



Submitter Names: T

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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Taipo Dairies Limited (S520)	S520.001	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	there has not been enough time for landowners to understand the implications for their property and why it has been identified as having significance. We oppose rules on private farming land that we have looked after and grazed for many years.	Remove Sites and Areas of Significance to Māori from the plan.
Tane & Rachel Little (S586)	S586.001	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Support	Recognising the importance of farming, quarrying and mining to the West Coast	retain provisions relating to farming, quarrying and mining to the West Coast
Tane & Rachel Little (S586)	S586.002	Rural Zones	Rural Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Tane & Rachel Little (S586)	S586.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Tane & Rachel Little (S586)	S586.004	Mineral Extraction Zone	Mineral Extraction Zone	Support		Retain
Tane & Rachel Little (S586)	S586.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Tangi Weepu (S630)	S630.001	Whole Plan	Whole plan	Amend		Include historical and cultural values, natural environment values raised in verbal submission

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Tangi Weepu (S630)	S630.002	HCV - Historical and Cultural Values	HCV - Historical and Cultural Values	Amend		Include historical and cultural values, and areas of significance to Maori as raised in verbal submission
Tangi Weepu (S630)	S630.003	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend		Include natural environment values raised in verbal submission
Tauranga Bay Holdings LTD (S597)	S597.001	Planning Maps and Overlays	Rezoning Requests	Amend	Neighbouring land has been rezoned for rural residential uses. The proposed rezoning of these sites will provide additional capacity for rural residential development close to Westport as an alternative housing option to the residential zone at Alma Road. There are no Sites and Areas of Significance to Māori or archaeological sites on the property and preliminary engineering site design has been completed. Refer to the submission for a comprehensive analysis of the proposal.	Rezone 100ha of land at Lot 1 DP 19769, Section 2 SO 14304 and Section S014304 from General Rural Zone to a combination of Rural Lifestyle Zone and Rural Residential Precinct as outlined on the maps in the submission.
T Croft Ltd (S460)	S460.001	Planning Maps and Overlays	Light Industrial Zone	Support	T Croft Ltd support the re-zoning of Lot 2 DP 2338 as LIZ Light Industrial, as proposed by the notified TTPP and shown on the plan attached in the submission.	Retain Light Industrial Zone of Lot 2 DP 2338 at Stillwater
T Croft Ltd (S460)	S460.002	Planning Maps and Overlays	Rural Lifestyle Zone	Support	This site is rural- residential in nature and the proposed zoning is considered appropriate.	Retain the Rural Lifestyle zoning for the property at Lot 1 DP 2338 Stillwater
T Croft Ltd (S460)	S460.003	Planning Maps and Overlays	Rezoning Requests	Amend	The caretakers residence at 139 Arnold Valley Road (Lot 2 DP 2261) has been left in the GRUZ General Rural zone under the proposed TTPP. T Croft Ltd object to this zoning and propose that Lot 2 DP 2261 be included in the LIZ Light Industrial zone, for the following reasons: The dwelling was approved by resource consent as a caretakers residence for the rural contracting business and this fits with the proposed rules in the LIZ Light Industrial Zone.	Rezone the caretakers residence at 139 Arnold Valley Road (Lot 2 DP 2261) as Light Industrial Zone.

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T Croft Ltd (S460)	S460.004	Planning Maps and Overlays	Natural Hazards	Oppose	The overlay at present extends over the Midland Railway Line. Flooding of State Highway 7 from the Arnold River, east of Stillwater, is known to occur in large flood events. However, the railway line is well above the highway; the underpass is signposted with 4.4m clearance. The Flood Plain overlay appears to have been arbitrarily placed over large tracts of land across the West Coast near larger waterways. Whilst it is acknowledged that this was done as a precautionary measure where flood modelling has not been undertaken (refer Part 2, Natural Hazards chapter), we submit that it is not a fair approach. The precautionary approach taken by the TTPP in imposing the Flood Plain overlay is unnecessary, as an assessment of natural hazards at subdivision stage is already required by law.	Remove the Flood Plain Overlay completely from Te Tai o Poutini Plan.
T Croft Ltd (S460)	S460.005	Subdivision	SUB - R13	Oppose	The Flood Plain overlay appears to have been arbitrarily placed over large tracts of land across the West Coast near larger waterways. Whilst it is acknowledged that this was done as a precautionary measure where flood modelling has not been undertaken (refer Part 2, Natural Hazards chapter), we submit that it is not a fair approach. The only rules relating to the Flood Plain overlay are in the Subdivision section of the TTPP; specifically, Rule SUB - R13(2) requires that subdivision applications for land in this overlay are "accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner". This is already provided for in s106 of the RMA. The precautionary approach taken by the TTPP	Remove the flood plain overlay and associated subdivision rule

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					in imposing the Flood Plain overlay is unnecessary, as an assessment of natural hazards at subdivision stage is already required by law.	
T Croft Ltd (S460)	S460.006	Planning Maps and Overlays	Natural Hazards	Oppose	The overlay at present extends over the Midland Railway Line. Flooding of State Highway 7 from the Arnold River, east of Stillwater, is known to occur in large flood events. However, the railway line is well above the highway; the underpass is signposted with 4.4m clearance. The property is not subject to flooding.	Remove the flood plain overlay from Lot 2 DP 2338 at Stillwater..
Te Kinga Estates Limited (S517)	S517.001	Planning Maps and Overlays	Rezoning Requests	Amend	The site adjoins other Rural residential Settlement Zone land on Arnold Valley Road and it is anticipated that it will be developed for Settlement Zone - residential purposes consistent with the Settlement zoning, in the future.	Rezone (from General Industrial) the property at Lot 2 568525 on Arnold Valley Road to Settlement Zone.
Te Kinga Estates Limited (S517)	S517.002	Planning Maps and Overlays	Settlement Zone	Support	The submitter supports the Settlement area zoning proposed for the properties at Arnold Valley Road, legally described as Lot 2 DP 303895, Lot 3 DP 303895, Part RS3806 and Lot 1 DP 2820.	Retain Settlement Zone zoning for properties at Arnold Valley Road - legally described as Lot 2 DP 303895, Lot 3 DP 303895, Part RS3806 and Lot 1 DP 2820.
Te Kinga Estates Limited (S517)	S517.003	Planning Maps and Overlays	Rezoning Requests	Oppose	The submitter opposes the proposed Rural lifestyle zoning of much of its site at Lot 2 DP 568525 Arnold Valley Road, Moana (outlined in black and white stripe below) and seeks instead Rural Residential Settlement Zoning status. The site is in close proximity to the township of Moana. The submitter anticipates the site being further developed in future. Much of the adjoining areas are zoned Settlement Areas and the submitter's preferred zoning reflects this pattern.	Rezone the site at site at Lot 2 DP 568525 Arnold Valley Road, Moana from Rural Lifestyle Zone to Rural Residential Precinct Settlement Zone
Te Kinga Investments Ltd (S598)	S598.001	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed rezoning will meet the market demand, result in less overall development density than the notified plan zoning and will not cause a significant	Rezone 28ha of land at Te Kinga (Lot 2 DP 547998) from Rural Residential Precinct to Settlement Zone to allow

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					change to the nature and character of the settlement at Iveagh Bay. A transport assessment provided shows no capacity issues. A landscape assessment has also been undertaken. The rezoning will provide for more efficient land use as the better land for development will be utilised and the rest of the land can remain in farming uses. The proposal will result in no greater water quality impacts than the notified plan.	1000m2 sites to be developed.
TE KINGA/IVEAGH BAY RESIDENTS & RATEPAYERS ASSOCIATION (S531)	S531.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Amend	It is unclear why SASM 79 extends beyond the foreshore of Cashmere Bay to include the Submitters land and other property shown in the map in the submission. To the knowledge of the Submitters there are no sites of cultural significance on or beyond the foreshore of Cashmere Bay.	Amend the maps to reduce the area of SASM 79 so it excludes the foreshore of Cashmere Bay, Lake Brunner, and excludes the dry land and private properties beyond the foreshore of Cashmere Bay
TE KINGA/IVEAGH BAY RESIDENTS & RATEPAYERS ASSOCIATION (S531)	S531.002	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Support	Further, the absence of any SASM rules applicable to SASM 79 suggests that land on or beyond the foreshore is not intended to be included in the SASM 79 overlay shown on planning maps.	Retain the provisions whereby no specific rules apply to SASM 79
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.002	Interpretation	Interpretation	Amend	We recommend that Te Tai o Poutini Plan also refers to the effects management hierarchy and explains this within the interpretation. The effects management hierarchy is included in the National Policy Statement on Freshwater Management (NPS-FM), as well as the Draft National Policy Statement on Indigenous Biodiversity (NPS-IB). It is a helpful and structured approach to managing any potential adverse effects on the health of the environment and therefore the health and wellbeing of the population.	Amend the interpretation section by including the following: Effects Management Hierarchy: The effects management hierarchy is an approach to managing the adverse effects of an activity. It is required that: (a) adverse effects are avoided where practicable; and (b) where adverse effects cannot be demonstrably avoided, they are minimised where practicable; and (c) where adverse effects cannot be demonstrably minimised, they are remedied where practicable; and (d) where more than minor residual adverse effects cannot be

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						demonstrably avoided, minimised, or remedied, biodiversity offsetting is provided where possible; and (e) where biodiversity offsetting of more than minor residual adverse effects is not demonstrably possible, biodiversity compensation is provided; and (f) if biodiversity compensation is not appropriate, the activity itself is avoided.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.003	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Amend	There appears to be an error in that Agriculture is not included under this heading but it is discussed	Recommend that Agriculture is included as it is discussed in this section.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.004	STRATEGIC DIRECTION	Strategic Directions Overview	Support in part	Te Mana Ora recommends that improving and protecting the health and wellbeing of residents, workers and visitors across Te Tai o Poutini is also included in the list of priorities that the Strategic Directions are intended to demonstrate. Prioritising health and wellbeing will support resilient and empowered communities, will ensure that health-promoting environments, including the natural environment, are promoted and protected for the benefit of the population's health, and will attract new residents and visitors to Te Tai o Poutini.	Recommend the following amendment: The Strategic Directions are intended to demonstrate: <ol style="list-style-type: none"> 1. Commitment to, and articulation of the Councils' partnership with Poutini Ngāi Tahu; 2. Alignment with the communities' aspirations for development while maintaining environmental quality across the West Coast/ Te Tai o Poutini; 3. Support and improve the health and wellbeing of residents, workers, and visitors across the West Coast/ Te Tai o Poutini; 4. ...
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.005	STRATEGIC DIRECTION	AG - O1	Support	We support this objective.	Retain objective.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.006	STRATEGIC DIRECTION	AG - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.007	STRATEGIC DIRECTION	CR - O1	Support	We strongly support the recognition of the impacts of climate change and the importance of strengthening the resilience of communities for good public health outcomes.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.008	STRATEGIC DIRECTION	CR - O2	Support	We strongly support the recognition of the impacts of climate change on the resilience of critical infrastructure for good public health outcomes.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.009	STRATEGIC DIRECTION	CR - O3	Support	We also support the building of critical infrastructure and connections away from natural hazards and areas that are likely to be most vulnerable to climate change impacts.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.010	STRATEGIC DIRECTION	CR - O4	Support	We strongly support the recognition of critical infrastructure for good public health outcomes.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.011	STRATEGIC DIRECTION	MIN - O1	Oppose in part	Te Mana Ora suggests amending this objective to better reflect the tension between use and development and need to mitigate and minimise the adverse effects of mineral extraction on the health of the natural environment and the health of local population.	Amend MIN-01 as follows: To ensure provision for the use and development of the West Coast/ Te Tai o Poutini's mineral resources while also avoiding duplication of regulation across agencies minimising or mitigating the adverse effects on the natural environment and local population.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.012	STRATEGIC DIRECTION	MIN - O2	Support	We support this objective.	Retain objective.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.013	STRATEGIC DIRECTION	MIN - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.014	STRATEGIC DIRECTION	MIN - O4	Support	We agree that it is important to have more than sufficient buffering between sensitive land uses, especially residential, to minimise reverse sensitivity to public health nuisances such as dust, noise and traffic increase.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.015	STRATEGIC DIRECTION	MIN - O5	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.016	STRATEGIC DIRECTION	MIN - O6	Support in part	We agree with MIN-06(a) that the adverse effects of mineral extraction on the wellbeing of people, communities, significant natural and cultural heritage and amenity values, should be minimised. MIN-06(b) allows for adverse effects to be addressed by alternative mitigation such as biodiversity offsetting and environmental compensation but there is no explanation as to how that will occur. We recommend that this objective references the effects management hierarchy, discussed in more detail in NENV-O4.	Provide an explanation with standards and/or guidelines for how alternative mitigation allowed by MIN 6(b) would work under the Plan and amend the following: b. Allow adverse effects to be addressed by using the effects management hierarchy, which includes using alternative mitigation measures such as biodiversity offsetting and environmental compensation.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.017	STRATEGIC DIRECTION	NENV- O1	Support	We strongly support this objective as the natural environment enhances and supports human wellbeing and physical health. Additionally, green spaces have been shown to have a significant positive impact on child development, and are also associated with reduced rates of obesity and allergies.	Retain objective.
Te Mana Ora (Community and	S190.018	STRATEGIC DIRECTION	NENV- O2	Support	We strongly support this objective that ensures the rights, interests and values of	Retain objective.

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Public Health) of the NPHS/ Te Whatu Ora (S190)					Poutini Ngāi Tahu in relation to natural heritage areas and features are protected and provided for, and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.019	STRATEGIC DIRECTION	NENV - O3	Support	We strongly support this objective regarding the protection of the natural environment and the recognition of the importance of critical infrastructure for good public health outcomes and resilient communities.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.020	STRATEGIC DIRECTION	NENV - O4	Support in part	<p>We strongly support this objective, however, we recommend an additional amendment to clarify the process of sustainable management of the natural environment and biodiversity. The National Policy Statement for Freshwater Management 2020 (NPS-FM) and the Draft National Policy Statement for Indigenous Biodiversity 2022 (NPS-IB), both refer to an effects management hierarchy. We recommend that Te Tai o Poutini Plan also refers to the effects management hierarchy and explains this within the interpretation section of this document. For example, the NPS-IB defines the effects management hierarchy as follows:</p> <p>The effects management hierarchy is an approach to managing the adverse effects of an activity. It is required that:</p> <p>(a) adverse effects are avoided where practicable; and</p> <p>(b) where adverse effects cannot be demonstrably avoided, they are minimised where practicable;</p> <p>and</p> <p>(c) where adverse effects cannot be demonstrably minimised, they are remedied where practicable; and</p>	<p>Amend NENV-O4 as follows:</p> <p>To clearly identify:</p> <p>a. Unique and important natural environment areas and features on the West Coast/ Te Tai o Poutini which must be protected; and</p> <p>b. Areas where subdivision, use and development to enable community economic, cultural, and social wellbeing can be sustainably managed using the effects management hierarchy.</p>

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					(d) where more than minor residual adverse effects cannot be demonstrably avoided, minimised, or remedied, biodiversity offsetting is provided where possible; and (e) where biodiversity offsetting of more than minor residual adverse effects is not demonstrably possible, biodiversity compensation is provided; and (f) if biodiversity compensation is not appropriate, the activity itself is avoided.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.021	STRATEGIC DIRECTION	POU - O1	Support	We strongly support this objective that ensures the rights, interests and values of Poutini Ngāi Tahu are protected and provided for and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.022	STRATEGIC DIRECTION	POU - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.023	STRATEGIC DIRECTION	POU - O3	Support	We strongly support this objective that ensures the rights, interests and values of Poutini Ngāi Tahu are protected and provided for and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.024	STRATEGIC DIRECTION	POU - O4	Support	We strongly support this objective that ensures the rights, interests and values of Poutini Ngāi Tahu are protected and provided for and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.025	STRATEGIC DIRECTION	POU - P1	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.026	STRATEGIC DIRECTION	POU - P2	Support	We strongly support this policy that ensures the rights, interests and values of Poutini Ngāi Tahu are protected and provided for and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.027	STRATEGIC DIRECTION	POU - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.028	STRATEGIC DIRECTION	POU - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.029	STRATEGIC DIRECTION	POU - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.030	STRATEGIC DIRECTION	POU - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.031	STRATEGIC DIRECTION	POU - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.032	STRATEGIC DIRECTION	POU - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.033	STRATEGIC DIRECTION	POU - P9	Support	We support this policy.	Retain policy.

