAS			scheduled, in the Buller District Plan: HH27 - Big River Quartz Mine	
Heritage New Zealand Pouhere Taonga (S140)	S140.052	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH30	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Buller District Plan: HH30 - Oddfellows Hall	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.053	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH42	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Buller District Plan: HH42 - Miss Bells Log Cabin	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.054	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH43	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Grey District Plan: HH43 - Waipuna Station Homestead	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.055	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH45	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Grey District Plan: HH45 - Waiuta Historic Place	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.056	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH47	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Grey District Plan: HH47 - Runanga Miners Hall	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.057	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH65	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Grey District Plan: HH65 - Heatherbell Hotel	Retain as proposed

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Heritage New Zealand Pouhere Taonga (S140)	S140.058	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH71	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Grey District Plan HH71 - Greymouth Railway Station Historic Area	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.059	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH80	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Grey District Plan: HH80 - Regent Theatre	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.060	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH84	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Westland District Plan: HH84 - Kumara Swimming Pool	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.061	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH85	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Westland District Plan: HH85 - Customhouse (former)	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.062	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH103	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Westland District Plan: HH103 - Totalisator Building	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.063	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH105	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Westland District Plan: HH105 - Ross Historic Area	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.064	SCHED1A-SCHEDULE OF HISTORIC	HH108	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully	Retain as proposed

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		HERITAGE ITEMS AND AREAS			scheduled, in the Westland District Plan: HH108 - Guy Menzies Landing Site	
Heritage New Zealand Pouhere Taonga (S140)	S140.065	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH114	Support	HNZPT supports the protection, through inclusion in SCHED1A, of listed items that are currently either unscheduled, or not fully scheduled, in the Westland District Plan: HH114 - Hendes Gallery	Retain as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.066	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Support	HNZPT supports the identification, in SCHED1A, of any specific interior elements of importance. This will assist owners and Plan users to better understand the important features of their property and encourage them to contact Council prior to undertaking any works.	Retain reference to specific interior elements of importance in the Schedule as proposed
Heritage New Zealand Pouhere Taonga (S140)	S140.067	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH3	Amend	Heritage item HH3 in SCHED1A refers to registration, which could be confusing for the Plan user. We recommend this be amended to refer to the schedule.	HNZPT requests the wording in the Extentcolumn of HH3 be amended to:'...The concrete wall is included in, andmarks the boundary of, the <del>registration</del> <b>scheduled extent</b> .
Heritage New Zealand Pouhere Taonga (S140)	S140.068	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH24	Amend	Heritage item HH24 in SCHED1A refers to registration, which could be confusing for the Plan user. We recommend this be amended to refer to the schedule.	HNZPT requests the wording in the Extentcolumn of HH24 be amended to:'...The modern addition to the rear of UtopiaLodge (Former) is excluded from the <del>registration</del> <b>scheduled extent</b> .'
Heritage New Zealand Pouhere Taonga (S140)	S140.069	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH27	Amend	Heritage item HH27 in SCHED1A refers to Appendix 1 of the map in the registration report, which could be confusing for the Plan user. We recommend this reference be removed.	HNZPT requests the following wording in the Extent column of HH27 be removed:'...(Refer to map in Appendix 1 of the <del>registration report for further information</del> ).'
Heritage New Zealand Pouhere Taonga (S140)	S140.070	SCHED1A-SCHEDULE OF HISTORIC HERITAGE	HH88	Amend	Heritage item HH88 in SCHED1A refers to the List entry, which could be confusing for the Plan user. We recommend this be amended to refer to the schedule.	HNZPT requests the wording in the Extent column of HH88 be amended to:'...The timber cottage on the land parcel isnot included in the extent of the

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		ITEMS AND AREAS				List entry <b>scheduled extent.</b> '
Heritage New Zealand Pouhere Taonga (S140)	S140.071	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	HH96	Oppose	Heritage item HH96 in SCHED1A refers to an extent map tabled at the Rārangī Kōrero Committee, which could be confusing for the Plan user. We recommend this reference be removed.	HNZPT requests the following wording in the Extent column of HH96 be removed: '...( <del>See extent map tabled at the Rārangī Kōrero Committee meeting on 30 April 2019.</del> )'
Heritage New Zealand Pouhere Taonga (S140)	S140.072	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Amend	One of the purposes of the New Zealand Heritage List Rārangī Kōrero is as a source of information about historic places for the purpose of the RMA (HNZPTA s65(3)). The assessment process is currently underway for the Seddon House Site, Kumara to be included on the List. This site is not currently included on HH-SCHED1A. As HNZPT advocates for all Listed Historic Places to be included on district plan schedules, we submit that this site be included on HH-SCHED1A.	Amend: HNZPT requests that HH-SCHED1 be amended to include: <b>Seddon House Site 740-742 Otira Highway (State Highway 73) KUMARA Legal Description: Seddon House Historic Reserve (NZGZ 1981, p. 24; NZGZ 1988, p. 2396 and NZGZ 1989, p. 5301), Westland Land District Extent: 'Extent includes the land described as Seddon House Historic Reserve (NZGZ 1981, p. 24; NZGZ 1988, p. 2396 and NZGZ 1989, p. 5301), Westland Land District and the structures known as Seddon House Site thereon'.</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.073	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	Oppose in part	HNZPT supports the inclusion of the archaeological sites in SCHED1B, but without an associated assessment the question may be raised as to why these particular sites have been included and what is the justification for their inclusion.	HNZPT requests clarification on why these particular sites have been included and recommends assessment be undertaken to justify their inclusion.
Heritage New Zealand Pouhere Taonga (S140)	S140.074	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	ARCH5	Amend	ARCH5 of SCHED1B identifies the New Zealand Heritage List number but does not identify the listing type. For clarity and consistency with SCHED1A, we request this be added.	Amend: HNZPT requests the Heritage New Zealand Listing Reference column for ARCH5 be amended: <b>'HNZPT 7049 Historic Place Category 1'</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.075	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	ARCH15	Amend	ARCH15 of SCHED1B identifies the New Zealand Heritage List number but does not identify the listing type. For clarity and	Amend: HNZPT requests the Heritage New Zealand Listing Reference column for ARCH15 be amended: <b>'HNZPT 7762</b>

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					consistency with SCHED1A, we request this be added.	<b>Historic Place Category 1'</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.076	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	ARCH16	Amend	ARCH16 of SCHED1B identifies the incorrect New Zealand Heritage List number and does not identify the listing type. For clarity and consistency with SCHED1A, we request this be changed and added.	Amend:HNZPT requests the Heritage New Zealand Listing Reference column for ARCH16 be amended:' <del>HNZPT 9285</del> <b>9835 Historic Place Category 1</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.077	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	ARCH27	Amend	ARCH27 of SCHED1B identifies the New Zealand Heritage List number but does not identify the listing type. For clarity and consistency with SCHED1A, we request this be added.	Amend:HNZPT requests the Heritage New Zealand Listing Reference column for ARCH27 be amended:' <b>HNZPT 7051 Historic Area'</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.078	SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES	ARCH28	Amend	ARCH28 of SCHED1B identifies the incorrect New Zealand Heritage List number and does not identify the listing type. For clarity and consistency with SCHED1A, we request this be changed and added.	Amend:HNZPT requests the Heritage New Zealand Listing Reference column for ARCH28 be amended:' <del>HNZPT 7053</del> <b>7055 Historic Area'</b>
Heritage New Zealand Pouhere Taonga (S140)	S140.079	Appendix Four: Accidental Discovery Protocols	Appendix Four: Accidental Discovery Protocols	Support in part	HNZPT supports the principle of inclusion of an Accidental Discovery Protocol (ADP) in Appendix four, but consider the wording provided does not cover all requirements. We therefore request the wording of the HNZPT ADP be used.	HNZPT requests the wording of the HNZPTADP, attached in Appendix 3 of this submission, be used. <b>Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol</b> <b>the event that an unidentified archaeological site is located during works, the following applies;</b> <b>1. Work shall cease immediately at that place and within 20m around the site.</b> <b>2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.</b> <b>3. The Site Manager shall secure the site and notify the Heritage New Zealand Archaeologist.</b> <b>Further assessment by an archaeologist may be required.</b> <b>4 If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery,</b>

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						<p>and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act).5. If human remains (koiwi) are uncovered, the Site Manager shall advise the Heritage New Zealand Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi, NZ Police and Heritage New Zealand have responded.6. Works affecting the archaeological site and any human remains (koiwi) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.8. Heritage New Zealand will advise if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue. It is an offence under S87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted, or a consent has been issued under the Resource</p>