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NPBS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.034	STRATEGIC DIRECTION	POU - P10	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.035	STRATEGIC DIRECTION	TRM - O1	Support	We strongly support the objective to provide for sustainable tourism development while managing the adverse effects on the environment, communities and infrastructure. We strongly support TRM-01 (2), the development of cycling and walking connections between tourism sites. We strongly support development of infrastructure that supports active transport and active leisure activities as this enhances the physical and mental health of the population.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.036	STRATEGIC DIRECTION	UFD - O1	Support in part	We support this objective, and particularly support UFD-01 (6) and UFD-01 (7). However, we recommend that urban environments and the built form should also contribute to the health and wellbeing of residents, workers, and visitors. The urban environment and built forms, if designed to be health-enhancing, can have a significant positive impact on the health and wellbeing outcomes of residents, workers, and visitors.	Amend UFD-01 as follows: To have urban environments and built form on the West Coast/ Te Tai o Poutini that: 1. Are attractive to residents, business and visitors; 2. Support the health and wellbeing of residents, workers and visitors;
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.037	Energy	Energy	Support	Te Mana Ora supports the objectives and policies in this section, particularly those regarding the development of renewable energy generation activities. This should assist in moving the West Coast away from its reliance on burning coal for heating homes which has a negative impact on air quality and health.	retain objectives and policies that support development of renewable energy generation

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.038	Energy	ENG - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.039	Energy	ENG - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.040	Energy	ENG - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.041	Energy	ENG - O4	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.042	Energy	ENG - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.043	Energy	ENG - P2	Support in part	We strongly support clause (h) Meeting New Zealand/Aotearoa and Te Waipounamu's climate change obligations. We recognise that there may be a potential for conflict between the components of clause (c) economic, social, environmental or cultural wellbeing and clause (h), so including some indication of how these different considerations are weighted would assist users of the Plan.	Retain policy and provide an explanation of the weighting benefits to be obtained from a proposal, for example benefits to economic, social, environmental or cultural wellbeing, in conflict with meeting Aotearoa and Te Waipounamu's climate change obligations.
Te Mana Ora (Community and Public Health) of the	S190.044	Energy	ENG - P3	Support	We agree that it is important to have buffering between sensitive land uses, especially residential, to minimise reverse sensitivity.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.045	Energy	ENG - P4	Support	We strongly support this policy and we agree that it is important to have adequate buffering between sensitive land uses, especially considering residential zones to minimise reverse sensitivity.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.046	Energy	ENG - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.047	Energy	ENG - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.048	Energy	ENG - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.049	Energy	ENG - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.050	Energy	ENG - P9	Support	We strongly support this policy and we agree that it is important to have adequate buffering between sensitive land uses, especially considering residential zones to minimise reverse sensitivity.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.051	Energy	ENG - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.052	Energy	ENG - R2	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.053	Energy	ENG - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.054	Energy	ENG - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.055	Energy	ENG - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.056	Energy	ENG - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.057	Energy	ENG - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.058	Energy	ENG - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.059	Energy	ENG - R9	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.060	Energy	ENG - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.061	Energy	ENG - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.062	Energy	ENG - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.063	Energy	ENG - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.064	Energy	ENG - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.065	Energy	ENG - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.066	Energy	ENG - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.067	Energy	ENG - R17	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.068	Energy	ENG - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.069	Energy	ENG - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.070	Energy	ENG - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.071	Infrastructure	Infrastructure	Support in part	We support the objectives and policies within this section, particularly objectives relating to natural hazard resilience and the impacts of climate change. The West Coast/Te Tai o Poutini is already experiencing an increased frequency and severity of weather events which have particularly strained drinking water and waste water critical infrastructure.	Seek that an additional policy and rules are created for Drinking Water Source Protection Zones (SPZ), to ensure that critical drinking water infrastructure is protected and drinking water quality is maintained and improved.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.072	Infrastructure	INF - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.073	Infrastructure	INF - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.074	Infrastructure	INF - O3	Support	We support this objective.	Retain objective.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.075	Infrastructure	INF - O4	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.076	Infrastructure	INF - O5	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.077	Infrastructure	Infrastructure Policies	Amend	we recommend an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. A Drinking Water SPZ would ensure that any water source used for drinking water supply is protected from potential adverse effects on the quality of the drinking water on the West Coast/ Te Tai o Poutini. Further, having a SPZ around drinking water sources may have avoided the damage that mining activities caused to the Westport and Ross drinking water supplies recently. The Canterbury Regional Council has incorporated Drinking Water SPZ in their policies (Canterbury Land and Water Regional Plan, 2018). We support this and recommend that the West Coast / Te Tai o Poutini includes this in their plan to ensure the protection of the drinking water supply and the health of the population.	We recommend including the additional policy as follows: INF-P7: Minimise the risk of adverse effects by subdivision, development, and activities on drinking water sources through a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and	S190.078	Infrastructure	INF - P1	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.079	Infrastructure	INF - P2	Support	We strongly support this policy and note the potential for public health issues when critical infrastructure is adversely impacted by natural hazards and climate change. We are aware of adverse effects to sources of public water supplies being caused by storm events.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.080	Infrastructure	INF - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.081	Infrastructure	INF - P4	Support	We strongly support this policy and note the on-going public health issues still being caused by subdivisions where the listed infrastructure such as sewerage and waste water treatment plant is still not in place; for instance the Franz Alpine subdivision.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.082	Infrastructure	INF - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.083	Infrastructure	INF - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.084	Infrastructure	Infrastructure Rules	Amend	We support the rules in this section, however we recommend that additional rules be added for a Drinking Water Source Protection Zone (SPZ). Additionally, as discussed in INF-P7, we recommend that an overlay layer be developed for Drinking Water Source Protection Zones for West Coast community networked drinking water	Include additional Drinking Water Source Protection Zone (SPZ) overlay rules within this section. We recommend that Drinking Water SPZ are fully excluded from mineral prospecting, exploration and extraction activities, and other activities that may cause adverse effects to drinking water. We want to ensure that incidents similar to

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					supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007.	those affecting the Ross water supply do not happen again on the West Coast.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.085	Infrastructure	INF - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.086	Infrastructure	INF - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.087	Infrastructure	INF - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.088	Infrastructure	INF - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.089	Infrastructure	INF - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.090	Infrastructure	INF - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.091	Infrastructure	INF - R7	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.092	Infrastructure	INF - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.093	Infrastructure	INF - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.094	Infrastructure	INF - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.095	Infrastructure	INF - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.096	Infrastructure	INF - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.097	Infrastructure	INF - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.098	Infrastructure	INF - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.099	Infrastructure	INF - R15	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.100	Infrastructure	INF - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.101	Infrastructure	INF - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.102	Infrastructure	INF - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.103	Infrastructure	INF - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.104	Infrastructure	INF - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.105	Infrastructure	INF - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.106	Infrastructure	INF - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.107	Infrastructure	INF - R23	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.108	Infrastructure	INF - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.109	Infrastructure	INF - R25	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.110	Infrastructure	INF - R26	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.111	Infrastructure	INF - R27	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.112	Infrastructure	INF - R28	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.113	Transport	Overview	Support	Te Mana Ora supports all the objectives and policies within this section. The West Coast is becoming a destination region for cycle tourism. However, it is important that transport infrastructure also supports locals to walk and cycle for everyday activities, connectivity, and wellbeing. Residents called for better cycling and walking infrastructure when providing feedback to the Regional Survey. Moreover, the 2018 Census showed that the percentage of	Retain

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					West Coast people who walked or jogged to work (8%) was higher than the national figure of 5.2%, while the percentage of those who biked was equal to the national figure of 2%.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.114	Transport	TRN - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.115	Transport	TRN - O2	Support	We strongly support this objective as active transport has significant environmental health benefits - including producing no air pollution, noise pollution or greenhouse gas emissions.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.116	Transport	TRN - O3	Support	We strongly support this objective as active transport has significant environmental health benefits - including producing no air pollution, noise pollution or greenhouse gas emissions. Additionally, active transport contributes to positive physical and mental health, including reducing the impact of obesity, diabetes, and cardiovascular disease in the community.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.117	Transport	TRN - O4	Support	We strongly support this objective as improved resilience to hazards and climate change has good public health outcomes for people and communities.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.118	Transport	TRN - O5	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.119	Transport	TRN - P1	Support	We strongly support this policy that acknowledges safety of road and rail networks and the importance of minimising the effects of noise, vibration and glare on	Retain policy.

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					adjoining properties for good public health outcomes.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.120	Transport	TRN - P2	Support	We strongly support this policy that acknowledges safety for communities and all road users. for good public health outcomes.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.121	Transport	TRN - P3	Support	We strongly support this policy that acknowledges safety for communities and all road users. for good public health outcomes.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.122	Transport	TRN - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.123	Transport	TRN - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.124	Transport	TRN - P6	Support	We strongly support this policy that enables accessibility, connectivity and amenity for pedestrians and cyclists thereby enabling achievement of healthy lifestyle options for people and communities.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.125	Transport	TRN - P7	Support	We strongly support this policy that enables accessibility, connectivity and amenity for pedestrians and cyclists thereby enabling achievement of healthy lifestyle options for people and communities.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.126	Transport	TRN - P8	Support	We strongly support this policy that enables accessibility, connectivity and amenity for pedestrians and cyclists thereby enabling achievement of healthy	Retain policy.

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					lifestyle options for people and communities.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.127	Transport	TRN - P9	Support	We support this policy.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.128	Transport	TRN - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.129	Transport	TRN - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.130	Transport	TRN - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.131	Transport	TRN - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.132	Transport	TRN - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.133	Transport	TRN - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.134	Transport	TRN - R7	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.135	Transport	TRN - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.136	Transport	TRN - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.137	Transport	TRN - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.138	Transport	TRN - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.139	Transport	TRN - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.140	Transport	TRN - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.141	Transport	TRN - R14	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.142	Contaminated Land	Overview		Te Mana Ora supports the objective and policies in this section to protect the environment and human health from the potential adverse effects of contaminated land.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.143	Contaminated Land	CL - O1	Support	We strongly support this objective which refers to human health.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.144	Contaminated Land	Contaminated Land Policies	Amend	We support the policies in this section and recommend an additional policy to reduce the risk of contaminated land, particularly existing and closed landfills, having adverse effects on the environment and human health. Additionally, Te Mana Ora notes that recent weather events have affected closed landfills and we therefore recommend that new and future landfills be developed in locations that have a lower risk of being affected by natural hazards.	We recommend the following policy is added: CL-P3 - Protect the environment and population health from adverse effects of contaminated land, particularly used and closed landfills by: 1). Taking a precautionary approach to subdivision, development, or activities within the margins of a used or closed landfill; 2). Ensuring that new and future landfill sites are developed in areas that have lower risk of being impacted by natural hazards, including flooding.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.145	Contaminated Land	CL - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.146	Contaminated Land	CL - P2	Support	We strongly support this policy which refers to human health.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.147	Contaminated Land	Contaminated Land Rules	Support	We support reference to the rules from the Resource Management (National Standard for Assessing Contaminants in Soil to Protect Human Health) Regulations 2011.	Retain rules.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.148	Natural Hazards	Overview	Support	Te Mana Ora supports the objective and policies in this section. We endorse the objective to minimise the impact of the adverse effects of hazardous substances on the environment and human health.	Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.149	Hazardous Substances	HS - O1	Support	We strongly support this objective which addresses health and safety of people and communities.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.150	Hazardous Substances	HS - P1	Support	We strongly support this policy which addresses the safety of people and communities.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.151	Hazardous Substances	HS - P2	Support	We strongly support this policy and we agree that it is important to locate major hazard facilities away from significant natural hazards.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.152	Hazardous Substances	HS - P3	Support	We strongly support this policy and we agree that it is important to have adequate buffering between major hazard facilities and sensitive activities and land uses, especially residential zones.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.153	Hazardous Substances	HS - P4	Support	We strongly support this policy and we agree that it is important to have adequate buffering between major hazard facilities and sensitive activities and land uses, especially residential zones, to minimise reverse sensitivity.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.154	Natural Hazards	Overview	Support	We agree with the objectives and policies in this section, particularly the intention to take a regionally consistent, risk-based approach to natural hazard management and to recognise and provide for the effects of climate change and its influence on the	

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					frequency and severity of natural hazards. Climate change has considerable impacts on health and wellbeing of communities, as highlighted by the Royal Society, including displacement from flooding, damage to critical infrastructure from flooding and fires, and extreme temperatures resulting in significant risks to health, especially for those who work outside. Te Mana Ora supports the identification and development of natural hazard overlays to reduce the health impacts of climate change to the population. Additionally, we support the continued natural hazard assessment of and response to natural hazard risks. Regarding reconstruction on sites subject to natural hazards, we submit that there may be a public health risk to the occupants via exposure to repeat natural hazard events. Having the options including Future Urban Zone (FUZ) alternatives should also be considered if the exposure to the natural hazard is ongoing and may continue to harm people and damage property.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.155	Natural Hazards	NH - O1	Support	We strongly support this objective, particularly the intention to take a regionally consistent, risk-based approach to natural hazard management.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.156	Natural Hazards	NH - O2	Support	We strongly support this objective which addresses the safety of people and communities.	Retain objective.
Te Mana Ora (Community and Public Health) of the	S190.157	Natural Hazards	NH - O3	Support	We strongly support this objective and we agree that it is important to locate critical infrastructure away from significant natural	Retain objective.

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NPHS/ Te Whatu Ora (S190)					hazards unless there is no reasonable alternative.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.158	Natural Hazards	NH - O4	Support	We support this objective	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.159	Natural Hazards	NH - O5	Support	We strongly support this objective which recognises and provides for the effects of climate change and its influence on the frequency and severity of natural hazards. Climate change has considerable impacts on health and wellbeing of communities, as highlighted by the Royal Society, including displacement from flooding, damage to critical infrastructure from flooding and fires, and extreme temperatures resulting in significant risks to health, especially for those who work outside.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.160	Natural Hazards	NH - O6	Support	We strongly support this objective. We agree that the measures taken to mitigate natural hazards should not create further adverse effects on the natural environment, or on people, property or other infrastructure.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.161	Natural Hazards	NH - P1	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.162	Natural Hazards	NH - P2	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.163	Natural Hazards	NH - P3	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.164	Natural Hazards	NH - P4	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards through the provision of natural hazard assessment.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.165	Natural Hazards	NH - P5	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.166	Natural Hazards	NH - P6	Support	We strongly support the increases in distances for the Earthquake Hazard Overlay from what was in the Exposure Draft Plan, to NH-P6(c) commercial and industrial buildings 100m and NH-P6(d) residential activities 50m.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.167	Natural Hazards	NH - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.168	Natural Hazards	NH - P8	Support	We strongly support this policy and we agree that it is important to locate critical response facilities away from the Coastal Tsunami Hazard overlay.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.169	Natural Hazards	NH - P9	Support	We strongly support this policy and we agree that it is important to restrict sensitive activities e.g. residential development away from the Lake Tsunami Hazard overlay.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.170	Natural Hazards	NH - P10	Support	We strongly support this policy and we agree that it is important to limit development of sensitive activities e.g. residential away the Coastal Severe Hazard and Flood Severe Hazard overlays. We strongly support the new	Retain policy.

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					wording in this policy from the wording that was in the Exposure Draft Plan, to: Avoid development of sensitive activities...	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.171	Natural Hazards	NH - P11	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.172	Natural Hazards	NH - P12	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.173	Natural Hazards	NH - P13	Support	We strongly support this policy and we agree that it is important to limit development of sensitive activities e.g. residential within the Westport Hazard Overlays.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.174	Natural Hazards	NH - P14	Support	We strongly support this policy and we agree that it is important to limit development of sensitive activities e.g. residential within the Hokitika Coastal Hazard overlays.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.175	Natural Hazards	NH - R1	Support in part	We are concerned that this rule may encourage rebuilding/ replacement of buildings in areas that are unsafe. However, we also recognise that communities and residents may be attached to a location and wish to stay together. Therefore, rebuilding may be the only practicable option. Having options, for example, the Future Urban Zone (FUZ) alternatives, should be considered if the exposure to the natural hazard is ongoing and may continue to harm people and damage property. We recognise that there may be an increase in natural hazard events that damage buildings due to climate change.	Retain rule. However, we note that changing insurance processes and possibly changing legislation may mean that it is difficult for owners of buildings to rebuild on land that has continuous exposure to natural hazards.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.176	Natural Hazards	NH - R2	Support	We strongly support this rule that seeks to minimise risks to human health and community safety by permitting repairs and maintenance of existing natural hazard mitigation structures.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.177	Natural Hazards	NH - R3	Support	We strongly support this rule that seeks to minimise risks to human health and community safety by permitting upgrades to existing natural hazard mitigation structures.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.178	Natural Hazards	NH - R4	Support	We strongly support this rule that seeks to minimise risks to human health and community safety by permitting new natural hazard mitigation structures.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.179	Natural Hazards	NH - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.180	Natural Hazards	Permitted Activities			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.181	Natural Hazards	NH - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.182	Natural Hazards	NH - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.183	Natural Hazards	NH - R8	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.184	Natural Hazards	NH - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.185	Natural Hazards	NH - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.186	Natural Hazards	NH - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.187	Natural Hazards	NH - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.188	Natural Hazards	NH - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.189	Natural Hazards	NH - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.190	Natural Hazards	NH - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.191	Natural Hazards	NH - R16	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.192	Natural Hazards	NH - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.193	Natural Hazards	NH - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.194	Natural Hazards	NH - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.195	Natural Hazards	NH - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.196	Natural Hazards	NH - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.197	Natural Hazards	NH - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.198	Natural Hazards	NH - R23	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.199	Natural Hazards	NH - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.200	Natural Hazards	NH - R25	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.201	Natural Hazards	NH - R26	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.202	Natural Hazards	NH - R27	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.203	Natural Hazards	NH - R28	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.204	Natural Hazards	NH - R29	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.205	Natural Hazards	NH - R30	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.206	Natural Hazards	NH - R31	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.207	Natural Hazards	NH - R32	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.208	Natural Hazards	NH - R33	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.209	Natural Hazards	NH - R34	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.210	Natural Hazards	NH - R35	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.211	Natural Hazards	NH - R36	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.212	Natural Hazards	NH - R37	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.213	Natural Hazards	NH - R38	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and	S190.214	Natural Hazards	NH - R39	Support in part	We support this rule. However, we note that there may be increased risk of damage	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)					to these unoccupied buildings due to the impacts of climate change.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.215	Natural Hazards	NH - R40	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.216	Natural Hazards	NH - R41	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.217	Natural Hazards	NH - R42	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.218	Natural Hazards	NH - R43	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.219	Natural Hazards	NH - R44	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.220	Natural Hazards	NH - R45	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.221	Natural Hazards	NH - R46	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.222	Natural Hazards	NH - R47	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.223	Natural Hazards	NH - R48	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.224	Natural Hazards	NH - R49	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.225	Natural Hazards	NH - R50	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.226	Natural Hazards	NH - R51	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.227	Natural Hazards	NH - R52	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.228	Natural Hazards	NH - R53	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.229	Historic Heritage	Overview	Support	Te Mana Ora supports the protection of historic heritage of the West Coast/ Te Tai o Poutini. Engagement with cultural heritage promotes community wellbeing,	

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NPHS/ Te Whatu Ora (S190)					and these shared spaces support community belonging and identity. Protecting and preserving heritage locations and sites is important, however, it is also important to note that some heritage sites hold different meaning for different groups. For example, heritage sites that symbolise a colonial power can have a damaging and disempowering impact on those who were colonised. Te Mana Ora endorses the objectives of the Sites and Areas of Significance for Māori alongside the Historic Heritage Objectives.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.230	Historic Heritage	HH - O1	Support	We strongly support this objective which acknowledges the importance of wellbeing for good public health outcomes.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.231	Historic Heritage	HH - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.232	Historic Heritage	HH - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.233	Historic Heritage	HH - O4	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.234	Historic Heritage	HH - P1	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.235	Historic Heritage	HH - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.236	Historic Heritage	HH - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.237	Historic Heritage	HH - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.238	Historic Heritage	HH - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.239	Historic Heritage	HH - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.240	Historic Heritage	HH - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.241	Historic Heritage	HH - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.242	Historic Heritage	HH - P9	Support	We support this policy.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.243	Historic Heritage	HH - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.244	Historic Heritage	HH - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.245	Historic Heritage	HH - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.246	Historic Heritage	HH - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.247	Historic Heritage	HH - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.248	Historic Heritage	HH - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.249	Historic Heritage	HH - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.250	Historic Heritage	HH - R8	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.251	Historic Heritage	HH - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.252	Historic Heritage	HH - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.253	Historic Heritage	HH - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.254	Historic Heritage	HH - M1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.255	Notable Trees	Overview	Support	Te Mana Ora strongly supports the Notable Tree Objectives and Policies. Trees, especially old trees, are similar to cultural and heritage sites, in that they are symbolic of a sense of place, connection, and identifying features of a place. Additionally, access to trees and green spaces has significant impact on a community's well-being, their behaviours, and relationship with nature. A recent study that explored tree cover and the impact on community, showed that residents living in areas with greater tree cover were much more likely to spend time in public green spaces.	
Te Mana Ora (Community and	S190.256	Notable Trees	TREE - O1	Support	We support this objective.	Retain objective.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.257	Notable Trees	TREE - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.258	Notable Trees	TREE - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.259	Notable Trees	TREE - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.260	Notable Trees	TREE - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.261	Notable Trees	TREE - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.262	Notable Trees	TREE - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.263	Notable Trees	TREE - P5	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.264	Notable Trees	TREE - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.265	Notable Trees	TREE - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.266	Notable Trees	TREE - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.267	Notable Trees	TREE - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.268	Notable Trees	TREE - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.269	Notable Trees	TREE - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.270	Notable Trees	TREE - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.271	Notable Trees	TREE - R7	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.272	Notable Trees	TREE - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.273	Sites and Areas of Significance to Māori	Overview	Support	We support the objectives and policies regarding Sites and Areas of Significance to Māori. Māori wellbeing and health is embedded within the geography of the whenua, the ecosystems and interactions between people and their environment. Therefore, it is important that protection is given to the environments and areas that are of significance to Māori. We strongly support this.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.274	Sites and Areas of Significance to Māori	SASM - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.275	Sites and Areas of Significance to Māori	SASM - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.276	Sites and Areas of Significance to Māori	SASM - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.277	Sites and Areas of Significance to Māori	SASM - P1	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.278	Sites and Areas of Significance to Māori	SASM - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.279	Sites and Areas of Significance to Māori	SASM - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.280	Sites and Areas of Significance to Māori	SASM - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.281	Sites and Areas of Significance to Māori	SASM - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.282	Sites and Areas of Significance to Māori	SASM - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.283	Sites and Areas of Significance to Māori	SASM - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.284	Sites and Areas of Significance to Māori	SASM - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.285	Sites and Areas of Significance to Māori	SASM - P9	Support	We support this policy.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.286	Sites and Areas of Significance to Māori	SASM - P10	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.287	Sites and Areas of Significance to Māori	SASM - P11	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.288	Sites and Areas of Significance to Māori	SASM - P12	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.289	Sites and Areas of Significance to Māori	SASM - P13	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.290	Sites and Areas of Significance to Māori	SASM - P14	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.291	Sites and Areas of Significance to Māori	SASM - P15	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.292	Sites and Areas of Significance to Māori	SASM -R1	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.293	Sites and Areas of Significance to Māori	SASM -R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.294	Sites and Areas of Significance to Māori	SASM -R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.295	Sites and Areas of Significance to Māori	SASM -R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.296	Sites and Areas of Significance to Māori	SASM -R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.297	Sites and Areas of Significance to Māori	SASM -R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.298	Sites and Areas of Significance to Māori	SASM -R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.299	Sites and Areas of Significance to Māori	SASM -R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.300	Sites and Areas of Significance to Māori	SASM -R9	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.301	Sites and Areas of Significance to Māori	SASM - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.302	Sites and Areas of Significance to Māori	SASM - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.303	Sites and Areas of Significance to Māori	SASM - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.304	Sites and Areas of Significance to Māori	SASM - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.305	Sites and Areas of Significance to Māori	SASM - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.306	Sites and Areas of Significance to Māori	SASM - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.307	Sites and Areas of Significance to Māori	SASM - R16	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.308	Sites and Areas of Significance to Māori	SASM - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.309	Sites and Areas of Significance to Māori	SASM - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.310	Sites and Areas of Significance to Māori	SASM - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.311	Ecosystems and Indigenous Biodiversity	Overview	Support	Te Mana Ora largely supports the Ecosystems and Indigenous Biodiversity Objectives and Policies, with some recommended amendments. Protecting ecosystems and biodiversity supports environmental health and human health. Biodiversity supports human and societal needs, including food and nutrition security, energy, and freshwater, which together underpin good health. It also supports leisure activities that contribute to overall wellbeing. A recent review of biodiversity and human health highlighted that the natural environment enhances human wellbeing and health including through improving and supporting mental health, and reducing all-cause cancer, respiratory, and cardiovascular mortality. Additionally, green spaces have been shown to have a significant positive impact on prenatal and child development, and are also associated with reduced rates of obesity and allergies.	

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.312	Ecosystems and Indigenous Biodiversity	ECO- O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.313	Ecosystems and Indigenous Biodiversity	ECO- O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.314	Ecosystems and Indigenous Biodiversity	ECO- O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.315	Ecosystems and Indigenous Biodiversity	ECO- O4	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.316	Ecosystems and Indigenous Biodiversity	ECO - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.317	Ecosystems and Indigenous Biodiversity	ECO - P2	Support in part	We recommend that ECO-P2 refers to the effects management hierarchy (or mitigation hierarchy) as the approach to best protect and manage adverse effects on biodiversity, as used for example in the National Policy Statement on Freshwater Management (NPS -FM) and the Draft National Policy Statement for Indigenous Biodiversity (NPS-IB), as discussed in NEV-O4. Additionally, we recommend clearer and stronger language for ECO-P2 (d). that is consistent with NPS-FW.	Amend ECO-P2 as follows: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: a. This is for a lawfully established activity; or b. It is for a Poutini Ngāi Tahu cultural purpose; or d. The activity has a functional need to be located in the area; There is no practicable alternative location or every other practicable alternative location would have adverse effects on the natural

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						environment that is greater than, or equal to the proposed location; or e. The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat, and adverse effects are managed appropriately using the effects management hierarchy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.318	Ecosystems and Indigenous Biodiversity	ECO - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.319	Ecosystems and Indigenous Biodiversity	ECO - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.320	Ecosystems and Indigenous Biodiversity	ECO - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.321	Ecosystems and Indigenous Biodiversity	ECO - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.322	Ecosystems and Indigenous Biodiversity	ECO - P7	Support in part	We recommend that ECO-P7 refer to the effects management hierarchy, as an approach to best protect and manage adverse effects on biodiversity, as used for example in the NPS -FM and the Draft NPS-IB. Equally, we suggest that the language of a 'precautionary approach' is included to align with the Draft NPS-IB.	Amend ECO-P7 as follows: When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, take a precautionary approach and consider the following matters: a. The necessity for the activity to provide for critical infrastructure or renewable electricity generation; ...

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						g. The impact of the activity on the values of any area of significant indigenous vegetation or habitat, or threatened species and how any potential impact could be avoided, remedied, or mitigated using the effects management hierarchy ; and h. The appropriateness of any biodiversity offsetting or compensation in accordance with Policy 9 to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.323	Ecosystems and Indigenous Biodiversity	ECO - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.324	Ecosystems and Indigenous Biodiversity	ECO - P9	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.325	Ecosystems and Indigenous Biodiversity	ECO - P10	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.326	Ecosystems and Indigenous Biodiversity	ECO - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.327	Ecosystems and Indigenous Biodiversity	ECO - R2	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.328	Ecosystems and Indigenous Biodiversity	ECO - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.329	Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.330	Ecosystems and Indigenous Biodiversity	ECO - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.331	Ecosystems and Indigenous Biodiversity	ECO - R6/SUB - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.332	Ecosystems and Indigenous Biodiversity	ECO - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.333	Ecosystems and Indigenous Biodiversity	ECO - R8/SUB - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.334	Ecosystems and Indigenous Biodiversity	ECO - R9/SUB - R27	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.335	Ecosystems and Indigenous Biodiversity	ECO - R10	Support	We support this rule.	Retain rule.

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NPBS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.336	Ecosystems and Indigenous Biodiversity	ECO - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.337	Natural Features and Landscapes	Overview	Support	Te Mana Ora largely supports the objective and policies in this section. We support protection of the natural landscape and the outstanding natural features of the West Coast/ Te Tai o Poutini. The natural environment is a critical determinant of human wellbeing and health.	
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.338	Natural Features and Landscapes	NFL - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.339	Natural Features and Landscapes	NFL - P1	Support	We strongly support this policy that allows provision of natural hazard mitigation activities and Poutini Ngai Tahu uses for good public health outcomes where they do not adversely affect the values that contribute to a natural feature or landscape being outstanding.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.340	Natural Features and Landscapes	NFL - P2	Support in part	Te Mana Ora recommends that NFL-P2 refer to the effects management hierarchy, as an approach to best protect and manage adverse effects on biodiversity, as used, for example, in the NPS -FM and the Draft NPS-IB. Equally, we suggest that the language of a 'precautionary approach' is included to align with the Draft NPS-IB. Equally, we suggest that the language of a 'precautionary approach' is included to align with the Draft NPS-IB.	Amend NFL-P2 as follows: Where possible, take a precautionary approach to avoid significant adverse effects on the values that contribute to outstanding natural landscapes described in Schedule Five, and outstanding natural features described in Schedule Six. Where significant adverse effects cannot be avoided, ensure that the adverse effects are remedied, mitigated or offset applying the effects management hierarchy .

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.341	Natural Features and Landscapes	NFL - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.342	Natural Features and Landscapes	NFL - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.343	Natural Features and Landscapes	NFL - P5	Support in part	We recommend stronger, clearer language for NFL-P5 (e), that is consistent with NPS-FM and Draft NPS-IB.	Amend NFL-P5 as follows: Minimise adverse effects on outstanding natural landscapes and outstanding natural features by taking a precautionary approach and considering the following matters: a. The scale of modification to the landscape; ... e. The functional, technical, operational, or locational need of any activity to be sited in the particular location, considering if there is no practicable alternative location or every other practicable alternative location would have adverse effects on the natural environment that is greater than, or equal to the proposed location;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.344	Natural Features and Landscapes	NFL - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.345	Natural Features and Landscapes	NFL - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.346	Natural Features and Landscapes	NFL - R1	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.347	Natural Features and Landscapes	NFL - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.348	Natural Features and Landscapes	NFL - R3	Support	We support this rule that allows natural hazard mitigation activities in an Outstanding Natural Landscape (Schedule 5) for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.349	Natural Features and Landscapes	NFL - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.350	Natural Features and Landscapes	NFL - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.351	Natural Features and Landscapes	NFL - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.352	Natural Features and Landscapes	NFL - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.353	Natural Features and Landscapes	NFL - R8	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.354	Natural Features and Landscapes	NFL - R9	Support	We support this rule that controls natural hazard mitigation activities in an Outstanding Natural Landscape (Schedule 6) for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.355	Natural Features and Landscapes	NFL - R10	Support	We support this rule that controls earthworks for natural hazard mitigation activities in an Outstanding Natural Landscape (Schedule 6) for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.356	Natural Features and Landscapes	NFL - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.357	Natural Features and Landscapes	NFL - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.358	Natural Features and Landscapes	NFL - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.359	Natural Features and Landscapes	NFL - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.360	Natural Features and Landscapes	NFL - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.361	Public Access	Overview	Support	Te Mana Ora endorses the importance of public access to and along coastal marine areas, lakes, and rivers. Well designed and maintained public access to	

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NPHS/ Te Whatu Ora (S190)					waterbodies will support residents to engage with those areas for leisure and recreation which enhances their overall health and wellbeing.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.362	Public Access	PA - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.363	Natural Character and Margins of Waterbodies	Overview	Support	Te Mana Ora largely supports the objectives and policies in this section. We support the protection of the ecological, recreational, natural character amenity and cultural values of rivers, lakes and wetlands, as being part of a flourishing natural environment nourishes physical and emotional wellbeing. We endorse the need to value and protect the natural character and margins of waterbodies to support the wellbeing and health of residents of the West Coast/ Te Tai o Poutini. We recommend some amendments to the objectives to ensure the strong protection of freshwater ecosystems and freshwater quality for leisure and recreation activities, as well as for mahinga kai and activities important to Poutini Ngāi Tahu.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.364	Natural Character and Margins of Waterbodies	NC - O1	Support in part	Te Mana Ora recommends that the Objectives of Natural Character and Margins of Waterbodies better reference the NPS-FM, to better ensure the health and wellbeing of freshwater ecosystems and protect freshwater quality for leisure, recreation and mahinga kai.	Amend NC-O1 as follows: To preserve and protect the natural character of lakes, rivers, and wetlands and their margins while providing for appropriate and take a precautionary approach to sub-division, use and development where adverse effects can be avoided and mitigated considering how any potential adverse effects can be avoided, minimised or mitigated using the effects management hierarchy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.365	Natural Character and Margins of Waterbodies	NC - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.366	Natural Character and Margins of Waterbodies	NC - O3	Support in part	Te Mana Ora recommends that the Objectives of Natural Character and Margins of Waterbodies are amended to better reference the NPS-FM, to better ensure the health and wellbeing of freshwater ecosystems and protect freshwater quality for leisure, recreation and mahinga kai and activities important to Poutini Ngāi Tahu.	Amend NC-O3 as follows: To provide for activities which have a functional need in the margins of lakes, rivers, and wetlands when there is no practicable alternative location or every other practicable alternative location would have adverse effects on the natural environment that is greater than, or equal to the proposed location , and activities are done in such a way that the impacts on natural character are minimised as specified in NC-O1.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.367	Natural Character and Margins of Waterbodies	NC - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.368	Natural Character and Margins of Waterbodies	NC - P2	Support	We strongly support this policy that allows provision of removal of indigenous vegetation and earthworks within riparian margins of lakes, rivers and wetlands, where significant adverse effects on natural character are minimised, for natural hazard mitigation activities and Poutini Ngāi Tahu cultural purpose uses for good public health outcomes .	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.369	Natural Character and Margins of Waterbodies	NC - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.370	Natural Character and Margins of Waterbodies	NC - P4	Support	We support this policy.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.371	Natural Character and Margins of Waterbodies	NC - P5	Support	We strongly support this policy that allows reduction in public access to waterbodies for natural hazard mitigation works required to protect communities from a significant natural hazard threat.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.372	Natural Character and Margins of Waterbodies	NC - R1	Support	We support this rule that allows removal of indigenous vegetation and earthworks within riparian margins of lakes, rivers and wetlands, where significant adverse effects on natural character are minimised, for natural hazard mitigation activities and Poutini Ngāi Tahu cultural purpose uses.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.373	Natural Character and Margins of Waterbodies	NC - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.374	Natural Character and Margins of Waterbodies	NC - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.375	Natural Character and Margins of Waterbodies	NC - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.376	Natural Character and Margins of Waterbodies	NC - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.377	Natural Character and Margins of Waterbodies	NC - R5	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.378	Financial Contributions	Overview	Support	Te Mana Ora supports fair and equitable funding, including financial contributions, to provide well designed infrastructure, reserves and community facilities to ensure good public health, safety, wellbeing and community resilience. Coordination and integration of infrastructure, reserves and community facilities is critical across the natural, built, social and economic environments.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.379	Financial Contributions	FC - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.380	Financial Contributions	FC - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.381	Financial Contributions	FC - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.382	Financial Contributions	FC - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.383	Financial Contributions	FC - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.384	Financial Contributions	FC - P4	Support	We support this policy.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.385	Financial Contributions	FC - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.386	Financial Contributions	FC - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.387	Financial Contributions	FC - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.388	Financial Contributions	FC - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.389	Financial Contributions	FC - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.390	Financial Contributions	FC - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.391	Financial Contributions	FC - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.392	Financial Contributions	FC - R5	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.393	Financial Contributions	FC - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.394	Financial Contributions	FC - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.395	Financial Contributions	FC - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.396	Financial Contributions	FC - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.397	Financial Contributions	FC - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.398	Financial Contributions	FC - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.399	Financial Contributions	FC - R12	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.400	Subdivision	Overview	Support	Te Mana Ora supports well designed and planned subdivisions and associated infrastructure, reserves and community facilities to ensure good public health, safety, wellbeing and community resilience. Well-designed public places and spaces encourage use by local residents and visitors, and increases social and emotional wellbeing. Coordination and integration of infrastructure, reserves and community facilities is critical across natural, built, social and economic environments for good public health outcomes.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.401	Subdivision	SUB - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.402	Subdivision	SUB - O2	Support	It is pleasing to see health, wellbeing and safety listed in this objective clause (b). It is also good to see the new clause (c) addressing access and connectivity, and clause (f) addressing resilience to, and avoidance of, natural hazards.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.403	Subdivision	SUB - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.404	Subdivision	SUB - O4	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the	S190.405	Subdivision	SUB - O5	Support	We support this objective.	Retain objective.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.406	Subdivision	SUB - O6	Support	We strongly support this new policy addressing open space which differs from that in the Exposure Draft Plan	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.407	Subdivision	SUB - P1	Support	We strongly support this policy including the new clause (d) which differs from what was in the Exposure Draft Plan.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.408	Subdivision	SUB - P2	Support in part	We strongly support this policy, particularly, the inclusion of clause (e), ensuring adequate provision for open space and reserves, including pedestrian and cycle linkages. However, we recommend including pedestrian and cycle linkages is moved to be alongside vehicle access and public transport, as all forms of transport need to be catered for, including walking and cycling. Additionally, we would like to see the provision of quality playgrounds specifically included in clause (e). Quality playgrounds (designed to cater for a wide range of ages, abilities and activity levels) provide safe spaces for children, families and the wider community to gather, be active and have fun. Globally, playgrounds are increasingly catering to older people with equipment designed to assist them to be active in older age. We also support the new cause (j) which differs from what was in the Exposure Draft Plan.	Amend SUB-P2 as follows: Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in an efficient, integrated and coordinated manner by ensuring: a. Infrastructure networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision; ... d. Provision for safe and efficient and effective transport connections and linkages, including pedestrian, cycling linkages, public transport and vehicle access; e. Provision for open space and reserves, including pedestrian and cycle linkages accessible, quality playgrounds;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.409	Subdivision	SUB - P3	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.410	Subdivision	SUB - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.411	Subdivision	SUB - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.412	Subdivision	SUB - P6	Support	We strongly support this policy including the new clause (b) which differs from from what was in the Exposure Draft Plan.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.413	Subdivision	SUB - P7	Support	We strongly support this policy including the new clause (c) which differs from what was in the Exposure Draft Plan.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.414	Subdivision	SUB - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.415	Subdivision	SUB - P9	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.416	Subdivision	SUB - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.417	Subdivision	SUB - R2	Support	We support this rule.	Retain rule.