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						<p><b>Management Act. Heritage New Zealand Archaeologists contact details: Frank van der Heijden Gwen Hoopmann Senior Archaeologist Archaeologist Heritage New Zealand Pouhere Taonga Heritage New Zealand Pouhere Taonga 64 Gloucester Street, Christchurch 64 Gloucester Street, Christchurch PO Box 4403, Christchurch 8140 PO Box 4403, Christchurch 8140 Phone (03) 363 1884 (03) 363 1893 Email ArchaeologistCW@heritage.org.nz AsstArchaeologistCW@heritage.org.nz</b></p>
Heritage New Zealand Pouhere Taonga (S140)	S140.080	Historic Heritage	Historic Heritage	Support in part	<p>Te Tai Poutini West Coast has a wealth of unique and important history. This plays a central role in generating a feeling of identity and wellbeing, as well as encouraging intergenerational connection. The identification and protection of important historic heritage items can enhance the value and appreciation of the district to those who live and work there as well as to those who visit, in many cases also generating economic benefits. We therefore consider the appropriate management of the region's finite heritage resources to be essential. Adequate resource management requires a clear strategic direction relating to heritage protection backed by robust, unambiguous rules. It also requires sufficient information for identified heritage items to justify their inclusion in the Plan, to promote understanding of their values and to enable decisions to be well informed. HNZPT submits that the provisions of the Proposed</p>	<p>HNZPT seeks amendments to strengthen and clarify provisions within the Proposed Plan as they relate to the management and protection of historic heritage.</p>

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					Plan only go part way to meeting those requirements.	
Heritage West Coast (S426)	S426.001	SCHED1A-SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS	Not Stated	Heritage West Coast has an interest in the Te Tai o Poutini Plan especially as it relates to historical and cultural values and the natural environment where historical and cultural aspects are located or are integrated district and region wide.  Heritage West Coast wishes to speak to its relationship to sites, items and areas of significance as outlined in the Plan.	Not stated
Hindman Smartsaw Ltd (S37)	S37.001	Planning Maps and Overlays	Rezoning Requests	Amend	Our sawmill business has been operating from this site for 20+years. Harihari has only 1 small section of industrial zoned land (electronet substation) and our site here has a long history of industrial use	Lot 1 and lot 2 DP 462928, need to be zoned as industrial use
Horticulture New Zealand (S486)	S486.001	Interpretation	AGRICULTURAL, PASTORAL AND HORTICULTURAL ACTIVITIES	Oppose in part	The term 'rural production' is used in a number of places in the Plan which is a shorter description than 'Agricultural, pastoral and horticultural activities'. Intensive indoor primary production is a form of Agricultural, pastoral and horticultural activities and should be included as part of the activity.	Amend title of definition to 'rural production activities'. Amend references to 'agricultural, pastoral, horticultural activities' to 'rural production activities'. Delete exclusion of intensive indoor primary production from a)
Horticulture New Zealand (S486)	S486.002	Interpretation	EXISTING USE RIGHTS	Support in part	The RMA provides for existing use rights in Section 10. Tin the definition of existing use rights in the TTPP is a summarised version of the Act. Existing use rights under the Act should not be limited by the definition in the Plan.	Either include the definition of existing use rights from section 10 of the RMA or remove the definition as a whole.
Horticulture New Zealand (S486)	S486.003	Interpretation	LAWFULLY ESTABLISHED	Support in part	The definition for existing use rights refers to lawfully established activities so it needs to be clear how an activity is lawfully established. It is confusing and also incorrect to then state that lawfully established activities include activities permitted...by an existing use right. The definition can be restructured to make it clear that lawfully	Amend definition for lawfully established as follows: means activities provided for by one of the following: 1. permitted through a rule in a plan, or 2. a resource consent, or 3. a national environmental standard; or 4. by an existing use right (as provided



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					established can be achieved by a number of ways, which are independent of each other	for in Section 10 of the RMA)
Horticulture New Zealand (S486)	S486.004	Interpretation	Reverse sensitivity	Support in part	Inclusion of a definition for reverse sensitivity is supported. However, it would be better to rely on the definition of 'lawfully established' in the Plan rather than using 'approved, existing or permitted activity'.	Amend definition of reverse sensitivity: Means the potential for a lawfully established activity to be compromised or constrained by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by the lawfully established activity.
Horticulture New Zealand (S486)	S486.005	Interpretation	SENSITIVE ACTIVITY	Support	Identification of sensitive activities such as residential activities and educational facilities is appropriate.	Adopt as notified.
Horticulture New Zealand (S486)	S486.006	Interpretation	SIGNIFICANT ELECTRICITY DISTRIBUTION LINE	Oppose in part	A significant electricity distribution line is any line greater than 33kV. This would include many lines within the West Coast. It would be better to focus on key SEDL's.	Amend to voltage of 66kV or greater,
Horticulture New Zealand (S486)	S486.007	Rural Zones	GRUZ - PREC 5 - Highly Productive Land Precinct Policy	Amend	The plan refers to highly productive land, but the term is not defined. The NPSHPL describes HPL and provides for an interim definition until such time as mapping has been undertaken by the regional council. The plan also refers to versatile soils. There should be consistency is usage of terms.	Include a new definition for highly productive land: <b>Until the regional policy statement contains maps identifying highly productive land in the West Coast, highly productive land is: LUC 1, 2, or 3 land which is zone general rural or rural production and is not identified for future urban development.</b> Amend all uses of 'versatile soil' to 'highly productive land.'
Horticulture New Zealand (S486)	S486.008	STRATEGIC DIRECTION	AG - O1	Support in part	The reference should be to 'highly productive land' rather than 'versatile soils'.	Amend AG-O1 as follows: The productive value of highly productive land and agricultural land is maintained for current and future rural production activities.
Horticulture New Zealand (S486)	S486.009	STRATEGIC DIRECTION	AG - O2	Support in part	The term agriculture is limiting, and it is preferable to refer to rural production	Amend AG-O2: The significance of rural production

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					<p>activities that includes all agricultural and horticultural uses of rural land.</p> <p>The objective should be split so that there is a separate objective for rural industries as they are a distinct activity in the rural areas.</p>	<p>activities to the West Coast economy is recognised and provided for.</p> <p>New AG-O3: Enable the rural industries and services needed to maintain rural production activities in rural areas.</p>
Horticulture New Zealand (S486)	S486.010	STRATEGIC DIRECTION	NENV- O1	Support in part	<p>NENV-O1 seeks to protect a range of features. To be consistent with s6 of the RMA the focus should be on 'outstanding' natural features and landscapes and 'significant' indigenous biodiversity Protection of outstanding natural features and landscapes and significant indigenous biodiversity is from 'inappropriate subdivision use and development' - not protection per se.</p>	<p>Amend NENV-O1: The natural features that contribute to the West Coast's character and identity and Poutini Ngai Tahu's cultural and spiritual values are recognised by preserving natural character, and protecting outstanding natural features and landscapes and significant indigenous biodiversity from inappropriate subdivision use and development</p>
Horticulture New Zealand (S486)	S486.011	STRATEGIC DIRECTION	NENV - O4	Support	<p>Identification of areas where subdivision use, and development can occur is important.</p>	<p>Retain NENV-O4 b)</p>
Horticulture New Zealand (S486)	S486.012	STRATEGIC DIRECTION	UFD - O1	Support in part	<p>UFD-O1 is not written as an objective but rather a statement and a list of policies It should be clear what the strategic objective for urban environments on West Coast is.</p>	<p>Amend UFD-O1 as follows: UFD-O1 Urban environments and built form on the West Coast are attractive to residents, businesses and visitors and support the economic viability and function of town centres.</p> <p>Amend pUFD-O1 4-10 as UFD policies</p>
Horticulture New Zealand (S486)	S486.013	Energy	Overview	Oppose in part	<p>The Overview states that regionally significant infrastructure requires recognition and protection. HortNZ agrees it is important to the community and needs to be recognised and provided for. But applying a 'protection' elevates that infrastructure above</p>	<p>Amend ENG-Overview Para 1 and 2: Energy activities, including renewable electricity generation, transmission, distribution and operation are recognised as regionally significant infrastructure in the West Coast Regional Policy</p>