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NPBS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.418	Subdivision	SUB - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.419	Subdivision	SUB - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.420	Subdivision	SUB - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.421	Subdivision	SUB - R6	Support	We support this rule.	Retain rule
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.422	Subdivision	SUB - R7/ECO - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.423	Subdivision	SUB - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.424	Subdivision	SUB - R9/ECO - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.425	Subdivision	SUB - R10	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.426	Subdivision	SUB - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.427	Subdivision	SUB - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.428	Subdivision	SUB - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.429	Subdivision	SUB - R14	Support	We support this rule.	Retain rule
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.430	Subdivision	SUB - R15/ECO - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.431	Subdivision	SUB - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.432	Subdivision	SUB - R17	Support	We support this rule.	Retain rule

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.433	Subdivision	SUB - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.434	Subdivision	SUB - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.435	Subdivision	SUB - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.436	Subdivision	SUB - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.437	Subdivision	SUB - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.438	Subdivision	SUB - R23	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.439	Subdivision	SUB - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.440	Subdivision	SUB - R25	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.441	Subdivision	SUB - R26	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.442	Subdivision	SUB - R27/ECO - R9	Support		
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.443	Subdivision	SUB - R28	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.444	Subdivision	SUB - S1	Support	We support this standard.	Retain standard.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.445	Subdivision	SUB - S2	Support	We support this standard.	Retain standard.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.446	Subdivision	SUB - S3	Support	We strongly support this standard on public health grounds, water supply is essential.	Retain standard.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.447	Subdivision	SUB - S4	Support	We strongly support this standard on public health grounds; stormwater management is critical.	Retain standard.
Te Mana Ora (Community and	S190.448	Subdivision	SUB - S5	Support in part	We support this standard on public health grounds; waste water treatment and	Amend SUB-S5 as follows: 5. For a subdivision where residential

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Public Health) of the NPHS/ Te Whatu Ora (S190)					disposal is critical. Additionally, we recommend that where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons, community reticulated wastewater systems need to be an absolute requirement.	density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons community reticulated wastewater systems are required.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.449	Subdivision	SUB - S6	Support in part	We strongly support this standard on public health grounds; transport and access is critical. We also recommend amending the standard to include provision for pedestrians, cycling, and, where possible, public transport. Ensuring provision for other forms of transport methods creates a more accessible space for residents. Additionally, providing pedestrian and cycling access creates more safe travel options for families and children around their community and also to other important community spaces such as the nearby park, the local school, or workplace.	Amend SUB-S6 as follows: 4. Provision for pedestrians and cyclists must be provided to allotments, and where possible links to public transport must be provided.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.450	Subdivision	SUB - S7	Support	We support this standard.	Retain standard.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.451	Subdivision	SUB - S8	Support	We support this standard.	Retain standard.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.452	Subdivision	SUB - S9	Support	We support this standard.	Retain standard.
Te Mana Ora (Community and Public Health) of the	S190.453	Subdivision	SUB - S10	Support	We support this standard.	Retain standard.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.454	Subdivision	SUB - S11	Support	We support this standard.	Retain standard.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.455	Activities on the surface of water	Overview	Support	Te Mana Ora supports the protection of the ecological, recreational, natural character amenity and cultural values of West Coast rivers, streams, lakes and lagoons, as being part of a flourishing natural environment nourishes physical and emotional wellbeing.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.456	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.457	Activities on the surface of water	ASW - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.458	Activities on the surface of water	ASW - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.459	Activities on the surface of water	ASW - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.460	Activities on the surface of water	ASW - R1	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.461	Activities on the surface of water	ASW - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.462	Activities on the surface of water	ASW - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.463	Activities on the surface of water	ASW - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.464	Activities on the surface of water	ASW - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.465	Activities on the surface of water	ASW - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.466	Activities on the surface of water	ASW - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.467	Coastal Environment	Overview	Support	Te Mana Ora supports the protection of the ecological, recreational, natural character, amenity and cultural values of the West Coast coastal environment, as being part of a flourishing natural environment nourishes physical and emotional wellbeing.	
Te Mana Ora (Community and	S190.468	Coastal Environment	CE - O1	Support	We support this objective.	Retain objective.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.469	Coastal Environment	CE - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.470	Coastal Environment	CE - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.471	Coastal Environment	CE - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.472	Coastal Environment	CE - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.473	Coastal Environment	CE - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.474	Coastal Environment	CE - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.475	Coastal Environment	CE - P5	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.476	Coastal Environment	CE - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.477	Coastal Environment	CE - P7	Support	We strongly support this policy which addresses reduction in public access where there is a significant natural hazard threat on the grounds of health and safety of people and communities.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.478	Coastal Environment	CE - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.479	Coastal Environment	CE - R1	Support		
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.480	Coastal Environment	CE - R2	Support		
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.481	Coastal Environment	CE - R3	Support	We strongly support this rule which provides for Poutini Ngāi Tahu and Māori purpose activities, as this will nourish physical, cultural and emotional wellbeing.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.482	Coastal Environment	CE - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.483	Coastal Environment	CE - R5	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.484	Coastal Environment	CE - R6	Support	We strongly support this rule which allows maintenance, alteration, repair and reconstruction of hazard mitigation structures on the grounds of health and safety of people and communities.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.485	Coastal Environment	CE - R7	Support	We strongly support this rule which allows for earthworks and vegetation clearance in the High Coastal Natural Character Overlay for walking and cycling tracks as these tracks will support the physical health, mental health, and wellbeing of residents as well as visitors to Te Tai o Poutini.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.486	Coastal Environment	CE - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.487	Coastal Environment	CE - R9	Support	We strongly support this rule which allows maintenance, alteration, repair and reconstruction of hazard mitigation structures on the grounds of the health and safety of people and communities.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.488	Coastal Environment	CE - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.489	Coastal Environment	CE - R11	Support	We strongly support this rule which allows for earthworks and vegetation clearance in the Outstanding Coastal Environment Area for walking and cycling tracks to be repaired and maintained.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.490	Coastal Environment	CE - R12	Support	We strongly support this rule which provides for natural hazard mitigation structures and earthworks on the grounds	Retain rule.

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NPHS/ Te Whatu Ora (S190)					of health and safety of people and communities.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.491	Coastal Environment	CE - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.492	Coastal Environment	CE - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.493	Coastal Environment	CE - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.494	Coastal Environment	CE - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.495	Coastal Environment	CE - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.496	Coastal Environment	CE - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.497	Coastal Environment	CE - R19	Support	We strongly support this rule which provides for natural hazard mitigation structures and earthworks on the grounds of health and safety of people and communities.	Retain rule.
Te Mana Ora (Community and	S190.498	Coastal Environment	CE - R20	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.499	Coastal Environment	CE - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.500	Coastal Environment	CE - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.501	Earthworks	Overview	Support	Te Mana Ora supports the balanced management of earthworks which are essential to facilitate necessary and essential development for communities, while at the same time protecting natural character and amenity values which also nourish physical and emotional wellbeing. Coordination and integration of earthworks control and management is critical across natural, built, social and economic environments.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.502	Earthworks	EW - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.503	Earthworks	EW - P1	Support	We strongly support this policy which provides for natural hazard mitigation structures and earthworks on the grounds of health and safety of people and communities.	Retain policy..
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.504	Earthworks	EW - P2	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.505	Earthworks	EW - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.506	Earthworks	EW - P4	Support	We strongly support this policy which protects natural hazard mitigation structures and earthworks on the grounds of health and safety of people and communities	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.507	Earthworks	EW - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.508	Earthworks	EW - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.509	Earthworks	EW - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.510	Earthworks	EW - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.511	Earthworks	EW - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.512	Earthworks	EW - R6	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.513	Earthworks	EW - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.514	Earthworks	EW - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.515	Light	Overview	Support	We support well designed neighbourhoods and public activities that increase social and emotional well-being and agree that the appropriate design, control, location, orientation of artificial outdoor lighting is important to ensure good health outcomes. Coordination and integration of artificial outdoor light control and management is critical across natural, built, social and economic environments.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.516	Light	LIGHT - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.517	Light	LIGHT - O2	Support	We strongly support this objective as it acknowledges the effects of artificial outdoor lighting on health and safety of people.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.518	Light	LIGHT - P1	Support	We strongly support this policy as it provides for health, safety and wellbeing of people and communities.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.519	Light	LIGHT - P2	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.520	Light	LIGHT - P3	Support	We strongly support this policy for minimising the adverse effects of artificial lighting, and ensuring that people and communities can still enjoy the night sky, as well as protecting habitats of species and fauna that are light sensitive.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.521	Light	LIGHT - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.522	Light	LIGHT - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.523	Light	LIGHT - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.524	Light	LIGHT - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.525	Light	LIGHT - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.526	Light	LIGHT - R6	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.527	Noise	Overview	Amend	See submission point on NOISE-R1 below. Reference to noise measurement and assessment standards needs to apply across numerous rules.	Add new text as follows: Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Acoustics - Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise except where more specific requirements apply.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.528	Noise	NOISE - O1	Support in part	The need to provide for noise generating activities, subject to appropriate controls (including for health protection), is supported. However, the noise limits in the proposed plan (in keeping with all other district plans and New Zealand Standards), still represent some compromise to public health. Adverse health effects can occur at exposure levels below guideline regulatory noise values however it is not practicable to provide absolute protection and therefore the wording should be qualified.	Amend NOISE-O1 as follows: The benefits of noise generating activities are provided for in a way that is compatible with the role, function and character of each zone and does not unreasonably compromise community health, safety and wellbeing.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.529	Noise	NOISE - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.530	Noise	NOISE - O3	Support	Based on evidence from the World Health Organisation, existing environmental noise causes significant harm to the health of communities. The proposed objective is appropriate in relation to this public health matter.	Retain NOISE-O3 as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.531	Noise	NOISE - P1	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.532	Noise	NOISE - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.533	Noise	NOISE - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.534	Noise	NOISE - P4	Support in part	To give effect to NOISE-O3, this policy should have a primary focus on protection of health and wellbeing (as opposed to say NOISE-P1 which is focussed on enabling activities). While this matter is covered by the proposed drafting, it is framed around activities generating noise rather than receivers of the noise.	Amend the header sentence of NOISE-P4 as follows: Ensure noise effects generated by an activity are of a type, scale and level that are appropriate for the predominant role, function and character of the receiving environment and protect the health and wellbeing of people and communities by constraining noise generating activities in terms of having regard to:...
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.535	Noise	NOISE - R1	Oppose in part	The use of New Zealand Standards for environmental noise is supported. However, the rule is confusing in that in one instance it specifies measurement and assessment standards to be used in association with noise limits in other rules (1), but in other instances it is also specifies criteria from the standards (2), (3) and (5). For (4) the rule gives a measurement standard but no corresponding criteria. Item (3) applies the construction noise standard to "mobile noise sources" which is not a defined term and could include activities that should be subject to noise limits.	Amend NOISE-R1 as follows: 1. Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Acoustics – Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics – Environmental noise except where more specific requirements apply. 2. The noise from any construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics - Construction noise. Construction work is defined in New Zealand Standard NZS 6803:1999 Acoustics - Construction noise. 3. Noise from mobile noise sources shall comply with the noise limits set out in Tables 2 and 3 of NZS 6803:1999 Acoustics - Construction

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						Noise, with reference to "construction noise" taken to refer to "mobile noise sources"; 4. Noise from wind turbines shall be measured and assessed in accordance with section 7.7 of NZS 6808: 2010 Acoustics Wind Farm Noise; 5. Noise from Helicopter Landing areas shall be managed in accordance with and comply with the noise standards and limits of NZS 6807: 1994 Noise Management and Land Use Planning for Helicopter Landing Area
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.536	Noise	NOISE - R2	Oppose in part	The exclusion of certain activities from zone noise limits is appropriate. However, in this instance a wider range of activities are included than in most district plans, including some activities that commonly cause noise disturbance. If retained, those activities should be subject to alternative controls, such as timing and duration, or removed from this rule. There also appear to be errors in the drafting.	Amend NOISE-R2 as follows: 1. Intermittent residential activities, use of lawn mowers, vehicles, machinery or equipment operated and maintained in accordance with the manufacturer's specifications and used on an intermittent basis (e.g. spraying, harvesting, etc); ... 10. Any residential activity on the same site as a noise source being assessed; ... 12. Infrequent aircraft landing for rural production purposes on an intermittent basis, including aerial topdressing and helicopter movements; 13. Non-commercial motorised watercraft operating on the surface of waterbodies; ... 15. Impulsive sounds (such as hammering and bangs) and dog barking noise which are poorly assessed by reference to NZS 6802:2008 Acoustics Environmental Noise; 16. The noise is emitted from an audible bird scaring device between the hours of half an hour before sunrise and until half an hour after sunset, not used at a frequency of more than 12 events per hour, and generating less than 65 dB LAE for each event; and 17. The noise is from a Temporary Activity where the temporary activity occurs between 7:00am and 10:00pm only, and if operating outside of

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						these hours complies with the underlying noise standards of the zone. This does not include any amplified noise.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.537	Noise	NOISE - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.538	Noise	NOISE - R4	Amend	The Noise and Vibration Metrics National Planning Standard requires noise measurement methods and symbols to be in accordance with the applicable New Zealand Standards. NZS 6801:2008 requires the symbol for C-weighted peak sound level to be LCpeak.	Amend NOISE-R4 as follows: ... i. 7am to 7pm: 95 dBC- LCpeak ; ii. 7pm to 7am: 85 dBC- LCpeak .
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.540	Noise	NOISE - R5	Oppose in part	Contrary to comments provided in relation to the draft plan, the proposed plan has still structured noise limits based on the zones where noise is emitted from rather than where the potential effects occur, which is where it is received. The structure adopted results in numerous inconsistencies and omissions. Throughout the noise rules the format of times specified for weekdays and weekends results in potential ambiguity as to the limits on Saturday morning and Monday morning	1) Restructure all zone noise limits to relate to sites receiving noise. 2) Reformat day/time definitions for noise limits to follow the format recommended in NZS 6802:2008. 3) If the current structure is retained, amend NOISE-R5 as follows: 1. Noise generated by any activity shall not exceed the following noise limits at any point within the notional boundary of any sensitive activity within any site receiving noise: another site in the RESZ – Residential Zones, SETZ – Settlement Zone and NOSZ – Natural Open Space Zone:
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.541	Noise	NOISE - R6	Oppose in part	As set out for NOISE-R5	Restructure all zone noise limits to relate to sites receiving noise.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.542	Noise	NOISE - R7	Oppose in part	As set out for NOISE-R5	Restructure all zone noise limits to relate to sites receiving noise.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.543	Noise	NOISE - R8	Oppose in part	As set out for NOISE-R5. Also, the noise limits might be overly stringent for receivers within the industrial zones but are inadequate to protect any nearby sensitive activities in other zones. Unless the rules are restructured, this rule should be adequate to protect other zones.	1) Restructure all zone noise limits to relate to sites receiving noise. 2) If the current structure is retained, amend NOISE-R8 as follows: ... a. 7:00am to 10:00pm Monday to Friday and 7:00am to 10:00pm weekends and public holidays: 5560 dB LAeq (15 min)
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.544	Noise	NOISE - R9	Support in part	The reference to NZS 6809 for the management of port noise is supported. The standard is wide-ranging and the rule should include methods to demonstrate appropriate implementation.	Amend NOISE-R9 to add the following: 2. All activities are conducted in accordance with a Port Noise Management Plan that is updated annually, sets out details of how NZS 6809 is being implemented, and is publicly available on the port operator's website.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.545	Noise	NOISE - R10	Oppose in part	Noise emissions should be subject to a limit at all aircraft/helicopter facilities. Pre and post flight aircraft engine running should be included in the aircraft operation noise limits in parts 4 and 5 as it is part of the same noise events. Engine running associated with maintenance should be subject to normal zone noise limits. If the structure of the zone noise limits is not changed, any noise limit in NOISE-R10 should comply with the Noise and Vibration Metrics National Planning Standard, which does not allow for 15 hour and 9 hour average levels by reference to NZS 6802:2008. The rule structure does not define the relationship between individual aircraft and their operators generating noise, and the facility operator responsible for monitoring and enforcing compliance with noise limits/rules (through limiting use of the facility if necessary). A noise management plan could address these issues.	Amend NOISE-R10 as follows: ... 3. The maximum noise levels from aircraft engine testing associated with maintenance at any point within the notional boundary of any sensitive activity within any site receiving noise boundary of a site within a RESZ – Residential Zone, MPZ – Māori Purpose Zone or RURZ – Rural Zone shall not exceed: a. on any day 7.00am to 10.00pm exceed 55 dB LAeq (15 hour) (15min) b. on any day 10.00pm to 7.00am not exceed 45 dB LAeq (9 hours) (15 min) and 75 dB LAmax; and 4. The maximum noise generated from aircraft operations at Hokitika and Westport Airports and Greymouth and Karamea Aerodromes over any 90 continuous days, including taxiing and pre and post flight engine running , shall not exceed: ... 8. All activities are conducted in accordance with a Noise Management Plan that is updated annually, sets out details of how NZS 6805 or NZS 6807 is being

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						implemented, and is publicly available on the facility operator's website.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.546	Noise	NOISE - R11	Oppose in part	As set out in NOISE-R5	Restructure all zone noise limits to relate to sites receiving noise.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.547	Noise	NOISE - R12		We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.548	Noise	NOISE - R13		We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.549	Signs	Overview	Support	We support well designed neighbourhoods and public activities that increase social and emotional well-being and agree that the appropriate design, control, location, orientation of signage is important to ensure good health outcomes. Coordination and integration of signage control and management is critical across natural, built, social and economic environments.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.550	Signs	SIGN - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.551	Signs	SIGN - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.552	Signs	SIGN - P2	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.553	Signs	SIGN - P3	Support	We strongly support this policy which refers to health and safety legislation and provides for health and safety of people and communities.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.554	Signs	SIGN - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.555	Signs	SIGN - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.556	Signs	SIGN - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.557	Signs	SIGN - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.558	Signs	SIGN - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.559	Signs	SIGN - R3	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.560	Signs	SIGN - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.561	Signs	SIGN - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.562	Signs	SIGN - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.563	Signs	SIGN - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.564	Signs	SIGN - R8	Support in part	We support a consistent 2m clear space for pedestrians on the footpath, however, as many sight-impaired people are inclined to use the footpath area closer to buildings we recommend that signs are positioned on the outer edge of the footpath and not immediately in front of premises in line with the existing GDC signage bylaw (clause 11.3) which states: " Street signage must not compromise pedestrian safety and must be positioned to allow a minimum clearance of 2m between the sign and the internal boundary of the footpath, or where there is licensed Outdoor Dining, there must be a 2m clearance between the sign and the street furniture."	Amend SIGN-R8 as follows: Activity Status Permitted Where: 1. The sign does not compromise pedestrian safety; 2. The sign is placed on the footpath immediately in front of the premises to which it relates; 3. A consistent 2m wide clear space for pedestrians is maintained between the sign and the internal boundary of the footpath; 4. Where there is approved outdoor dining there must be a 2m clearance between the sign and the outdoor furniture; 5. The sign is removed from the footpath at the completion of the day's trading and not

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						returned until the start of the next day's trading; 6. ...
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.565	Signs	SIGN - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.566	Signs	SIGN - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.567	Signs	SIGN - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.568	Signs	SIGN - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.569	Signs	SIGN - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.570	Signs	SIGN - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.571	Signs	SIGN - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.572	Signs	SIGN - R16	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.573	Signs	SIGN - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.574	Signs	SIGN - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.575	Signs	SIGN - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.576	Signs	SIGN - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.577	Signs	SIGN - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.578	Signs	SIGN - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.579	Temporary Activities	Overview	Support	We support well designed neighbourhoods and public activities that increase social and emotional well-being and agree that the appropriate design, control, location, orientation of temporary activities such as concerts, parades, festivals, fairs,	

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					meetings, sporting and special events and exhibitions is important to ensure good health outcomes. Coordination and integration of temporary activities control and management is critical across natural, built, social and economic environments.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.580	Temporary Activities	TEMP - O1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.581	Temporary Activities	TEMP - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.582	Temporary Activities	TEMP - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.583	Temporary Activities	TEMP - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.584	Temporary Activities	TEMP - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.585	Temporary Activities	TEMP - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.586	Temporary Activities	TEMP - R2	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.587	Temporary Activities	TEMP - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.588	Temporary Activities	TEMP - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.589	Temporary Activities	TEMP - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.590	Temporary Activities	TEMP - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.591	Temporary Activities	TEMP - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.592	Temporary Activities	TEMP - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.593	Temporary Activities	TEMP - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and	S190.594	Open Space and Recreation Zones	Overview	Support	Te Mana Ora endorses the importance of Open Space and Recreation Zones. It is	

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Public Health) of the NPHS/ Te Whatu Ora (S190)					critical to protect these spaces for community wellbeing - both in terms of engaging with the natural environment and for recreation and leisure activities.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.595	Open Space and Recreation Zones	OSRZ - O1	Support in part	We recommend that the OSRZ-O1 is amended for clarity and to ensure that the development and activities are suitable.	Amend OSRZ-O1 as follows: Development and activities should must complement and not conflict with the functions and values of the particular open space and the surrounding environment. Where appropriate, open space accommodates a compatible range of functions.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.596	Open Space and Recreation Zones	OSRZ - O2	Support	Separation of the Open Space and Recreation Zone into the three areas provides certainty about what activities can be expected in each section.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.597	Open Space and Recreation Zones	OSRZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.598	Open Space and Recreation Zones	OSRZ - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.599	Open Space and Recreation Zones	OSRZ - P3	Support in part	We support this policy and endorse the importance of buildings and structures being designed carefully in ways that are compatible with the zone and surrounding environment. We suggest an amendment to this policy to ensure that both new buildings and any changes to pre-existing buildings and structures, align their design and function with the purpose and character of the open space around them.	Amend OSRZ-P3 as follows: New buildings and structures and external modifications to pre-existing buildings and structures should be designed and sited to be compatible with the function and predominant purpose of the open space and fit within the character and amenity of the surrounding area.
Te Mana Ora (Community and	S190.600	Open Space and Recreation Zones	OSRZ - P4	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.601	Open Space and Recreation Zones	OSRZ - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.602	Open Space and Recreation Zones	OSRZ - P6	Support	We support co-management of areas of significance to Poutini Ngāi Tahu recognizing the health and wellbeing impacts that access to culturally important sites have.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.603	Open Space and Recreation Zones	OSRZ - P7	Support	Natural environments provide significant health and wellbeing benefits for those who have access to them, as well as wider population benefits. Protecting and promoting the values of these areas is important for the upholding of population health.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.604	Open Space and Recreation Zones	OSRZ - P8	Support	Sport, active recreation and community activities promote public health and wellbeing. Providing for these activities is supported by public health.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.605	Open Space and Recreation Zones	OSRZ - P9	Support in part	We recognise the need for open spaces to provide for a range of purposes. However, we recommend that this objective also acknowledge the adverse effects from certain activities, and that these adverse effects are managed appropriately using the effects management hierarchy.	Amend OSRZ-O9 as follows: Provide for the range of purposes where compatible with open space values while managing any adverse effects on the environment and human health from these purposes using the effects management hierarchy , including: a. The ongoing operation and appropriate management of cemeteries;
Te Mana Ora (Community and Public Health) of the	S190.606	Open Space and Recreation Zones	OSRZ - P10		In our submission to the Exposure draft we requested that quality playgrounds be specifically included in clause (a). Playgrounds are amenities that bring	Amend OSRZ - P10 as follows: Subdivision and new development should provide for open space needs generated by the development either through direct

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NPHS/ Te Whatu Ora (S190)					people together for social interaction, play and physical activity. Across the world playgrounds are being designed with equipment that can be used across the age spectrum with a focus on both the young and older members of the community. Given that subdivisions and new developments are designed for people to live in, including quality playgrounds in the list of provisions will ensure that these community facilities are considered in the planning and implementation stages of the developments.	provision of land and works, or through a financial contribution. This includes: a. Additional neighbourhood parks including waterfront areas, walkways and cycleways, and accessible, quality playgrounds needed as a result of additional household and visitor accommodation growth;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.607	Open Space and Recreation Zones	OSRZ - P11	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.608	Open Space and Recreation Zones	OSRZ - P12	Support	It is pleasing to see contribution to the overall health and wellbeing of the community mentioned in this policy. We support and endorse OSRZ-P12 (b): Contribute to the overall health and wellbeing of the community, recognising the important role these zones play in protecting and promoting health and wellbeing across communities now and in the future.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.609	Open Space and Recreation Zones	OSRZ - P13	Amend	We recommend that this policy acknowledges the potential adverse effects that some of these activities can cause to the environment and human health, and that these effects will be managed appropriately using the effects management hierarchy.	Amend OSRZ-P13 as follows: Provide for activities that are ancillary to the functions of OSZ- Open Space Zone while managing any adverse effects on the environment and human health from these activities using the effects management hierarchy , including: a. Retail activities;

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.610	Open Space and Recreation Zones	OSRZ - P14	Amend	We recommend that this policy specifically reference and consider adverse impacts on the environment and human health, and the appropriate management of these effects through the effects management hierarchy.	Amend OSRZ-P14 as follows: Provide for mineral extraction activities within the OSZ- Open Space Zone where , while managing any adverse effects on the environment and human health from these activities using the effects management hierarchy , specifically ensuring: a. Impacts on open space and recreation values of the site are minimised;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.611	Open Space and Recreation Zones	OSRZ - P15	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.612	Open Space and Recreation Zones	OSRZ - P16	Support	It is pleasing to see contribution to the overall health and wellbeing of the community mentioned in this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.613	Open Space and Recreation Zones	OSRZ - P17	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.614	Open Space and Recreation Zones	OSRZ - P18	Support	It is important to both the environment and human wellbeing that natural, cultural and biodiversity values are retained.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.615	Open Space and Recreation Zones	OSRZ - P19	Support	It is pleasing to see contribution to the overall health and wellbeing of the community mentioned in this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.616	Open Space and Recreation Zones	OSRZ - P20	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.617	Natural Open Space Zone	Overview	Support	Te Mana Ora endorses the importance of the Natural Open Space Zone. It is critical to protect these spaces for community wellbeing - both in terms of engaging with the natural environment and for recreation and leisure activities.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.618	Natural Open Space Zone	NOSZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.619	Natural Open Space Zone	NOSZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.620	Natural Open Space Zone	NOSZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.621	Natural Open Space Zone	NOSZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.622	Natural Open Space Zone	NOSZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.623	Natural Open Space Zone	NOSZ - R6	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.624	Natural Open Space Zone	NOSZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.625	Natural Open Space Zone	NOSZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.626	Natural Open Space Zone	NOSZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.627	Natural Open Space Zone	NOSZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.628	Natural Open Space Zone	NOSZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.629	Natural Open Space Zone	NOSZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.630	Natural Open Space Zone	NOSZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.631	Natural Open Space Zone	NOSZ - R14	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.632	Natural Open Space Zone	NOSZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.633	Natural Open Space Zone	NOSZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.634	Natural Open Space Zone	NOSZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.635	Open Space Zone	Overview	Support	Te Mana Ora endorses the importance of the Open Space Zone and the facilities and structures within this zone. It is critical to protect these spaces for community wellbeing, civic engagement, and community recreation and leisure activities. We note there is a small error in Paragraph 2 and suggest a correction.	Suggest the following correction to the overview: The zone includes civic spaces, land with community facilities...In some cases they also the zone is also used for locations for quarrying and mineral extraction before the land is remediated for other open space uses.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.636	Open Space Zone	OSZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.637	Open Space Zone	OSZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.638	Open Space Zone	OSZ - R3	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.639	Open Space Zone	OSZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.640	Open Space Zone	OSZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.641	Open Space Zone	OSZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.642	Open Space Zone	OSZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.643	Open Space Zone	OSZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.644	Open Space Zone	OSZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.645	Open Space Zone	OSZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.646	Open Space Zone	OSZ - R11	Amend	We recommend that this rule acknowledges the potential adverse effects	Amend OSZ-R11 as follows: Activity Status Permitted

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Public Health) of the NPHS/ Te Whatu Ora (S190)					that mineral prospecting and mineral exploration could cause to the environment and human health, and that these effects will be managed appropriately using the effects management hierarchy.	Where: 1. This is authorised under a prospecting or exploration permit from NZPAM; ... 6. The adverse effects on the environment and human health from these activities are managed appropriately using the effects management hierarchy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.647	Open Space Zone	OSZ - R12	Amend	We recommend that this rule acknowledges the potential adverse effects that agricultural, horticultural or pastoral activities can cause to the environment and human health, and that these effects will be managed appropriately using the effects management hierarchy.	Amend OSZ-R12 as follows: Activity Status Permitted Where: 1. All performance standards for Rule OSZ -R1 are complied with; and 2. Any adverse effects on the environment and human health from these activities are managed appropriately using the effects management hierarchy, 3. The activity does not include: ...
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.648	Open Space Zone	OSZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.649	Open Space Zone	OSZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.650	Open Space Zone	OSZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.651	Open Space Zone	OSZ - R16	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.652	Open Space Zone	OSZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.653	Open Space Zone	OSZ - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.654	Open Space Zone	OSZ - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.655	Open Space Zone	OSZ - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.656	Open Space Zone	OSZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.657	Open Space Zone	OSZ - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.658	Open Space Zone	OSZ - R23	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.659	Open Space Zone	OSZ - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.660	Open Space Zone	OSZ - R25	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.661	Open Space Zone	OSZ - R26	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.662	Sport and Active Recreation Zone	Overview	Support	Te Mana Ora endorses the importance of the Sport and Active Recreation Zone. It is critical to protect these spaces for community wellbeing and for recreation and leisure activities.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.663	Sport and Active Recreation Zone	SARZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.664	Sport and Active Recreation Zone	SARZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.665	Sport and Active Recreation Zone	SARZ - R3	Support	We are pleased to see the inclusion of clause 3(iv) to allow no restriction on hours for Civil Defence Emergency purposes.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.666	Sport and Active Recreation Zone	SARZ - R4	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.667	Sport and Active Recreation Zone	SARZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.668	Sport and Active Recreation Zone	SARZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.669	Sport and Active Recreation Zone	SARZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.670	Sport and Active Recreation Zone	SARZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.671	Sport and Active Recreation Zone	SARZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.672	Sport and Active Recreation Zone	SARZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.673	Sport and Active Recreation Zone	SARZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.674	Sport and Active Recreation Zone	SARZ - R12	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.675	Sport and Active Recreation Zone	SARZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.676	Sport and Active Recreation Zone	SARZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.677	Sport and Active Recreation Zone	SARZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.678	Sport and Active Recreation Zone	SARZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.679	Sport and Active Recreation Zone	SARZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.680	Sport and Active Recreation Zone	SARZ - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.681	Commercial and Mixed Use Zones	Overview	Support	Te Mana Ora recognises the importance of Commercial and Mixed Used Zones to community health and wellbeing, economic activities, and for access to community and public services. We largely support the objectives and policies in this section with	