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					<p>other activities. HortNZ considers that an approach of recognise and provide for and not being compromised by incompatible activities ensures that other activities can occur alongside regionally significant infrastructure.</p> <p>The NPS-ET does not require 'protection' of the National Grid - it seeks that it is 'recognised and provided for'.</p>	<p>Statement. As such they need to be recognised and provided for as they are critical to the social, cultural and economic wellbeing of people and communities.</p> <p>The National Policy Statement for Electricity Transmission requires that the National Grid is recognised and provided for, with renewable electricity recognised in the National Policy Statement on Renewable Energy Generation.</p>
Horticulture New Zealand (S486)	S486.014	Energy	ENG - O1	Support	The importance of electricity infrastructure to the community is recognised.	Retain ENG-O1
Horticulture New Zealand (S486)	S486.015	Energy	ENG - O3	Support in part	As stated above HortNZ does not support the focus on 'protection'. The focus on providing for energy activities should be that they are not compromised by adverse effects of incompatible subdivision and development - rather than a 'protection'.	Amend ENG-O3 To provide for the development, operation, maintenance and upgrade of energy activities and ensure that they are not compromised by the adverse effects of incompatible subdivision, use and development.
Horticulture New Zealand (S486)	S486.016	Energy	ENG - O4	Support	A policy to recognise and provide for the National Grid is consistent with the NPS-ET.	Retain ENG-O4
Horticulture New Zealand (S486)	S486.017	Energy	ENG - P3	Support in part	As stated above HortNZ does not support the focus on 'protection'. The focus on providing for energy activities should be that they are not compromised by adverse effects of incompatible subdivision and development - rather than a 'protection'.	Amend ENG-P3 Minimise reverse sensitivity effects from subdivision, use and development on energy activities and ensure that ensure that the ongoing operation, maintenance, upgrade or development is not compromised.
Horticulture New Zealand (S486)	S486.018	Energy	ENG - P9	Support in part	The NPS-ET Policy 10 seeks that reverse sensitivity effects are avoided to the extent reasonably possible. The policy in the plan should be consistent with the NPSET.	Amend ENG-P9 e) Avoid, to the extent reasonably possible, potential for reverse sensitivity effects on the National Grid

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Horticulture New Zealand (S486)	S486.019	Energy	ENG - R6	Support in part	HortNZ seeks to ensure that horticultural activities can occur in and around SEDL's and considers that NZECP34:2001 provides the basis for provisions around significant electricity distribution lines, which are any lines of 33kv or greater. The provisions in ENG-R6 set an arbitrary setback distance of 12 metres which does not align with NZECP34:2001. The provisions in the plan should align with NZECP34 which vary according to voltage and span. This would enable horticultural structures where they meet the NZECP requirements.	Amend ENG-R6 by deleting 4) and relying on clause 5) which applies the distances in NZECP34:2001.
Horticulture New Zealand (S486)	S486.020	Energy	ENG - R7	Support in part	The rule seeks that certain activities are limited in the National Grid Yard including produce packing facilities, which is not defined and could be quite small scale. It is considered that if a non-habitable horticultural building is used for sorting and packing produce complies with NZECP34:2001 then it should not be a non-complying activity. Provision for artificial crop protection structures is supported.	Amend ENG-R7 (1) iv) by deleting 'produce packing facilities'.  Retain ENG-R7 2) iii) c) and d)
Horticulture New Zealand (S486)	S486.021	Energy	ENG - R19	Oppose in part	Activities in and around SEDL should not be non-complying if the PA standards are not met. These should be Restricted Discretionary where the standards in NZECP34:2001 are not met.	Amend ENG-R19 by deleting significant Electricity Distribution Lines and include as a Restricted Discretionary activity.
Horticulture New Zealand (S486)	S486.022	Contaminated Land	CL - P1	Support in part	The policy should be clear that sites are identified using the criteria in the NESCS regulations. A change of productive land use to an alternative form of productive land use should not trigger the policy.	Amend CL-P2 as follows: At the time of subdivision, change of use or development, <b>if required by the Resource management (National Environmental Standard for assessing and Managing contaminants in Soil to Protect Human Health) Regulations 2011</b> , identify sites that may be subject to

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						potential contamination as a result of historical land use and activities and investigate the risks to human health and the environment.
Horticulture New Zealand (S486)	S486.023	Hazardous Substances	HS - O1	Support	The approach to hazardous substances is supported, with a focus on major hazard facilities.	Retain HS-O1
Horticulture New Zealand (S486)	S486.024	Hazardous Substances	HS - P2	Support in part	Major hazard facilities is not defined and it needs to be clear what are considered to be such facilities. The Health and Safety at Work Major Hazardous Facilities Regulations 2016 provide a framework for assessing such facilities.	Include a definition for major hazard facilities: Any facility deemed a Major Hazardous Facility under the Health and Safety at Work Major Hazardous Facilities Regulations 2016
Horticulture New Zealand (S486)	S486.025	Sites and Areas of Significance to Māori	SASM - O2	Support in part	It should be clear that the objective applies to the use of identified sites areas and cultural landscapes. The proposed wording implies access over private property.	Amend SASM-O2 Poutini Ngai Tahu are able to <b>use</b> <del>access</del> areas and resources of cultural value within identified sites, areas and cultural landscapes.
Horticulture New Zealand (S486)	S486.026	Sites and Areas of Significance to Māori	SASM - P4	Support	HortNZ supports recognition of informal arrangements for access to identified sites and areas of significant to Ngai Tahu.	Retain SASM-P4
Horticulture New Zealand (S486)	S486.027	Sites and Areas of Significance to Māori	SASM - R17	Oppose in part	The rule includes hazardous facilities, but the plan does not define or include rules for hazardous facilities. The reference should be to 'major hazard facility'.	Amend SASM-R17 by deleting 'hazardous facilities' and replacing with 'major hazard facility' and define as sought above.
Horticulture New Zealand (S486)	S486.028	Ecosystems and Indigenous Biodiversity	ECO- O2	Support	HortNZ seeks to ensure that growers are still able to use land for horticulture as an appropriate use.	Retain ECO-O2
Horticulture New Zealand (S486)	S486.029	Ecosystems and Indigenous Biodiversity	ECO - P1	Oppose	HortNZ is concerned that potential growers in Buller and Westland districts would need to undertake an assessment for indigenous biodiversity, rather than the council mapping such areas. This increases uncertainty and	Ensure that Buller and Westland districts complete mapping of significant areas of indigenous biodiversity by 2025.  Ensure that the rules enable horticulture

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					cost for potential development of horticulture on the West Coast	to establish on the West Coast and that the identification of significant areas of indigenous biodiversity is not a barrier to such activity.
Horticulture New Zealand (S486)	S486.030	Ecosystems and Indigenous Biodiversity	ECO - R1	Support in part	HortNZ seeks that there is provision to clear vegetation for biosecurity purposes, such as an incursion of an unwanted organism under the Biosecurity Act 1993.	Amend ECO-R1 by adding to 3) xiii) removal of vegetation for biosecurity purposes when required under the Biosecurity Act 1993.  Amend 5) i) to provide for clearance of manuka, kanuka or bracken for food production with no site size limitation.
Horticulture New Zealand (S486)	S486.031	Natural Features and Landscapes	NFL - P1	Support	HortNZ supports the recognition of existing horticultural activities.	Retain NFL-P1 a)
Horticulture New Zealand (S486)	S486.032	Natural Features and Landscapes	NFL - P3	Support in part	HortNZ supports recognition of 'farms' but seek that it be amended to rural production activities so that it includes all forms of rural production.	Amend NFL-P3 by deleting 'farms' and replacing with 'rural production activities'.
Horticulture New Zealand (S486)	S486.033	Natural Features and Landscapes	NFL - R1	Oppose in part	HortNZ is concerned that rural production activities are able to be undertaken in an ONL or ONF. This is dependent on the definition of 'lawfully established'. While the rule provides for a range of activities it does not include rural production activities.	Amend NFL-R1 by adding 'rural production activities' after renewable electricity generation activities'
Horticulture New Zealand (S486)	S486.034	Natural Features and Landscapes	NFL - R8	Support in part	The permitted activity rule is supported but water reticulation should also apply to irrigation supply, not just stock water.	Amend NFL-R8 2) by deleting 'stock'
Horticulture New Zealand (S486)	S486.035	Natural Character and Margins of Waterbodies	NC - O3	Support	HortNZ supports providing for activities which have a functional need to locate in the margins of lakes, rivers and wetlands.	Retain NC-O3
Horticulture New Zealand (S486)	S486.036	Natural Character and Margins of Waterbodies	NC - P2	Support in part	Policy 2 provides for indigenous vegetation removal and earthworks in riparian margins for a number of reasons. HortNZ considers that food production should be added to the list.	Amend NC-P2 by adding: g) for food production purposes.

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Horticulture New Zealand (S486)	S486.037	Natural Character and Margins of Waterbodies	NC - R1	Support in part	NC-R1 provides for activities within the margins. HortNZ seeks that food production is included within the activities provided for.	Amend NC-R1 by adding to 1: k) Food production purpose l) Biosecurity purposes
Horticulture New Zealand (S486)	S486.038	Natural Character and Margins of Waterbodies	NC - R2	Support in part	There should be provision for pump sheds within the riparian margins as they have a functional need to locate in the area adjacent to a water body.	Amend NC-R2 by adding to 1: h) pump sheds
Horticulture New Zealand (S486)	S486.039	Subdivision	SUB - O2	Support in part	There should be provisions in the subdivision chapter that give effect to the NPSHPL to ensure that subdivision of highly productive land is avoided except as provided for in the NPSHPL.	Amend SUB-O2 by adding: g) gives effect to the NPSHPL  Make consequential amendments to objectives, policies and rules to implement the NPSHPL.
Horticulture New Zealand (S486)	S486.040	Subdivision	SUB - O3	Support in part	Highly productive land should be added to the list of matters that are protected.	Amend SUB-O3 by adding: Highly productive land.
Horticulture New Zealand (S486)	S486.041	Subdivision	SUB - P6	Support in part	The policy lists areas where subdivision is to be avoided. This should be amended to give effect to the NPSHPL by avoiding subdivision as set out in the NPSHPL.	Amend SUB-P6 by adding: g) In the RURZ of highly productive land except as provided for in the NPSHPL.
Horticulture New Zealand (S486)	S486.042	Subdivision	SUB - R3	Support in part	A matter of control should be included that considers potential for reverse sensitivity effects on rural production activities.	Amend SUB-R3 by adding an additional matter of control: g) potential for reverse sensitivity effects on rural production activities.
Horticulture New Zealand (S486)	S486.043	Subdivision	SUB - R6	Support in part	A matter of control should be included that considers potential for reverse sensitivity effects on rural production activities.	Amend SUB-R6 by adding an additional matter of control: g) potential for reverse sensitivity effects on rural production activities.
Horticulture New Zealand (S486)	S486.044	Coastal Environment	CE - P4	Support	HortNZ supports the provision for primary production activities in the Coastal Environment.	Retain CE-P4
Horticulture New Zealand (S486)	S486.045	Coastal Environment	CE - R4	Support	HortNZ supports provisions for buildings and structures in the Coastal Environment.	Retain CE-R4

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Horticulture New Zealand (S486)	S486.046	Earthworks	EW - P4	Oppose in part	An objective of 'protect' critical infrastructure is not supported. It should ensure that critical infrastructure is not compromised from the adverse effects of earthworks.	Amend EW-P4: Ensure that critical infrastructure and natural hazard defences are not compromised by the adverse effects of earthworks.
Horticulture New Zealand (S486)	S486.047	Earthworks	EW - R1	Support	The earthworks general standards are supported in particular the reference to NZECP34:2001.	Retain EW-R1 as notified.
Horticulture New Zealand (S486)	S486.048	Earthworks	EW - R2	Support	Provision for cultivation in the National Grid Yard is supported.	Retain EW-R2 2) i)
Horticulture New Zealand (S486)	S486.049	Earthworks	EW - R3	Support	Horticultural activities would be provided for in the GRUZ, so earthworks are permitted as long as the standards in EW-R1 are met. This is supported.	Retain EW-R3 as notified.
Horticulture New Zealand (S486)	S486.050	Earthworks	EW - R7	Support	HortNZ supports a restricted discretionary activity rule for earthworks in the National Grid Yard that do not meet EW-R2.	Retain EW-R7 as notified.
Horticulture New Zealand (S486)	S486.051	Light	LIGHT - O1	Support	Recognition of the need for outdoor lighting for rural production activities is supported as it is important for health and safety and security purposes.	Retain LIGHT-O1
Horticulture New Zealand (S486)	S486.052	Light	LIGHT - P1	Support in part	There should be specific provision for rural production activities to implement LIGHT-O1.	Amend LIGHT-P1 by adding: f) Enables rural production activities.
Horticulture New Zealand (S486)	S486.053	Light	LIGHT - P2	Support in part	HortNZ seeks that there is provision for use of outdoor lighting for rural production activities.	Amend LIGHT-P2 by adding to a) Of short duration outside daylight hours associated with temporary activities <b>or rural production activities.</b>
Horticulture New Zealand (S486)	S486.054	Light	LIGHT - R4	Oppose in part	Outdoor lighting in the GRUZ is managed by LIGHT-R4. This sets standard of 10lux 7am - 10pm and 2 lux 10pm - 7am. This could limit night time harvesting activities and night loading of produce.	Amend LIGHT-R4 1b) to 5 lux
Horticulture New Zealand (S486)	S486.055	Noise	NOISE - O1	Support	It is appropriate to recognise that noise generating activities do produce benefits.	Retain NOISE-O1



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Horticulture New Zealand (S486)	S486.056	Noise	NOISE - O2	Support in part	Recognition of potential reverse sensitivity effect is supported. However the objective should refer to 'legally established activities'. The objective refers to 'noise sensitive activities' but there is no definition for the term.	Amend NOISE-O2 by: Replacing 'existing and permitted future' with 'lawfully established' Include a definition for noise sensitive activities as being: residential activities, education facilities, visitor accommodation and health facilities.
Horticulture New Zealand (S486)	S486.057	Noise	NOISE - P2	Support in part	HortNZ consider that the rural zone should be classed as a higher noise environment as noise from rural production activities can generate reverse sensitivity effects.	Amend NOISE-P2 to include GRUZ as a higher noise environment.
Horticulture New Zealand (S486)	S486.058	Noise	NOISE - P4	Support in part	HortNZ does not support the use of 'protect' in the policy and seek that it be replaced.	Amend NOISE-P4 by replacing 'protect' with 'provide for'.
Horticulture New Zealand (S486)	S486.059	Noise	NOISE - R2	Support in part	NOISE-R2 11) provides an exemption for rural production activities undertaken for a limited duration however agriculture, horticulture and pastoral farming should be replaced with 'rural production activities'. NOISE-R2-12 provides an exemption of aircraft for rural production purposes. This is supported. NOISE-R2 16) provides for audible bird scaring devices which is supported. However there is no definition for 'audible bird scaring device' so a definition is sought.	Amend NOISE-R2 11) by replacing 'agricultural, horticulture and pastoral farming activities' with 'rural production activities'. Retain NOISE-R2 12) Retain NOISE-R2 16) Include a definition for 'audible bird scaring device' as: <b>'Gas guns and avian distress alarms used for the purposes of disturbing or scaring birds'</b> .
Horticulture New Zealand (S486)	S486.060	Noise	NOISE - R6	Oppose in part	NOISE-R6 sets noise limits for the rural zones and includes reduced times over weekends and public holidays. Rural production activities are 24/7 activities and do not make a differentiation based on the day of the week. Such an approach is not appropriate in the GRUZ.	Amend NOISE-R6 1) a) and b) by deleting specified days of the week 7.00am to 10.00pm: 55dB LAeq(15 mins) 10.00pm to 7.00am: 45dB LAeq(15 mins) 10.00pm to 7.00am all days: 75 dB LAFmax
Horticulture New Zealand (S486)	S486.061	Rural Zones	RURZ - O1	Oppose in part	RURZ-O1 provides for a range of activities but there is no specific objective enabling rural production activities which are the	Amend RURZ-O1: Enable primary production activities in the rural zones and provide for a range