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					some specific amendments to create healthy streets in and around the town centres on the West Coast/ Te Tai o Poutini.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.682	Commercial and Mixed Use Zones	CMUZ - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.683	Commercial and Mixed Use Zones	CMUZ - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.684	Commercial and Mixed Use Zones	CMUZ - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.685	Commercial and Mixed Use Zones	CMUZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.686	Commercial and Mixed Use Zones	CMUZ - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.687	Commercial and Mixed Use Zones	CMUZ - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.688	Commercial and Mixed Use Zones	CMUZ - P4	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.689	Commercial and Mixed Use Zones	New Locations for CMUZ - Commercial and Mixed Use Zones	Support		
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.690	Commercial and Mixed Use Zones	CMUZ - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.691	Commercial and Mixed Use Zones	CMUZ - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.692	Commercial and Mixed Use Zones	CMUZ - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.693	Commercial and Mixed Use Zones	CMUZ - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.694	Commercial and Mixed Use Zones	CMUZ - P9	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.695	Commercial and Mixed Use Zones	CMUZ - P10	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.696	Commercial and Mixed Use Zones	CMUZ - P11	Support	We support this policy.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.697	Commercial and Mixed Use Zones	CMUZ - P12	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.698	Commercial and Mixed Use Zones	CMUZ - P13	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.699	Commercial and Mixed Use Zones	CMUZ - P14	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.700	Commercial and Mixed Use Zones	CMUZ - P15	Support in part	Te Mana Ora strongly supports the emphasis on pedestrian-orientated street layout and encouraging pedestrian movement. Street designs that encourage active transport, for example walking and cycling, provide considerable physical and mental health benefits. To further support pedestrian movement and a healthy street design, Te Mana Ora recommends that public places to sit and rest and appropriate shade and shelter are incorporated into the Town Centre Zones.	Amend CMUZ-P15 as follows: Activities within the TCZ- Town Centre Zones should: a). Maintain or enhance natural and historic features and built form; ... g). Provide a high-quality pedestrian environment, with pedestrian orientated street layout including specific places for pedestrians to stop and rest, appropriate shade and shelter, slower vehicle speeds in pedestrian areas, clearly marked and accessible pedestrian crossings.
Te Mana Ora (Community and Public Health) of the	S190.701	Commercial and Mixed Use Zones	CMUZ - P16	Support	We support this policy.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.702	Commercial and Mixed Use Zones	CMUZ - P17	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.703	Commercial and Mixed Use Zones	CMUZ - P18	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.704	Commercial and Mixed Use Zones	CMUZ - P19	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.705	Commercial and Mixed Use Zones	CMUZ - PREC1 - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.706	Commercial and Mixed Use Zones	CMUZ - PREC1 - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.707	Commercial and Mixed Use Zones	CMUZ - PREC1 - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.708	Commercial and Mixed Use Zones	CMUZ - PREC1 - P4	Support	Te Mana Ora strongly supports the development of green corridors connecting the Grey/ Māwhera River to Victoria Park, Sawyers Creek Wetlands and the lagoon. Green corridors are a vital way to support and increase biodiversity in urban settings, as well as support walking and cycling	Maintain policy.

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					through these green corridors. Green corridors also provide natural infrastructure in tree canopies that provide essential shade and shelter. As an example, after the Christchurch earthquakes, Christchurch's 'red zone' around the Avon/ Otakaro River has been transformed into an ecological corridor that many residents in Christchurch enjoy walking, cycling, and spending leisure time in.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.709	Commercial and Mixed Use Zones	CMUZ - PREC1 - P5	Support in part	Te Mana Ora supports the emphasis on a vibrant, active pedestrian environment and further recommends that healthy streets design, that further encourages walking and cycling is considered alongside the Crime Prevention through Environment Design (CPTED) principles.	Amend CMUZ-PREC1-P5 as follows: d. Create a vibrant, active pedestrian environment with places to sit and rest, appropriate shade and shelter, a slower vehicle speed in the pedestrian environment, and clearly marked and accessible pedestrian crossings.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.710	Commercial and Mixed Use Zones	CMUZ - PREC1 - P6	Support in part	Te Mana Ora supports this policy but suggests that it is amended slightly for clarity.	Amend CMUZ-PREC1-P6 as follows: Encourage walking and cycling access to and along the Grey/Māwhera River to the adjacent MUZ - Mixed Use Zone, the West Coast Wilderness Trail and Māwheranui Walkway.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.711	Commercial and Mixed Use Zones	CMUZ - PREC2 - P7	Support in part	Te Mana Ora supports the emphasis on a high quality pedestrian environment and suggest some specific amendments to support a healthy street design that encourages walking and cycling, and supports the safety of pedestrians and cyclists.	Amend CMUZ - PREC2 as follows: Reinforce the pedestrian priority in the TCZ - PREC2 - Hokitika Town Centre Precinct by requiring verandas and other shade and shelter, places to sit and rest, slower vehicle speeds in the pedestrian area, clearly marked and accessible pedestrian crossings , active street frontage and a high quality pedestrian environment which reflects the Hokitika Town Centre Design Guidelines.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.712	Commercial and Mixed Use Zones	CMUZ - PREC2 - P8	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.713	Commercial and Mixed Use Zones	CMUZ - PREC2 - P9	Support in part	Te Mana Ora strongly supports the promotion of pedestrian links and pedestrian focused activity to link the Hokitika town centre to the Gibson Quay/ Hokitika River and to the Hokitika beachfront. Te Mana Ora recommends that the policy be amended to include cycling as well. Enabling active transport routes, for walking and cycling, is critical to supporting community health and wellbeing, both for physical and mental health, but also enabling community cohesion and connections.	Amend CMUZ -PREC2-P9 as follows: Promote pedestrian and cycling links and pedestrian and cycling focused activity to link the Hokitika town centre to the Gibson Quay/ Hokitika beachfront.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.714	Commercial and Mixed Use Zones	CMUZ - PREC3 - P10	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.715	Commercial and Mixed Use Zones	CMUZ - PREC3 - P11	Support in part	Te Mana Ora supports the emphasis on a high quality pedestrian environment and suggest some specific amendments to support a healthy street design that encourages walking and cycling, and supports the safety of pedestrians and cyclists.	Amend CMUZ-PREC3-P11 as follows: Reinforce Palmerston Street between Henley St and Rintoul St as the heart of Westport/Kawatiri by requiring verandas, active street frontage, and a high quality pedestrian environment with places to sit and rest, appropriate share and shelter, a slower vehicle speed in the pedestrian environment, and clearly marked and accessible pedestrian crossings.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.716	Commercial and Mixed Use Zones	CMUZ - PREC3 - P12	Support in part	Te Mana Ora strongly supports the promotion of pedestrian links and pedestrian focused activity to link Victoria Square to the Buller/ Kawatiri Riverfront. Te Mana Ora recommends that the policy be amended to include cycling as well. Enabling active transport routes, for walking and cycling, is critical to supporting community health and wellbeing, both for physical and mental health, but also	Amend CMUZ-PREC2-P12 Promote pedestrian and cycling links and pedestrian and cycling focused activity to link Victoria Square to the Buller/ Kawatiri Riverfront.

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					enabling community cohesion and connections.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.717	Commercial and Mixed Use Zones	CMUZ - PREC4 - P13	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.718	Commercial and Mixed Use Zones	CMUZ - PREC4 - P14	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.719	Commercial Zone	Overview	Support	Te Mana Ora recognises the importance of Commercial Zones to community health and wellbeing, economic activities, and for accessing community and public services. We support the rules in the Commercial Zone .	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.720	Commercial Zone	COMZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.721	Commercial Zone	COMZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.722	Commercial Zone	COMZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.723	Commercial Zone	COMZ - R4	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.724	Commercial Zone	COMZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.725	Commercial Zone	COMZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.726	Commercial Zone	COMZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.727	Commercial Zone	COMZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.728	Commercial Zone	COMZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.729	Commercial Zone	COMZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.730	Commercial Zone	COMZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.731	Mixed Use Zone	Overview	Support	Te Mana Ora recognises the importance of Mixed Used Zones to community health and wellbeing, economic activities, and for accessing community and public services.	

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NPHS/ Te Whatu Ora (S190)					We support the rules of the Mixed Use Zone to create healthy environments for living and working in the transitional zones between commercial/industrial areas and residential areas at the edge of the town centres on the West Coast/ Te Tai o Poutini.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.732	Mixed Use Zone	MUZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.733	Mixed Use Zone	MUZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.734	Mixed Use Zone	MUZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.735	Mixed Use Zone	MUZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.736	Mixed Use Zone	MUZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.737	Mixed Use Zone	MUZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.738	Mixed Use Zone	MUZ - R7	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.739	Mixed Use Zone	MUZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.740	Mixed Use Zone	MUZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.741	Mixed Use Zone	MUZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.742	Mixed Use Zone	MUZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.743	Mixed Use Zone	MUZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.744	Mixed Use Zone	Non-Complying Activities	Support		
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.745	Mixed Use Zone	MUZ - R13	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.746	Mixed Use Zone	MUZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.747	Neighbourhood Centre Zone	Overview	Support	Te Mana Ora recognises the importance of a Neighbourhood Centre Zone to community health and wellbeing, economic activities, and for accessing community and public services. We support the rules of the Neighbourhood Centre Zone to create healthy environments for small scale commercial, retail and community activities within surrounding residential neighbourhoods on the West Coast/ Te Tai o Poutini.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.748	Neighbourhood Centre Zone	NCZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.749	Neighbourhood Centre Zone	NCZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.750	Neighbourhood Centre Zone	NCZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.751	Neighbourhood Centre Zone	NCZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.752	Neighbourhood Centre Zone	NCZ - R5	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.753	Neighbourhood Centre Zone	NCZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.754	Neighbourhood Centre Zone	NCZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.755	Neighbourhood Centre Zone	NCZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.756	Neighbourhood Centre Zone	NCZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.757	Neighbourhood Centre Zone	NCZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.758	Neighbourhood Centre Zone	NCZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.759	Neighbourhood Centre Zone	NCZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and	S190.760	Neighbourhood Centre Zone	NCZ - R13	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.761	Neighbourhood Centre Zone	NCZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.762	Town Centre Zone	Overview	Support	Te Mana Ora recognises the importance of Town Centre Zone to community health and wellbeing, economic activities, and for accessing community and public services. We support the rules in the Town Centre Zone for the four main town centres of Greymouth/Mawhera, Hokitika, Reefton and Westport/Kawatiri .	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.763	Town Centre Zone	TCZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.764	Town Centre Zone	TCZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.765	Town Centre Zone	TCZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.766	Town Centre Zone	TCZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.767	Town Centre Zone	TCZ - R5	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.768	Town Centre Zone	TCZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.769	Town Centre Zone	TCZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.770	Town Centre Zone	TCZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.771	Town Centre Zone	TCZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.772	Town Centre Zone	TCZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.773	Town Centre Zone	TCZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.774	Town Centre Zone	TCZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.775	Town Centre Zone	TCZ - R13	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.776	Town Centre Zone	TCZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.777	Town Centre Zone	TCZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.778	Town Centre Zone	TCZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.779	Town Centre Zone	TCZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.780	Town Centre Zone	TCZ - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.781	Town Centre Zone	TCZ - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.782	Town Centre Zone	TCZ - R20	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.783	Town Centre Zone	TCZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.784	Town Centre Zone	TCZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.785	Industrial Zones	Overview	Support	Te Mana Ora supports the objectives and policies for Industrial Zones.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.786	Industrial Zones	INZ - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.787	Industrial Zones	INZ - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.788	Industrial Zones	INZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.789	Industrial Zones	INZ - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.790	Industrial Zones	INZ - P3	Support	We support this policy.	Retain policy.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.791	Industrial Zones	INZ - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.792	Industrial Zones	INZ - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.793	Industrial Zones	INZ - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.794	Industrial Zones	INZ - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.795	Industrial Zones	INZ - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.796	Industrial Zones	INZ - P9	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.797	Industrial Zones	INZ - P10	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.798	Industrial Zones	INZ - P11	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.799	General Industrial Zone	Overview	Support	Te Mana Ora supports the rules for the General Industrial Zone.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.800	General Industrial Zone	GIZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.801	General Industrial Zone	GIZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.802	General Industrial Zone	GIZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.803	General Industrial Zone	GIZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.804	General Industrial Zone	GIZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.805	General Industrial Zone	GIZ - R6	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.806	General Industrial Zone	GIZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.807	General Industrial Zone	GIZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.808	General Industrial Zone	GIZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.809	General Industrial Zone	GIZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.810	General Industrial Zone	GIZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.811	General Industrial Zone	GIZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.812	General Industrial Zone	GIZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.813	General Industrial Zone	GIZ - R14	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.814	General Industrial Zone	GIZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.815	Light Industrial Zone Rules	Overview	Support	Te Mana Ora supports the rules for the Light Industrial Zone.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.816	Light Industrial Zone Rules	LIZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.817	Light Industrial Zone Rules	LIZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.818	Light Industrial Zone Rules	LIZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.819	Light Industrial Zone Rules	LIZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.820	Light Industrial Zone Rules	LIZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.821	Light Industrial Zone Rules	LIZ - R6	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.822	Light Industrial Zone Rules	LIZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.823	Light Industrial Zone Rules	LIZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.824	Light Industrial Zone Rules	LIZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.825	Light Industrial Zone Rules	LIZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.826	Light Industrial Zone Rules	LIZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.827	Light Industrial Zone Rules	LIZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.828	Light Industrial Zone Rules	LIZ - R13	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.829	Light Industrial Zone Rules	LIZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.830	Light Industrial Zone Rules	LIZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.831	Residential Zones	Overview	Support	Te Mana Ora largely supports the objectives and policies in this section, with some amendments recommended. Residential Zones are where communities live, as such there is a responsibility and opportunity to ensure that the environment, infrastructure, amenities, and neighbourhood design is supporting community health and wellbeing.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.832	Residential Zones	RESZ - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.833	Residential Zones	RESZ - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.834	Residential Zones	RESZ - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.835	Residential Zones	Residential Zone Policies	Amend	We support the policies in this section and suggest an additional policy to create a Clean Air Zone that overlays Residential Zones. Te Mana Ora recommends this additional policy is developed to support	Retain policies and include additional policy as follows: RESZ-P18: Clean Air Zones must be applied to Residential Zones to improve

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					better air quality for the West Coast/ Te Tai o Poutini. Air pollution has considerable impact on health outcomes, for example air pollution contributes to respiratory and cardiovascular diseases in communities, additionally air pollution in Aotearoa New Zealand in 2016 led to 3,300 premature deaths. We note that the Regional Air Quality Plan which became operative in 2001, has not been updated. Te Tai o Poutini provides an opportunity to develop policies and rules to protect air quality and therefore protect the health of the population in this region.	air quality and support a healthy environment for residents.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.836	Residential Zones	RESZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.837	Residential Zones	RESZ - P2	Support in part	We strongly support RESZ-P2, particularly section (g), providing safe, efficient and accessible movement for pedestrians, cyclists, and vehicles. We request that further explanation regarding 'reasonable levels of sunlight and daylight' is provided. Recession planes need to better explained in Appendix 2 to illustrate a reasonable level of sunlight. For example, the Christchurch City Council used diagrams in their district plan to explain recession planes and ensure an adequate standard of daylight/sunlight; we recommend that the Te Tai o Poutini Plan does the same.	Recommend further explanation in Appendix 2 related to RESZ-P2 (d) that explains recession planes, with diagrams that can clearly illustrate a reasonable level of sunlight/daylight.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.838	Residential Zones	RESZ - P3	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.839	Residential Zones	RESZ - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.840	Residential Zones	RESZ - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.841	Residential Zones	RESZ - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.842	Residential Zones	RESZ - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.843	Residential Zones	RESZ - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.844	Residential Zones	RESZ - P9	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.845	Residential Zones	RESZ - P10	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.846	Residential Zones	RESZ - P11	Support	Strongly support enabling development of papakainga for needs of Ngai Tahu whanau	Retain policy.