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					prime activity in the RURZ. This would implement the strategic objectives for agriculture in the Plan and also the National Planning Standards Zone framework.	of activities that support primary production activities, including associated rural industry.
Horticulture New Zealand (S486)	S486.062	Rural Zones	Rural Zones Objectives	Support	A new objective should be included to give effect to the NPSHPL.	Highly productive land is protected for primary production purposes.
Horticulture New Zealand (S486)	S486.063	Rural Zones	RURZ - O2	Oppose in part	The objective relates specifically to rural lifestyle living so would be best located in the RLZ chapter.	Amend RURZ-O2 and includes as RLZ-O1 The Rural Lifestyle zone provides for low density rural lifestyle living which avoiding conflicts and reverse sensitivity effects on rural production activities.
Horticulture New Zealand (S486)	S486.064	Rural Zones	RURZ - O3	Oppose in part	RURZ-O3 relates to Settlement zones so would be best located in the SETZ.	Move RURZ-O3 to SETZ-O1
Horticulture New Zealand (S486)	S486.065	Rural Zones	RURZ - O4	Oppose in part	RURZ-O4 relates to Settlement zones so would be best located in the SETZ.	Move RURZ-O4 to SETZ-O2
Horticulture New Zealand (S486)	S486.066	Rural Zones	RURZ - P1	Oppose in part	The policy is essentially a description of rural character, and it should be clear what is anticipated for the Rural Zones. In particular 'enabling a variety of activities to occur' is not consistent with the National Planning Standards.	Amend RURZ-P1 as follows: Rural character and amenity will be maintained in the GRUZ and RLZ by: Buildings and structures having a bulk and location characteristic of rural environments and primary production activities Maintaining privacy and rural outlook for residential buildings Ensuring activities are compatible with the existing development and surrounding area while recognising that primary production activities can generate noise, odour and dust Having appropriate setbacks from roads and adjacent primary production activities Locating activities sensitively in the environment to minimise adverse visual and cultural effects if sited on ridgelines

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						or ancestral mountains.
Horticulture New Zealand (S486)	S486.067	Rural Zones	RURZ - P4	Support in part	HortNZ supports a provision that rural lifestyle will not conflict with rural production activities. However it would be best to use the defined term 'rural production activities' rather than 'rural production values'.	Amend RURZ-P4 by replacing 'rural production values' with rural production activities.'
Horticulture New Zealand (S486)	S486.068	Rural Zones	RURZ - P5	Support in part	RURZ-P5 provides for highly productive land which is supported. The policy should give effect to the NPSHPL and amendments are sought for this.	Amend RURZ-P5: Recognise that there are only small areas of highly productive land on the West Coast and they will be prioritised for primary production purposes.
Horticulture New Zealand (S486)	S486.069	Rural Zones	RURZ - P6	Oppose in part	If non-rural activities locate in the rural areas, they should not create adverse effects or reverse sensitivity effects on rural production activities. An activity should have a functional need to locate in the rural area.	Amend RURZ-P6: Only provide for non-rural activities where there is a functional need to locate in the rural area and adverse effects on rural character and primary production activities are avoided remedied or mitigated.
Horticulture New Zealand (S486)	S486.070	Rural Zones	RURZ - P15	Support in part	HortNZ supports the policy for reverse sensitivity but considers that use of the defined term 'lawfully established activities' who be more appropriate rather than 'existing rural uses and consented activities'.	Amend RURZ-P15 by replacing 'existing rural uses and consented activities' with 'lawfully established activities'.
Horticulture New Zealand (S486)	S486.071	Rural Zones	RURZ - P16	Support in part	It would be more appropriate that infrastructure is not compromised by reverse sensitivity effects.	Amend RURZ-P16 by replacing 'to avoid reverse sensitivity effects on infrastructure' with ' <b>to ensure that infrastructure is not compromised by reverse sensitivity effects.</b> '
Horticulture New Zealand (S486)	S486.072	Rural Zones	RURZ - P26	Support in part	HortNZ supports the policy but seeks to clarify that it specifically provides for rural production activities.	Provide for the development and use of ancillary infrastructure such as airstrips and helipads for rural production purposes.
Horticulture New Zealand (S486)	S486.073	Rural Zones	RURZ - P27	Support in part	It should be clear that P27 relates to non-rural production activities.	Amend RURZ-P27: Manage the location and operation of

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						airfield and helicopter landing areas within the rural area for activities other than primary production to provide for the amenity values of the surrounding rural area.
Horticulture New Zealand (S486)	S486.074	Rural Zones	RURZ - P28	Support	Use of aircraft and helicopters for rural production activities is supported.	Retain RURZ-P28.
Horticulture New Zealand (S486)	S486.075	General Rural Zone	GRUZ - R1	Oppose in part	<p>HortNZ seeks that the rural production activities are separated from buildings in the GRUZ. Such an approach would make a clear differentiation between the different activities.</p> <p>HortNZ seeks inclusion of a specific rule for artificial crop protection structures. Such structures are not 'buildings' as they do not have a roof and are not covered by GRUZ-R5 Minor structures. To future proof the Plan for the likely increase in horticulture in the West Coast there should be provision for such structures.</p> <p>It is not clear which permitted activity rule provides for temporary worker accommodation. GRUZ-R22 provides for the activity where it does not meet permitted activity standards. HortNZ seeks specific inclusion in a PA rule so it is clear that the activity is provided for.</p>	<p>Amend GRUZ-R1 to Buildings Move clauses 4 and 6 to new GRUX-RX rule. Insert new permitted activity rule for rural production activities:</p> <p>GRUZ-RX Rural production activities Permitted Rural production activities Woodlots as per GRUZ-R1 4) Beekeeping as per GRUZ-R1 6) Temporary worker accommodation meeting GRUZ-R1 Artificial crop protection structures Where: The height of the structure does not exceed 6m; and Either: green or black cloth is used on any vertical faces within 30m of a property boundary, including a road boundary, except that a different colour may be used if written approval of the owner(s) of the immediately adjoining property or the road controlling authority (in the case of a road) is obtained and provided to the Council; OR the structure is setback 3m from the boundary <b>Activity status when</b></p>

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						<p>compliance not achieved:  When compliance with GRUZ-RX (4) is not achieved: RDIS  Matters of discretion:  Assessment of the potential glare on neighbouring properties (or road users) from the colour of the cloth</p>
Horticulture New Zealand (S486)	S486.076	Interpretation	Definitions	Support	A definition should be included for artificial crop protection structures to support the new rule sought	Insert new definition as follows: <b>Artificial crop protection structure means structures with material used to protect crops and/or enhance growth (excluding greenhouses)</b>
Horticulture New Zealand (S486)	S486.077	Interpretation	Definitions	Support	A definition should be included for greenhouses as it is used in the definition of artificial crop protection structures	Insert new definition as follows: <b>Greenhouses means a structure enclosed by glass or other transparent material and used for the cultivation or protection of plants in a controlled environment but excludes artificial crop protection structures.</b>
Horticulture New Zealand (S486)	S486.078	General Rural Zone	GRUZ - R3	Support in part	HortNZ supports the inclusion of provision for worker accommodation associated with primary production. There is no need for the word 'buildings' in the clause.	Amend GRUZ-R3 (4) ii) by deleting primary production <del>buildings</del>
Horticulture New Zealand (S486)	S486.079	General Rural Zone	GRUZ - R5	Support in part	HortNZ supports provision for structures associated with rural production activities but note that GRUZ-R1 only provides for 'buildings'. There are other structures that are part of rural production activities that are not buildings - e.g. stock yards, crop support structures. So GRUZ-R5 should provide for such structures.	Amend GRUZ-R5 1) These are not buildings associated with rural production activities permitted under GRUZ-R1 Delete GRUZ-R5 (2)
Horticulture New Zealand (S486)	S486.080	General Rural Zone	GRUZ - R21	Oppose in part	HortNZ considers that it is reasonably anticipated to have small scale rural industry in the GRUZ and that should be provided as a permitted activity with conditions.	Provide for small scale rural industry in the GRUZ as a Permitted Activity

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Horticulture New Zealand (S486)	S486.081	General Rural Zone	GRUZ - R22	Support in part	HortNZ supports the provision for temporary worker accommodation as a restricted discretionary activity, but it is not clear which permitted activity rule provides for this activity. There is reference to worker accommodation in GRUZ - R3.	Include specific provision for temporary worker accommodation in new GRUZ-RX.
Horticulture New Zealand (S486)	S486.082	General Rural Zone	GRUZ - R24	Oppose	GRUZ-R24 provides for 'non-rural activities' as a restricted discretionary activity. HortNZ considers that such activities should be avoided in the GRUZ, so a discretionary activity status is more appropriate.	Delete GRUZ-R24 and amend GRUZ-R30 by deleting 'or restricted discretionary activity standards'
Horticulture New Zealand (S486)	S486.083	General Rural Zone	GRUZ - R30	Support in part	Consequential to amending GRUZ-R24 it is sought that GRUZ-R30 is amended to delete reference to 'or restricted discretionary activity standards'	Amend GRUZ-R30 by deleting 'or restricted discretionary activity standards'
Horticulture New Zealand (S486)	S486.084	General Rural Zone	GRUZ - R33	Support	Non-complying activity status for residential activities not meeting permitted standards is supported. But it is not clear which restricted discretionary rule also applies to residential activities. HortNZ seeks that consideration of reverse sensitivity effects on rural production activities is a matter of discretion in any RDA rule	Clarify the restricted discretionary rule for residential units or residential activities and ensure that there is consideration of reverse sensitivity effects on rural production activities is a matter of discretion in any RDA rule.
Horticulture New Zealand (S486)	S486.085	Rural Zones	Rural Zones - Objectives and Policies	Amend	HortNZ would encourage the combined plan to consider impacts of policies on potential future horticultural development and recognise that the horticulture industry has potential to grow on the West Coast, particularly considering the predicted climate change effects on the area2.	Ensure policy supports future potential horticultural development on the West Coast
Horticulture New Zealand (S486)	S486.086	Rural Zones	Rural Zones	Amend	What is important is that urban development and productive land are considered together to provide a planned approach so new urban areas are designed in a manner that maintains the overall productive capacity of highly productive land. We are particularly	Ensure that the provisions manage reverse sensitivity pressures on horticultural growers

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					concerned about reverse sensitivity pressures on growers.	
Horticulture New Zealand (S486)	S486.087	Noise	Noise Rules	Amend	Rural environments are working rural production areas and should not be portrayed as quiet. Noise does occur in those areas, sometimes on an intermittent basis. Ensuring adequate setbacks of dwellings from horticultural properties is an important part of minimising the potential for reverse sensitivity complaints.	Amend Rural Noise Standards so they consider the following factors: <ul style="list-style-type: none"> <li>Rural activities in rural areas should not be subject to urban standards for noise as it will curtail rural productivity</li> <li>Daytime noise controls should be effective seven days per week - not limited to Monday to Friday as primary production activities are not limited Monday to Saturday</li> <li>Nose standards in rural zones should be at least 55 LAeq to ensure that any assessment against the permitted baseline represents the normal rural environment</li> <li>An exemption should be provided for some rural production activities that are not able to be controlled by noise standards such as frost fans and audible bird scaring devices. Such a provision is included in most district plans, such as Whakatane and Western Bay of Plenty and an example is provided below.</li> </ul>
Horticulture New Zealand (S486)	S486.088	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend	The issue of biosecurity relates to the maintenance and enhancement of biodiversity values in the district. There is a need for rapid response in the event of a biosecurity incursion of an unwanted organism. Vegetation removal, burial,	HortNZ seeks provisions to provide for the active management of pest plants and pest animals including those identified in the Regional Pest Management Plan and unwanted organisms under the Biosecurity Act

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					burning and spraying of material are methods that may be used. It is therefore important that the plan adequately provides for these activities to be undertaken.	1993.
Ian Reynolds (S94)	S94.001	Planning Maps and Overlays	Rezoning Requests	Support in part	There is an existing mineral extraction zone in Barrytown that is located around historic mining blow up holes. The area mentioned above has also historically been dredged for gold. Due to the historic dredging of this land, it is of low environmental value. This area has a low population, with limited land owners. There are still significant economic mineral reserves in this areas.	For the Barrytown Mineral Extraction Zone to include all the area from Cargill Road to Canoe Creek, from the State Highway down to the sea.
Ian Stewart (S124)	S124.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Amend	The Taramakau River was diverted through our private property back in 1981 by the Kaniere Dredge and the river was never put back to its historic channel.	Adjust details on map showing Taramakau River alignment for SASM 96 through our private property.
Ian & Sue Monro (S45)	S45.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Oppose	We own a 2.5 hect property at cuttance road south Okura. We have owned this freehold property for 13 years during which time we made a range of improvements. We object most strongly to this private freehold property being included in an area of significance to maori, as history shows that significance will soon progress to more restrictions being placed on these areas.	Our submission is that we want our property removed from the area designated of significance to Maori
Idena Schultze (S89)	S89.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 12	Oppose	I am not comfortable having SASM 12 due to potential rule and regulation changes. I was not informed during the viewing/purchasing by Council or agent that the land had been identified as on SASM 12- Kawatiri Reserve, a former and current Maori Reserve, of which I have not received or been provided with any evidence. Further more I specifically inquired pre-purchase with an accompanying witness present, as to whether the property at 12 a + b Brougham Street, Westport had any Maori connections,	Remove SASM 12 from 12a and 12b Brougham Street, Westport.



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					as this was a pivotal part in my decision to purchase the property.	
Inchbonnie Hydro Limited (S540)	S540.001	Energy	Energy	Support	While we support the provisions outlined in the Energy section of the plan, we consider that existing Hydroelectric Infrastructure should be included as a Special Purpose Zone similar to that provided for Mineral Extraction.	Provide for existing Hydroelectric Infrastructure in a specific special zone
Inchbonnie Hydro Limited (S540)	S540.002	SPZ - Special Purpose Zones	SPZ - Special Purpose Zones	Amend	We consider that this is consistent with the requirements to give effect to West Coast Regional Policy Statement and the National Policy Statement for Renewable Electricity Generation 2011. The case supporting this change is outlined in detail in the full submission.	Include a new special purpose zone for existing hydroelectric infrastructure in the Plan. This could be modelled on the Queenstown Lakes or Otago District Plan special zones.
Inchbonnie Hydro Limited (S540)	S540.003	Energy	Energy	Amend	This would be consistent with the WCRPS and NPS Renewable Electricity Generation. There are a number of examples of hydroelectric assets being included in Special Zones in other District Plans in New Zealand. We have provided two examples including the current Queenstown Lakes District Plan and The Central Otago District Plan. Extracts of these Plans are included in the detailed submission,	Provide rules for existing hydroelectric infrastructure within a special purpose zone similar to those in the Queenstown Lakes or Central Otago District Plan
Inchbonnie Hydro Limited (S540)	S540.004	Financial Contributions	FC - R12	Oppose	While we understand the requirements for financial contributions to support additional operational requirements or provision of new infrastructure, we consider that conditions or costs imposed to remedy or mitigate adverse effects, on environmental, natural landscape and biodiversity values, should be managed through Regional Council consents	Remove the provisions relating to seeking financial contributions on land use consents to remedy or mitigate adverse effects on environmental, natural landscape and biodiversity values.
Inger Perkins (S462)	S462.001	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Amend	It is unconscionable that the proposed TTPP barely links decision making to the climate crisis and the need to mitigate greenhouse gases throughout the plan. Instead, there is some consideration of adaptation. Mitigation must be front and centre of any new plan	Include strategic direction around climate change including both mitigation and adaptation.

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					that guides sustainable management and must be included in the Strategic Direction.	
Inger Perkins (S462)	S462.002	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Amend	Not only does TTPP need to be prepared to enable mitigations as the impacts of the climate crisis worsen, but it needs to proactively encourage, support and enable every possible action that will minimise CO2 and CH4 (carbon dioxide and methane) emissions. Examples include retrofitting or building new to maximise energy efficiencies and installing renewable energy sources at building and community scale.	Include the Climate Change Response (Zero Carbon) Amendment Act 2019 and a response to it within the Strategic Direction chapter and use it to develop TTPP climate change policies.
Inger Perkins (S462)	S462.003	STRATEGIC DIRECTION	Strategic Directions Overview	Amend		Refer to Sustainable Development and define this within the overview,
Inger Perkins (S462)	S462.004	Interpretation	Definitions	Amend		Include the definition of sustainable development " Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs, or the practice of maintaining productivity by replacing used resources with resources of equal or greater value without degrading or endangering natural biotic systems"
Inger Perkins (S462)	S462.005	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Support	Toitū te marae a Tāne-Mahuta, Toitū te marae a Tangaroa, Toitū te tangata. If the land is well and the sea is well, the people will thrive.	Include specific strategic direction around sustainable development.
Inger Perkins (S462)	S462.006	Natural Hazards	Overview	Amend	The first line of the introduction to the Natural Hazards chapter needs to include storms themselves as we can expect increased storm intensity along with increased frequency of extremely windy days, as well as the resulting hazards, and it needs to state that the impact of these natural hazards will be exacerbated by climate change. The West Coast is expected to become	Amend overview to specifically identify increased storm intensity and frequency as issues and increased frequency of extremely windy days and the resulting hazards. Specifically state that the impact of these natural hazards will be exacerbated by climate change. Refer to and include the information from climate