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NPBS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.847	Residential Zones	RESZ - P12	Support	Strongly support new developments and redevelopment supporting and improving accessibility and connectivity within settlements.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.848	Residential Zones	RESZ - P13	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.849	Residential Zones	RESZ - P14	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.850	Residential Zones	RESZ - P15	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.851	Residential Zones	RESZ - P16	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.852	Residential Zones	RESZ - P17	Support in part	We recommend that this policy be more specific. Over what time frame is it expected that sporadic out-of-zone industrial activities would move from residential to industrial zoned areas? The presence of sporadic out of zone industrial activities in residential zones could have a negative impact on the health and wellbeing of those living nearby depending on what these industrial activities are.	Amend RESZ-P17 as follows: Over the long term Within the next 10 years , encourage and promote the relocation of sporadic out-of-zone industrial activities in residential zoned areas to industrial zoned areas.
Te Mana Ora (Community and	S190.853	General Residential Zone	Overview	Support in part	Te Mana Ora supports General Residential Zones in the main towns of	

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Public Health) of the NPHS/ Te Whatu Ora (S190)					Greymouth/Mawhera, Hokitika, Reefton and Westport/Kawatiri on the West Coast/Te Tai o Poutini. We agree that high quality residential built environments with high neighbourhood amenity, close to good quality accessible public services and containing housing stock that is affordable, secure, dry and warm are all critical for ensuring good health and wellbeing outcomes for people and strong communities. We largely support the rules for General Residential Zones with some recommended amendments.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.854	General Residential Zone	GRZ - R1	Amend	We support this rule, however, we would like to see more information included in Appendix 2 regarding GRZ-R1(9). More clarity is required regarding recession planes to ensure adequacy of daylight/sunlight is maintained. Te Mana Ora also recommends that a Clean Air Zone rule be added to the General Residential Zone rules. To ensure better air quality, we suggest that the West Coast / Te Tai o Poutini Plan includes rules regarding home heating options within the Clean Air Zone, this will enable better air quality and health outcomes for residents. Some home heating options, particularly coal, can contribute to poor air quality and pollution, whereas ultra-low emission burners can reduce pollution. We recommend that Te Tai o Poutini adopts rules similar to those applied in Canterbury around home heating within Clean Air Zones.	We recommend an amendment to Appendix 2, to clarify recession planes and ensure adequate daylight and sunlight is maintained. Including diagrams in Appendix 2 as suggested in RESZ-P2. Amend GRZ-R1 as follows: 11. Residential units within Clean Air Zones can install an ultra-low emission burner and existing low-emission burners are allowed for up to 20 years from installation. Installation of low emission burners and use of open fires or older style burners is not allowed within Clean Air Zones.
Te Mana Ora (Community and Public Health) of the	S190.855	General Residential Zone	GRZ - R2	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.856	General Residential Zone	GRZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.857	General Residential Zone	GRZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.858	General Residential Zone	GRZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.859	General Residential Zone	GRZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.860	General Residential Zone	GRZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.861	General Residential Zone	GRZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.862	General Residential Zone	GRZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.863	General Residential Zone	GRZ - R10	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.864	General Residential Zone	GRZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.865	General Residential Zone	GRZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.866	General Residential Zone	GRZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.867	General Residential Zone	GRZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.868	General Residential Zone	GRZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.869	General Residential Zone	GRZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.870	General Residential Zone	GRZ - R17	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.871	General Residential Zone	GRZ - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.872	General Residential Zone	GRZ - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.873	General Residential Zone	GRZ - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.874	General Residential Zone	GRZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.875	General Residential Zone	GRZ - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.876	General Residential Zone	GRZ - R23	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.877	General Residential Zone	GRZ - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.878	Large Lot Residential Zone	Overview	Support	Te Mana Ora supports Large Lot Residential Zones which are serviced by reticulated water supply and wastewater systems but are of lower density character	

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NPHS/ Te Whatu Ora (S190)					and predominantly located on the edges of towns. We support the rules for Large Lot Residential Zones.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.879	Large Lot Residential Zone	LLRZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.880	Large Lot Residential Zone	LLRZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.881	Large Lot Residential Zone	LLRZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.882	Large Lot Residential Zone	LLRZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.883	Large Lot Residential Zone	LLRZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.884	Large Lot Residential Zone	LLRZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.885	Large Lot Residential Zone	LLRZ - R7	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.886	Large Lot Residential Zone	LLRZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.887	Large Lot Residential Zone	LLRZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.888	Large Lot Residential Zone	LLRZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.889	Large Lot Residential Zone	LLRZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.890	Large Lot Residential Zone	LLRZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.891	Large Lot Residential Zone	LLRZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.892	Large Lot Residential Zone	LLRZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.893	Large Lot Residential Zone	LLRZ-R15	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.894	Large Lot Residential Zone	LLRZ-R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.895	Large Lot Residential Zone	LLRZ-R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.896	Large Lot Residential Zone	LLRZ-R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.897	Large Lot Residential Zone	LLRZ - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.898	Large Lot Residential Zone	LLRZ - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.899	Large Lot Residential Zone	LLRZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.900	Large Lot Residential Zone	LLRZ - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and	S190.901	Medium Density Residential Zone	Overview	Support	Te Mana Ora supports Medium Density Residential Zones which provide for	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Public Health) of the NPHS/ Te Whatu Ora (S190)					residential development of greater density in the four main West Coast Te Tai o Poutini towns but only for areas that are in close proximity to both the Town Centre Zone and areas of public open space. We largely support the rules for Medium Density Residential Zones with some recommended amendments.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.902	Medium Density Residential Zone	MRZ - R1	Support in part	We support this rule, however, we would like to see more information included in Appendix 2 regarding MRZ - R1(8). More clarity is required regarding recession planes to ensure adequacy of daylight/sunlight is maintained.	We recommend an amendment to Appendix 2, to clarify recession planes and ensure adequate daylight and sunlight is maintained. Including diagrams in Appendix 2 as suggested in RESZ-P2 and GRZ-R1(9) is recommended.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.903	Medium Density Residential Zone	MRZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.904	Medium Density Residential Zone	MRZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.905	Medium Density Residential Zone	MRZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.906	Medium Density Residential Zone	MRZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.907	Medium Density Residential Zone	MRZ - R6	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.908	Medium Density Residential Zone	MRZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.909	Medium Density Residential Zone	MRZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.910	Medium Density Residential Zone	MRZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.911	Medium Density Residential Zone	MRZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.912	Medium Density Residential Zone	MRZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.913	Medium Density Residential Zone	MRZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.914	Medium Density Residential Zone	MRZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.915	Medium Density Residential Zone	MRZ - R14	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.916	Medium Density Residential Zone	MRZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.917	Medium Density Residential Zone	MRZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.918	Medium Density Residential Zone	MRZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.919	Medium Density Residential Zone	MRZ - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.920	Medium Density Residential Zone	MRZ - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.921	Medium Density Residential Zone	MRZ - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.922	Medium Density Residential Zone	MRZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and	S190.923	Rural Zones	Overview	Support	Te Mana Ora supports the balanced management of rural zones which are	

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Public Health) of the NPHS/ Te Whatu Ora (S190)					essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing of rural residents as well as making it easier to pursue a healthy lifestyle.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.924	Rural Zones	RURZ - O1	Support	We strongly support this objective as retaining highly productive land is essential for production of healthy, locally sourced food which is important for good health outcomes and community resilience.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.925	Rural Zones	RURZ - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.926	Rural Zones	RURZ - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.927	Rural Zones	RURZ - O4	Support	We strongly support this objective as it is important to implement hazard management and limit expansion of settlements in high risk locations for good public health outcomes and community resilience.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.928	Rural Zones	RURZ - O5	Support in part	We support this objective for mineral use, extraction and prospecting in rural zone as the quarrying for gravel and aggregates is important especially for road construction and maintenance and also flood/coastal erosion protection works; both of which	Amend RURZ-O5 as follows: To support the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects to the

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					have positive public health outcomes. We strongly support the balanced approach that adverse effects are minimised and rehabilitation of land occurs following mineral extraction. We recommend that this objective is amended to further refer to the potential adverse effects on the environment and human health and that these effects are managed appropriately using the effects management hierarchy.	environment and human health are minimised and managed using the effects management hierarchy , and rehabilitation of the land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.929	Rural Zones	RURZ - O6	Support	We strongly support this objective as appropriate infrastructure is essential for good health outcomes and community resilience.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.930	Rural Zones	RURZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.931	Rural Zones	RURZ - P2	Support	We strongly support this policy as it is important to provide new housing opportunities away from significant risks to life, and also minimise ribbon residential development for good public health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.932	Rural Zones	RURZ - P3	Support	We strongly support this policy as it is important that expansion of existing settlements should avoid areas of high hazard risk for good public health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.933	Rural Zones	RURZ - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.934	Rural Zones	Production Values	Support	We support the policy in this section.	Retain policy.

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NPBS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.935	Rural Zones	RURZ - P5	Support	We strongly support this policy as retaining highly productive land is essential for production of healthy locally sourced food which important for good health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.936	Rural Zones	Non-Rural Activities	Support	We support the policies in this section.	Retain policies.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.937	Rural Zones	RURZ - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.938	Rural Zones	RURZ - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.939	Rural Zones	RURZ - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.940	Rural Zones	Visitor Economy	Support	We support the policies in this section.	Retain policies.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.941	Rural Zones	RURZ - P9	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.942	Rural Zones	RURZ - P10	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.943	Rural Zones	Infrastructure in Rural Areas	Support	We largely support the policies in this section.	Retain policies with amendment to RURZ-P11.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.944	Rural Zones	RURZ - P11	Support in part	We support this policy apart from the wording in RURZ-P11(c) as we are aware of significant regions on the West Coast, particularly inland and northern Buller, where supplementary networked rural water supplies may become necessary for rural lifestyle areas due to insufficient natural rainfall. We also note that onsite waste water treatment generally works better for households with more restricted water supplies as high water using appliances can overload capacity of septic tanks/effluent disposal fields and lead to surface flooding.	Amend RURZ-P11 as follows: c. On site provision of water supply and/or existence of networked rural water supply ; and on-site land treatment and disposal of stormwater and wastewater.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.945	Rural Zones	RURZ - P12	Support	We strongly support settlement zones (SETZ_PREC2) with local community and commercial areas that provide sufficient wastewater treatment, water supply, refuse disposal, roading, footpaths, open space and parking infrastructure and servicing - all of which are essential for good public health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.946	Rural Zones	RURZ - P13	Support	We strongly support for settlement zones (SETZ_PREC2) that community scale infrastructure is vested in Council where there are more than 10 privately owned lots on public health grounds. We are aware of some existing subdivisions on the West Coast which are having on-going issues around lack of provision of appropriate infrastructure.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.947	Rural Zones	RURZ - P14	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.948	Rural Zones	RURZ - P15	Support	We strongly support this policy to design in sufficient buffers between rural and development of sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.949	Rural Zones	RURZ - P16	Support	We strongly support this policy to design in sufficient buffers around infrastructure such as wastewater treatment plants and land disposal areas and sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.950	Rural Zones	RURZ - P17	Support	We strongly support this policy enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas and locations safe from significant natural hazards for good public health and safety outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.951	Rural Zones	RURZ - P18	Support in part	We support this policy, however, recommend that this policy also references the effects management hierarchy, as a structured approach to manage the adverse effects of mineral extraction to the health of the environment and of the population.	Amend RURZ-P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided that adverse effects on the health of the environment and the population are avoided, remedied or mitigated using the effects management hierarchy .
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.952	Rural Zones	RURZ - P19	Support	We strongly support this policy as managing conflicts between mineral extraction activities and other land uses ensuring appropriate standards are implemented and buffering between incompatible land uses occurs ensures good public health outcomes.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.953	Rural Zones	RURZ - P20	Support	We support this policy	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.954	Rural Zones	RURZ - P21	Support	We strongly support this policy as it requires measures being implemented to reduce and/or avoid adverse effects and ensure rehabilitation occurs for good public health outcomes.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.955	Rural Zones	RURZ - P22	Support	We strongly support this policy that ensures rehabilitation of sites used for mineral extraction to ensure good public health outcomes.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.956	Rural Zones	RURZ - P23	Support	We strongly support this policy that requires coordination with WCRC consents involving water and soil conservation for good public health outcomes.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.957	Rural Zones	RURZ - P24	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.958	Rural Zones	RURZ - P25	Support in part	We support this policy as it requires comprehensive management plans for mineral extraction zones activities across a range of important issues, which will support good public health outcomes. We recommend that this policy also references the effects management hierarchy, as a structured approach to manage the adverse effects of mineral extraction to the health of the environment and of the population. Additionally, as discussed in INF-P7, we recommend that an overlay layer be developed for Drinking Water Source Protection Zones for West Coast	Amend RURZ-P25 as follows: Maintain the quality of the environment and amenity of the areas surrounding the mineral extraction activities e as far as practical by: a. Utilising management, mitigation, rehabilitation as a key tool, managing adverse effects using the effects management hierarchy ; ... I. Ensuring that the Drinking Water Source Protection Zones (SPZ) are excluded from MINZ - Mineral

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					community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We recommend that Drinking Water SPZ are fully excluded from mineral extraction activities to ensure that incidents similar to those which affected the Ross water supply do not happen again on the West Coast.	Extraction Zone.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.959	Rural Zones	RURZ - P26	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.960	Rural Zones	RURZ - P27	Support	We agree the location of airfield and helicopter landing areas within the rural zone need to be managed to protect amenity in settlement zones and other sensitive land use areas (e.g. residential) for good public health and community wellbeing.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.961	Rural Zones	RURZ - P28	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.962	Rural Zones	GRUZ - PREC1 - P1	Support	We strongly support this policy to design in sufficient buffers around grouped housing and community infrastructure to minimise impacts to natural receiving environment and surrounding properties for good public health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.963	Rural Zones	SETZ - PREC2 - P2	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.964	Rural Zones	SETZ - PREC3-P3	Support		Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.965	Rural Zones	SETZ - PREC4 - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.966	Rural Zones	GRUZ - PREC5 - P5	Support	We strongly support this policy as retaining highly productive land is essential for production of healthy locally sourced food which is important for good health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.967	General Rural Zone	General Rural Zone - Rules	Support	Te Mana Ora supports the balanced management of general rural zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing rural residents as well as making it easier to pursue a healthy lifestyle.	support general rural zone approach
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.968	General Rural Zone	GRUZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.969	General Rural Zone	GRUZ - R2	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.970	General Rural Zone	GRUZ - R3	Support	We support this rule and the residential unit densities shown in clause (3) and (4) as the lot sizes should be adequate to support on site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site and soaks away in the ground so as to not cause a nuisance to neighbouring properties for good public health outcomes.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.971	General Rural Zone	GRUZ - R4	Support	We strongly support this rule enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas for good public health outcomes and community resilience. We support the residential unit densities shown in clause (3) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.972	General Rural Zone	GRUZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.973	General Rural Zone	GRUZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.974	General Rural Zone	GRUZ - R7	Support	We support this rule setting appropriate standards for relocated buildings used as dwellings for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.975	General Rural Zone	GRUZ - R8	Support	We support this rule and appropriate standards in the Plan for residential visitor	Retain rule.

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NPHS/ Te Whatu Ora (S190)					accommodation activities for good public health outcomes	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.976	General Rural Zone	GRUZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.977	General Rural Zone	GRUZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.978	General Rural Zone	GRUZ - R11	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast.	Amend GRUZ-R11 as follows: Activity Status Permitted Where: 6. The site is not within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.979	General Rural Zone	GRUZ - R12	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ-R12 as follows: Activity Status Permitted Where: 1. Less than 20,000m3 of material is disturbed or removed within a 12 month period; or ... And a. The activity does not occur within:

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						i. An Outstanding Natural Landscape or Outstanding Natural Feature or a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.980	General Rural Zone	GRUZ - R13	Support	We strongly support this rule for community halls being a permitted use and their critical Civil Defence Emergency Management function for rural communities for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.981	General Rural Zone	GRUZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.982	General Rural Zone	GRUZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.983	General Rural Zone	GRUZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.984	General Rural Zone	GRUZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.985	General Rural Zone	GRUZ - R18	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ-R18 as follows: Activity Status Controlled Where: 1. The activity occurs in previously mined locations identified in Schedule Ten; and 2. The activity does not occur within: i. An Outstanding Natural Landscape or Outstanding Natural Feature or a

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.986	General Rural Zone	GRUZ - R19	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ-R19 as follows: Activity Status Controlled Where: 1. All performance standards for Rule GRUZ-R1 are complied with; and ... 3. The site is not within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.987	General Rural Zone	GRUZ - R20	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ-R20 as follows: Activity Status Controlled Where: 1. All performance standards for Rule GRUZ-R1 are complied with; and 2. The site is not within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.988	General Rural Zone	GRUZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.989	General Rural Zone	GRUZ - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.990	General Rural Zone	GRUZ - R23	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.991	General Rural Zone	GRUZ - R24	Support	We support this rule.	Retain rule.

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NPBS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.992	General Rural Zone	GRUZ - R25	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ - R25 as follows: Activity Status Restricted Discretionary Where: The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of Significance, a Drinking Water Source Protection Zone , or an area of High or Outstanding Coastal Natural Character)refer to the relevant Overlay Chapter rules in relation to activities in these areas)
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.993	General Rural Zone	GRUZ - R26	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.994	General Rural Zone	GRUZ - R27	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.995	General Rural Zone	GRUZ - R28	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.996	General Rural Zone	GRUZ - R29	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.997	General Rural Zone	GRUZ - R30	Support	We support this rule.	Retain rule.

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NPBS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.998	General Rural Zone	GRUZ - R31	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.999	General Rural Zone	GRUZ - R32	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1000	General Rural Zone	GRUZ - R33	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1001	General Rural Zone	GRUZ - R34	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1002	General Rural Zone	GRUZ - R35	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1003	Rural Lifestyle Zone	Overview	Support	Te Mana Ora supports the balanced management of rural lifestyle zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing of rural	Not stated

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					residents as well as making it easier to pursue a healthy lifestyle.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1004	Rural Lifestyle Zone	RLZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1005	Rural Lifestyle Zone	RLZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1006	Rural Lifestyle Zone	RLZ - R3	Support	We support this rule and the residential unit densities shown in clause (2) and (3) as the lot sizes should be adequate to support onsite wastewater systems operating in a sanitary manner, ensuring the effluent is adequately treated on site and soaks away in the ground so as not to cause a nuisance or adverse health impacts to neighbouring properties.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1007	Rural Lifestyle Zone	RLZ - R4	Support	We strongly support this rule enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas for good public health outcomes and community resilience. We support the residential unit densities shown in clause (2) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1008	Rural Lifestyle Zone	RLZ - R5	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1009	Rural Lifestyle Zone	RLZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1010	Rural Lifestyle Zone	RLZ - R7	Support	We support this rule setting appropriate standards for relocated buildings used as dwellings for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1011	Rural Lifestyle Zone	RLZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1012	Rural Lifestyle Zone	RLZ - R9	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1013	Rural Lifestyle Zone	RLZ - R10	Support	We support this rule and appropriate standards in the Plan for community, educational, emergency service and recreational facilities for good public health outcomes	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1014	Rural Lifestyle Zone	RLZ - R11	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting and mineral exploration activities to ensure that incidents similar to	Amend GRUZ-R11 as follows: Activity Status Permitted Where: 6. The site is not within a Drinking Water Source Protection Zone (SPZ).