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					wetter with winter rainfall increasing by up to 29% by 2090.4 Stating that the impact "is likely to be exacerbated by climate change" is denying the evidence and misrepresenting and understating the risk	change projections for the west coast.
Inger Perkins (S462)	S462.007	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Natural hazards are a feature of our future and TTPP needs to provide for planning for the future, for example moving coastal communities to higher ground in the coming few decades. The plan should not be making coastal areas more attractive for development	Do not have medium density residential zone on the seaside of Revell St in Hokitika.
Inger Perkins (S462)	S462.008	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Rules	Amend	This chapter needs to emphasise the value of lowland forest ecosystems, which are underrepresented and easily lost or diminished through permitted clearance rules. The vast majority of public conservation land managed by the Department of Conservation is on steep slopes and/or in alpine areas, rarely including such precious lowland forest. Clearance of 5000m <sup>2</sup> /3 years could mean death by a thousand cuts to lowland forest remnants. Such permitted activity has no justification in the context of protecting indigenous vegetation and habitat as required by section 6 of the RMA - "areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected".	Reduce the area of Permitted Activity clearance and specifically better protect lowland forest ecosystems. Include stronger provisions to protect more valuable/under-represented areas
Inger Perkins (S462)	S462.009	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend	With work almost complete on the new National Policy Statement for Indigenous Biodiversity, it must surely be appropriate to refer at least to the Draft NPSIB in TTPP and ideally acknowledge the role the new NPS will play across the region to help protect precious flora and fauna once gazetted.	Specifically refer to the draft NPSIB and how this will be implemented to protect indigenous biodiversity

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Inger Perkins (S462)	S462.010	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend	Previous District Plans and now TTPP expect that indigenous vegetation on public conservation land will be protected and plan policies effectively hand the role of protector to the Department of Conservation, abdicating responsibility. However, for many years this expected protection has not been the case. Mining has been approved over public conservation land that generally has Stewardship or Conservation Park status and includes precious indigenous vegetation.	Ensure that wherever significant indigenous vegetation and significant habitats of indigenous fauna exist, they are protected through TTPP whatever the status, ownership or management of the land.
Inger Perkins (S462)	S462.011	Ecosystems and Indigenous Biodiversity	ECO- 01	Not Stated	I note that the assessment and creation of Significant Natural Areas in the Grey District was many years ago	Amend the objective to include the review of SNAs in the Grey District.
Inger Perkins (S462)	S462.012	Ecosystems and Indigenous Biodiversity	ECO- 01	Amend	SNAs are needed to provide the protection of under represented ecological areas. SNAs have been required by the RMA since 1991 and Councils need to be identifying SNAs so that they may be protected. An expectation that assessment will be undertaken at the time of any resource consent is inadequate and risks loss of potential SNAs.	Provide for a proactive mechanism for identification of SNAs in the objective.
Inger Perkins (S462)	S462.013	Ecosystems and Indigenous Biodiversity	ECO- 02	Amend	SNAs are needed to provide the protection of under represented ecological areas. SNAs have been required by the RMA since 1991 and Councils need to be identifying SNAs so that they may be protected. An expectation that assessment will be undertaken at the time of any resource consent is inadequate and risks loss of potential SNAs	Provide for a proactive mechanism for identification of SNAs in the objective.
Inger Perkins (S462)	S462.014	Ecosystems and Indigenous Biodiversity	ECO- 03	Amend	the approach to significant indigenous vegetation and significant habitats of indigenous fauna would ideally be consistent, no matter the land owner.	Amend the objective so that the approach to significant indigenous biodiversity is consistent regardless of ownership or land tenure
Inger Perkins (S462)	S462.015	Ecosystems and Indigenous Biodiversity	ECO- 04	Amend	to improve protection of indigenous species, this objective should be extended to add 'protect	Amend the objective to read: To <b>protect and</b> maintain the range and diversity of ecosystems and indigenous species found on

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						the West Coast/Tai o Poutini.
Inger Perkins (S462)	S462.016	Ecosystems and Indigenous Biodiversity	ECO - P9	Amend	biodiversity offsets have a great deal of potential but need extremely careful and cautious management if they are to be used. Guidance developed by the Department of Conservation several years ago found that applying a biodiversity offsets approach was extremely problematic. Complex calculations could only be based on like for like. There are situations where residual impacts cannot be fully compensated for by a biodiversity offset because of the irreplaceability or vulnerability of the biodiversity affected and, in such cases, offsetting must not be considered. Thus the 'how to' when managing biodiversity offsets is extremely complex. Before referencing government guidance, TTPP needs to be clear on which guidance and that it is sufficiently robust. DOC: <a href="https://www.doc.govt.nz/about-us/our-policies-and-plans/guidance-on-biodiversity-offsetting/">https://www.doc.govt.nz/about-us/our-policies-and-plans/guidance-on-biodiversity-offsetting/</a> Business and Biodiversity Offsets Programme: <a href="https://www.forest-trends.org/wp-content/uploads/2018/10/The-BBOP-Principles_20181023.pdf">https://www.forest-trends.org/wp-content/uploads/2018/10/The-BBOP-Principles_20181023.pdf</a>	Clarify the guidance which is referred to within the policy and ensure it is sufficiently robust to be effective at achieving the objectives.
Inger Perkins (S462)	S462.017	Natural Character and Margins of Waterbodies	NC - P2	Amend	NC-P2 allows removal of indigenous vegetation and earthworks in riparian areas if for renewable energy generation. There are not enough checks and balances here to protect as yet unidentified significant natural areas, i.e. significant indigenous vegetation and significant habitats of indigenous fauna.	Add the following clause to the policy: <b>g) Adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna are avoided.</b>
Inger Perkins (S462)	S462.018	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Amend	The NZCPS requires coastal hazards to be identified and subdivision, use and development within areas potentially affected by coastal hazards to be managed over a 100 year timeframe, including taking into	Amend the strategic direction to respond to the NZCPS and its requirements around coastal hazards and the climate change

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					account the effects of climate change. This reinforces the necessity to include climate change and a long term view within the strategic direction.	
Inger Perkins (S462)	S462.019	Coastal Environment	CE - O1	Support	This objective hints at sustainable development but needs to be extended to consider both current and future needs of people and communities as explained in my comments on Strategic Direction above.	Expand the objective to consider both current and future needs of people and communities in accordance with sustainable development principles.
Inger Perkins (S462)	S462.020	Coastal Environment	Coastal Environment Objectives	Amend	CE-O4 has been removed when it should have been strengthened, unless covered elsewhere. Recognition and provision for the effects of climate change is inadequate. I suggest that this needs a more proactive and comprehensive approach to mitigation and to reduction of the effects of climate change.	Include Objective CE-04 which provides a proactive and comprehensive approach to mitigation and reduction of the effects of climate change. "
Inger Perkins (S462)	S462.021	Coastal Environment	Coastal Environment Rules	Amend	CE Rules that allow clearance of vegetation in the coastal environment need to be amended to prevent clearance of any vegetation that provides habitat for indigenous coastal species, as per CE-P1. This may be small or narrow areas of scrubby vegetation with some or even no indigenous vegetation.	Amend the Permitted Activity rules that allow clearance of vegetation in the coastal environment to prevent clearance of any vegetation that provides habitat for indigenous coastal species.
Inger Perkins (S462)	S462.022	Coastal Environment	Coastal Environment Rules	Amend	CE Rules that allow clearance of vegetation in the coastal environment need to be amended to prevent clearance of any vegetation that provides habitat for indigenous coastal species, as per CE-P1. This may be small or narrow areas of scrubby vegetation with some or even no indigenous vegetation.	<p>Include additional Advice Note to the Permitted Activity Rules as follows:            "Any clearance of vegetation that may provide habitat for indigenous coastal species is subject to the provisions of the Ecosystems and Indigenous Biodiversity Chapter."</p> <p>Or adapt Point 1:            "Any indigenous vegetation clearance (or other vegetation clearance that may provide habitat for indigenous coastal species) associated with maintenance and repair is subject to the provisions in</p>

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						the Ecosystems and Indigenous Biodiversity Chapter."
Inger Perkins (S462)	S462.023	Planning Maps and Overlays	Coastal Environment	Amend	The Coastal Environment layer has been very poorly mapped with some coastal areas excluded, for example in the Charleston area or along Bold Head Road, or others mapped inconsistently, for example at Carters Beach, Ruatapu and Donoghues and plenty more. Stunning coastal landscapes as well as extensive areas of coastal vegetation and significant lagoons have been excluded.	Review the coastal environment mapping so that it meets the requirements of the NZCPS.
Inger Perkins (S462)	S462.024	STRATEGIC DIRECTION	Mineral Extraction	Amend	Including the climate crisis within the strategic objectives is essential and should provide a new lens to review the extraction of coal. Burning coal as fuel is not sustainable.	Amend the mineral extraction strategic direction so that it does not support further extraction of coal.
Inger Perkins (S462)	S462.025	Whole Plan	Whole plan	Amend	Another as yet unconsidered approach to mineral extraction is to acknowledge and support operations that work to high environmental standards, at a minimum achieving compliance with resource consents and any other consent or permit, consistently. An accreditation scheme could be introduced for gold and other mineral mining whereby those operators who have proven that they meet consent/plan conditions have an easier journey through future consent processes. Perhaps the industry itself and its representatives could explore such accreditation and even extend that to offering a premium product by where there are no adverse effects on the environment. TTPP could be more permissive to such quality operators.	Develop within the rule framework for mineral extraction (ie across the zones) provision for an accreditation scheme for operators achieving high environmental standards. Allow a more permissive approach for accredited operators only.
Inger Perkins (S462)	S462.026	Planning Maps and Overlays	Rezoning Requests	Amend	It alarms me to see Mineral Extraction Zones where there are apparently no existing resource consents for mining. It is not the	Rezone Mineral Extraction Zone areas where there are no resource consents in

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					place of TTPP to assume resource consents will be granted. Should consent be sought, it would be more appropriate to seek re-zoning at the same time. All new mining must go through a consent process.	place.
Inger Perkins (S462)	S462.027	General Rural Zone	GRUZ - R12	Oppose	All new mining must go through a consent process.	remove Permitted Activity for mineral extraction and make all mineral extraction require a resource consent.
Inger Perkins (S462)	S462.028	Energy	ENG - P2	Amend	micro renewables and distributed energy generation can support the community and provide some resilience of supply in times of, for example, a major earthquake or storm when main power lines are down.	Amend the policy to support micro renewables and distributed energy generation
Inger Perkins (S462)	S462.029	Subdivision	Subdivision Rules	Amend	Ideally new build projects, for example through subdivision rules for residential buildings, would require their own renewable energy generation systems to meet a high proportion of the buildings' needs and/or require a large proportion of roofs of new residential and commercial buildings to have solar panels/solar water heaters.	Amend subdivision rules for residential and commercial areas to require renewable energy generation systems to support the development's needs.
Inger Perkins (S462)	S462.030	Energy	Energy Rules	Amend	There should be a low-cost, streamlined approval process for small or micro renewable installations to encourage building-scale projects. Ideally, such projects should be incentivised and perhaps councils could channel government support.	Ensure rules allow for small and micro-renewable installations as a permitted activity.
Inger Perkins (S462)	S462.031	Energy	Energy	Amend	Councils can also take a lead by installing clean energy, such as solar, on council property. In addition, they could even secure lower prices with vendors of renewable energy systems through bulk purchasing and passing the savings on to individuals. There is a great deal of scope for councils and TTPP to support clean energy at micro scale.	Include Methods in the TTPP (other than rules) that support installation of clean energy at a micro scale
Inger Perkins (S462)	S462.032	Planning Maps and Overlays	Rezoning Requests	Oppose	Multi-unit, semi-detached and terraced houses would slowly screen single story properties from sun and light and would be	Remove Medium Density Residential on Revell St and rezone to General



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					completely out of keeping in the street and the residential area of the town as a whole. Plans and planning need to allow for the area to be protected, appropriately, as sea levels rise and storms and storm surges increase in frequency and intensity over the coming decades. Beyond that, there need to be discussions in the coming years to consider how the community might move to higher levels,	Residential Zone.
Inger Perkins (S462)	S462.033	Noise	Permitted Activities	Oppose	I understand that the permitted noise limits have been raised from the current 45dB (Westland) to 55dB, ten times louder. I acknowledge that 55dB is not a particularly loud noise, however in any area where the usual sound may be birds, a creek or the wind, it can be extremely intrusive and stressful. Try turning off things like computer fans and fridges at home or in an office and the immediate return to peace and quiet is like letting stress go. Further, it is likely that noise can negatively impact some wildlife species, more commonly loud noise such as from vehicles and aircraft. <sup>6</sup>	Restrict Permitted Activities to a noise limit of 45 dB LAeq (15 min) at all times of the day and week.
Inger Perkins (S462)	S462.034	General District Wide Matters	General District Wide Matters	Amend	There is currently no consistency relating to the burning of rubbish outdoors in residential areas across the three Districts. I suggest that TTPP could include relevant conditions, as it does for other nuisance factors such as light and noise.	Include an additional District-wide matter around the burning of rubbish outdoors.
Inger Perkins (S462)	S462.035	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The interactive map is a major step forward in the provision of this kind of information but needs more work to ensure it is as practical and useful as intend	There needs to be a means of establishing a zone or element of a map layer by a single click. All information for a location should be available including all layers that are ticked, as they are for example on the regional council's WestMaps. Include a topographic base

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						map.
Inger Perkins (S462)	S462.036	Earthworks	Earthworks	Amend	As people become more aware of natural burials <sup>7</sup> , it would be marvellous to see all Councils on the Coast have their cemeteries certified to allow such burials. In addition, or instead, it may be sensible for Councils to seek new sites or extensions to existing cemeteries for natural burial sites where a forest is allowed to grow above the graves, a sapling of a native tree being planted for each new grave. Moves in this direction to allow natural burials and new natural burial sites could be supported through TTPP.	Ensure earthworks provisions enable the development of natural burial sites.
Inger Perkins (S462)	S462.037	Open Space and Recreation Zones	Open Space and Recreation Zones	Amend	As people become more aware of natural burials <sup>7</sup> , it would be marvellous to see all Councils on the Coast have their cemeteries certified to allow such burials. In addition, or instead, it may be sensible for Councils to seek new sites or extensions to existing cemeteries for natural burial sites where a forest is allowed to grow above the graves, a sapling of a native tree being planted for each new grave. Moves in this direction to allow natural burials and new natural burial sites could be supported through TTPP.	Ensure that provisions around cemeteries allow for their use for natural burial sites.
Ingrid Mesman (S310)	S310.001	Whole Plan	Whole plan	Oppose	I have not signed a contract with Te Tau o Poutini to decide how the land in the rating notice attached is to be used. Till I see that contract stating that authority I see that there is no authority to place these restrictions on the use of the land of the said rated property.	No decision request
Isaac Construction (S258)	S258.001	Planning Maps and Overlays	General Industrial Zone	Support	The submitter supports the General Industrial zoning proposed for the property at Fairhall Road, Kaiata, legally described as Lot 18 DP 384771. The site adjoins other industrial zoned land on Fairhall Road and it	Retain the zoning of the property (legally described as Lot 18 DP 384771) as General Industrial Zone in its entirety.

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					is anticipated that it will be developed for industrial purposes consistent with General Industrial zoning, in the future.	
Isaac Construction (S258)	S258.002	Planning Maps and Overlays	Rezoning Requests	Oppose in part	<p>The submitter opposes the proposed Light Industrial zoning of much of its site at 37 Fairhall Road, Kaiata (outlined in red below) and seeks instead General Industrial zoning. A range of industrial activities occur within the site currently, including firewood storage and ancillary sales, gas storage and distribution, storage of construction materials, work shops and paint spraying. The submitter anticipates the site being further developed in future. Much of the adjoining industrial areas are zoned General Industrial and the submitter's preferred zoning reflects this pattern.</p> <p>The submitter accepts that a lighter industrial zone (LIZ) would be appropriate immediately adjacent the residential zoned land to the east and an approximately 50m wide area of land on the eastern and southeastern boundary of the site (consistent with the allotment widths to the north, for example 2 and 4 Sutton Road, and 53-55 Kaiata Park Drive) is therefore supported.</p> <p>The Open Space Zone to the immediate north of the site is not considered to be sensitive to General Industrial Zoning (noting the sites to the north at 29 Fairhall Road and 67 Kaiata Park Drive, for example, are zoned General Industrial), and General Industrial Zone is therefore requested on that frontage.</p>	<p>Rezone the majority of the site (legally described as Lot 2 DP 5083111) as General Industrial Zone.</p> <p>Retain an approximately 50m area of land adjoining the eastern and south/eastern boundary of the site as Light Industrial Zone.</p>