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					those affecting the Ross water supply do not happen again on the West Coast.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1015	Rural Lifestyle Zone	RLZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1016	Rural Lifestyle Zone	RLZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1017	Rural Lifestyle Zone	RLZ - R14	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1018	Rural Lifestyle Zone	RLZ - R15	Support in part	We support this rule in part but recommend the same amendment as noted for RLZ-R11.	Amend GRUZ - R25 as follows: Activity Status Restricted Discretionary Where: The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of Significance, a Drinking Water Source Protection Zone , or an area of High or Outstanding Coastal Natural Character)refer to the relevant Overlay Chapter rules in relation to activities in these areas)
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1019	Rural Lifestyle Zone	RLZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.1020	Rural Lifestyle Zone	RLZ - R17	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1021	Rural Lifestyle Zone	RLZ - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1022	Rural Lifestyle Zone	RLZ - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1023	Rural Lifestyle Zone	RLZ - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1024	Rural Lifestyle Zone	RLZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1025	Rural Lifestyle Zone	RLZ - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1026	Rural Lifestyle Zone	RLZ - R23	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1027	Rural Lifestyle Zone	RLZ - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and	S190.1028	Rural Lifestyle Zone	RLZ - R25	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1029	Settlement Zone	Rules	Amend	<p>Te Mana Ora supports the balanced management of rural settlement zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing for rural residents as well as making it easier to pursue a healthy lifestyle. We note that many settlements across the West Coast not just Grey District have reticulated water supply. We also note that onsite waste water treatment generally works better for households with more restricted water supplies as appliances with high water use can overload capacity of septic tanks/effluent disposal fields and lead to surface flooding.</p>	<p>Amend the overview as follows: While some settlements in Grey District have a reticulated water supply most settlements have no reticulated servicing and are reliant on use of on-site wastewater systems. While many settlements in West Coast have a reticulated water supply the majority of settlements are reliant on use of on-site wastewater systems and some, particularly in South Westland, use on-site water supplies (rainwater tanks). Karamea and Moana are the largest settlements without a reticulated water supply.</p>
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1030	Settlement Zone	SETZ - PREC2 - Settlement Centre Precinc	Support in part	<p>We consider that Waimangaroa, Ikamatua, Ahaura, Barrytown, Otira and Whataroa should also be included in the list of Settlement Centre Precincts (SETZ-PREC2) and there may be others. These all have networked water supplies as do Blackall, Kumara, Ross, Harihari, Kaniere and Haast, already included in the list.</p>	<p>Amend SETZ-PREC2 as follows: Settlement Centre Precinct is located in settlements where a focal community and commercial area is developing. It is anticipated that the Settlement Centre character will develop over time, with more commercial development in particular... Settlement Centre Precincts are identified in Karamea, Charleston, Blackball, Kumara, Ross, Harihari, Kaniere, Waimangaroa, Ikamatua, Ahaura, Barrytown, Otira, Whataroa and Haast.</p>

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1031	Settlement Zone	SETZ - PREC3 - Coastal Settlement Precinct	Support in part	We consider that Hector, Ngakawau, Granity, Mokihinui/Seddonville should be included in the list of Coastal Settlement Precincts (SETZ-PREC3) and there may be others. These all have networked reticulated water supplies as do Little Wanganui, Punakaiki, Okarito already included on the list.	Amend SETZ-PREC3 as follows: Coastal Settlement Precinct is located over settlements which are located in coastal areas, generally within or near areas of high coastal natural character and coastal landscape values... Little Wanganui (subdivision area), Punakaiki (including within Grey District), Ōkarito, Okuru, Hannah's Clearing, Neil's Beach, Mahitahi/ Bruce Bay, Hector, Ngakawau, Granity, Mokihinui/Seddonville and Okahu/ Jackson Bay are included in the Coastal Settlement Precinct.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1032	Settlement Zone	SETZ - R1	Support	We support this rule and the residential unit densities shown in clause (1) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1033	Settlement Zone	SETZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1034	Settlement Zone	SETZ - R3	Support		Support the policy
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1035	Settlement Zone	SETZ - R4	Support	We strongly support this rule enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas for good public health outcomes and community resilience. We support the residential unit densities shown in clause (3) as the minimum lot sizes should be adequate to	Retain rule.

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					support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1036	Settlement Zone	SETZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1037	Settlement Zone	SETZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1038	Settlement Zone	SETZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1039	Settlement Zone	SETZ - R8	Support	We support this rule setting appropriate standards for relocated buildings used as dwellings for good public health outcomes and community resilience.	retain the rule
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1040	Settlement Zone	SETZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1041	Settlement Zone	SETZ - R10	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.1042	Settlement Zone	SETZ - R11	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes.	Retain rule.

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NPBS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1043	Settlement Zone	SETZ - R12	Support	We support this rule and appropriate standards in the Plan for community, educational, emergency service and recreational facilities for good public health outcomes.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1044	Settlement Zone	SETZ - R13	Support	We support this rule and appropriate standards in the Plan for retail activities in the Settlement Zone (SETZ) for good public health outcomes.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1045	Settlement Zone	SETZ - R14	Support	We support this rule and appropriate standards in the Plan for commercial activities in the Settlement Zone (SETZ) for good public health outcomes.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1046	Settlement Zone	SETZ - R15	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting and mineral exploration activities to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast.	Amend SETZ-R15 as follows: Activity Status Permitted Where: 6. The site is not within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1047	Settlement Zone	SETZ - R16	Support	We support this rule and appropriate standards in the Plan for port activities at Jackson Bay Port in the Settlement Zone (SETZ) for good public health outcomes	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1048	Settlement Zone	SETZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1049	Settlement Zone	SETZ - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1050	Settlement Zone	SETZ - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1051	Settlement Zone	SETZ - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1052	Settlement Zone	SETZ - R21	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1053	Settlement Zone	SETZ - R22	Support	We support this rule and appropriate standards in the Plan for rural industry in the Settlement Zone (SETZ) for good public health outcomes.	retain the rule
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1054	Settlement Zone	SETZ - R23	Support in part	We support this rule in part but recommend the same amendment as noted for RLZ-R15.	Amend GRUZ - R23 as follows: Activity Status Restricted Discretionary Where: The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of Significance, a Drinking Water Source Protection Zone , or an area

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						of High or Outstanding Coastal Natural Character)refer to the relevant Overlay Chapter rules in relation to activities in these areas)
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1055	Settlement Zone	SETZ - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1056	Settlement Zone	SETZ - R25	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1057	Settlement Zone	SETZ - R26	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1058	Settlement Zone	SETZ - R27	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1059	Settlement Zone	SETZ - R28	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1060	Airport Zone	Airport Zone	Support	We support well designed critical infrastructure assets associated with airports and helipads on the West Coast that are essential for strong communities maintaining strong social connections which increase social and emotional well-being to ensure good health outcomes for people and resilient communities.	not stated

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1061	Airport Zone	AIRPZ - O1	Support	We strongly support this objective as it recognises the importance of social health and wellbeing of communities.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1062	Airport Zone	AIRPZ - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1063	Airport Zone	AIRPZ - O3	Support	We strongly support this objective as it recognises the importance of managing potential reverse sensitivity effects between airports and heliports and sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1064	Airport Zone	AIRPZ - O4	Support	We strongly support this objective as it recognises the importance of an acceptable level of noise amenity for sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1065	Airport Zone	AIRPZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1066	Airport Zone	AIRPZ - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1067	Airport Zone	AIRPZ - P3	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1068	Airport Zone	AIRPZ - P4	Support	We strongly support this policy as it recognises the adverse effects of noise associated with the operation of airports and helipads on neighbouring sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1069	Airport Zone	AIRPZ - P5	Support	We strongly support this policy as it recognises the adverse effects of noise associated with the operation of airports and helipads on neighbouring sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1070	Airport Zone	AIRPZ - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1071	Airport Zone	AIRPZ - P7	Support	We strongly support this policy as it recognises the adverse effects of noise and light associated with the lengthening of the runways at Hokitika and Westport Airports on neighbouring sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1072	Airport Zone	AIRPZ - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1073	Airport Zone	AIRPZ - P9	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1074	Airport Zone	AIRPZ - P10	Support	We strongly support this policy as it recognises the need to manage the risks of natural hazards to the operation of airports and helipads and signals planning for managed retreat from existing hazards	Retain policy.

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					at Westport Airport for good public health outcomes and community resilience.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1075	Airport Zone	AIRPZ - P11	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1076	Airport Zone	AIRPZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1077	Airport Zone	AIRPZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1078	Airport Zone	AIRPZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1079	Airport Zone	AIRPZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1080	Airport Zone	AIRPZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1081	Airport Zone	AIRPZ - R6	Support	We support this rule as it recognises the importance of management of dust and odour nuisances, the impacts on amenity and production value of rural land and the amenity of residential land related to industrial activities at the Hokitika and Westport Airports and the Greymouth	Retain rule.

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					Aerodrome for good public health outcomes and community resilience.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1082	Airport Zone	AIRPZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1083	Airport Zone	AIRPZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1084	Airport Zone	AIRPZ - R9	Support	We strongly support this rule as it specifies noise insulation standards for visitor accommodation at Hokitika and Westport Airports and the Greymouth and Karamea Aerodromes for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1085	Airport Zone	AIRPZ - R10	Support	We strongly support this rule as it specifies that industrial and commercial buildings within the Airport Zone (AIRPZ) that do not meet noise insulation standards cannot be used for visitor accommodation for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1086	Airport Zone	AIRPZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1087	Buller Coalfield Zone	Overview	Support	We support mineral extraction and prospecting in special purpose zones such as the Buller Coalfield Zone (BCZ) as mineral extraction businesses provide quality employment and job security which increases health and wellbeing for rural residents as well as making it easier to pursue a healthy lifestyle. We strongly support the balanced approach that	support the balanced approach that adverse effects are minimised and rehabilitation of land occurs following mineral extraction for good public health outcomes.

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					adverse effects are minimised and rehabilitation of land occurs following mineral extraction for good public health outcomes.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1088	Buller Coalfield Zone	BCZ - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1089	Buller Coalfield Zone	BCZ - O2	Support	We strongly support this objective which includes to ensure adverse effects on the environment, community and Poutini Ngāi Tahu's relationship with their ancestral lands, sites, water, wāhi tapu and other taonga are minimised for good public health outcomes and community resilience.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1090	Buller Coalfield Zone	BCZ - P1	Support	We support these policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1091	Buller Coalfield Zone	BCZ - P2	Support	We support these policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1092	Buller Coalfield Zone	BCZ - P3	Support	We strongly support this policy to ensure sites used for mineral extraction are rehabilitated to best environmental practice as this will support good public health outcomes.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1093	Buller Coalfield Zone	BCZ - P4	Support in part	We support this policy as it requires comprehensive management plans for mineral extraction zones (MINZ) across a range of important issues, which will support good public health outcomes. Additionally, as discussed in INF-P7, we recommend that an overlay layer be developed for Drinking Water Source	Amend BCZ-P4 as follows: Maintain the quality of the environment, landscape, ecological values, Poutini Ngāi Tahu cultural values, character and amenity of the areas surrounding the BCZ - Buller Coalfield Zone as far as practical by: a. Utilising management, monitoring,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Protection Zones for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We recommend that Drinking Water SPZ are fully excluded from mineral extraction activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	rehabilitation and mine closure plans as a key tool; ... i. Ensuring that the Drinking Water Source Protection Zones (SPZ) are excluded from BCZ- Buller Coalfield Zone.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1094	Buller Coalfield Zone	BCZ - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1095	Buller Coalfield Zone	BCZ - R1	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	Amend BCZ-R1 as follows: Activity Status Permitted Where: 5. The site is not within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1096	Buller Coalfield Zone	BCZ - R2	Support in part	We support this rule in part but recommend the same amendment as noted for BCZ-R1.	Amend BCZ-R2 as follows: Activity Status Permitted Where: 9. The site is not within a Drinking Water Source Protection Zone (SPZ).

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1097	Buller Coalfield Zone	BCZ - R3	Support in part	We support this rule in part but recommend the same amendment as noted for BCZ-R1.	Amend MINZ-R3 as follows: Activity Status Permitted Where: 9. The site is not within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1098	Buller Coalfield Zone	BCZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1099	Buller Coalfield Zone	BCZ - R5	Support in part	We support this rule but recommend, as mentioned in BCZ-R1 that there is an overlay created for Drinking Water Source Protection Zones (SPZ), and that mining activity should be subject to the overlay of the Drinking Water Source Protection Zone.	Retain rule noting the addition of the Water Source Protection Zone rules to be applied.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1100	Buller Coalfield Zone	BCZ - R6	Support in part	We support this rule but recommend, as mentioned in BCZ-R1 that there is an overlay created for Drinking Water Source Protection Zones (SPZ), and that mining activity should be subject to the overlay of the Drinking Water Source Protection Zone.	Retain rule noting the addition of the Water Source Protection Zone rules to be applied.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1101	Buller Coalfield Zone	BCZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1102	Future Urban Zone	Future Urban Zone	Support	Te Mana Ora strongly supports Future Urban Zones being designated on rural land which is intended for residential and business purposes in the future where it is located in places where the need may arise as a result of natural hazards and the need to manage retreat of settlements. We support resilient communities that plan and prepare for inevitable and significant risks	Retain approach

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					that pose significant health effects as well as social, economic and environmental effects.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1103	Future Urban Zone	FUZ - O1	Support	We strongly support this objective which enables suitable locations to be set aside for vulnerable communities to prepare for inevitable and significant risks that pose significant health effects.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1104	Future Urban Zone	FUZ - O2	Support	We strongly support this objective which enables communities to be resilient and to prepare for inevitable and significant risks that pose significant health effects as well as social, economic and environmental effects.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1105	Future Urban Zone	FUZ - O3	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1106	Future Urban Zone	FUZ - O4	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1107	Future Urban Zone	FUZ - P1	Support	We strongly support this policy as managing conflicts between future urban development and other potentially incompatible land uses, supports appropriate standards being implemented and ensures good public health outcomes.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1108	Future Urban Zone	FUZ - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.1109	Future Urban Zone	FUZ - P3	Support	We strongly support this policy as managing conflicts between future urban development and other potentially incompatible land uses, supports	Retain policy.

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NPHS/ Te Whatu Ora (S190)					appropriate standards being implemented and ensures good public health outcomes.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1110	Future Urban Zone	FUZ - P4	Support	We support well designed critical infrastructure especially drinking water, waste water and stormwater infrastructure for future urban developments on the West Coast to ensure the on-going health and wellbeing of residents and resilience of communities.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1111	Future Urban Zone	FUZ - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1112	Future Urban Zone	FUZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1113	Future Urban Zone	FUZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1114	Future Urban Zone	FUZ - R3	Support	We support this rule and the residential unit densities shown in clauses (2) to (4) as the lot sizes should be adequate to support on site wastewater systems operating in a sanitary manner, ensuring the effluent is adequately treated on site and soaks away in the ground so as to not cause a nuisance or adverse health impacts to neighbouring properties.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1115	Future Urban Zone	FUZ - R4	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1116	Future Urban Zone	FUZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1117	Future Urban Zone	FUZ - R6	Support	We support this rule setting appropriate standards for relocated building used as dwellings for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1118	Future Urban Zone	FUZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1119	Future Urban Zone	FUZ - R8	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1120	Future Urban Zone	FUZ - R9	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	Amend FUZ-R9 as follows: Activity Status Permitted Where: 5. The site is not within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the	S190.1121	Future Urban Zone	FUZ - R10	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1122	Future Urban Zone	FUZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1123	Future Urban Zone	FUZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1124	Future Urban Zone	FUZ - R13	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1125	Future Urban Zone	FUZ - R14	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1126	Future Urban Zone	FUZ - R15	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	Amend FUZ-R15 as follows: Activity Status Restricted Discretionary Discretion is restricted to: p. The site being not within a Drinking Water Source Protection Zone (SPZ).

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1127	Future Urban Zone	FUZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1128	Future Urban Zone	FUZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1129	Future Urban Zone	FUZ - R18	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1130	Future Urban Zone	FUZ - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1131	Future Urban Zone	FUZ - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1132	Future Urban Zone	FUZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1133	Future Urban Zone	FUZ - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.1134	Future Urban Zone	FUZ - R23	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1135	Future Urban Zone	FUZ - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1136	Hospital Zone	Overview	Support in part	We support well designed critical infrastructure assets associated with public hospitals, major medical centres and aged care facilities on the West Coast/ Te Tai Poutini. These are essential for maintaining health, safety and wellbeing of all people. We are also aware of medical centres/clinics operated by Te Whatu Ora (Health NZ) at Ngakawau, Moana and Whataroa.	Amend the overview as follows: There are also medical centres at Fox Glacier/Weheka, Franz Joseph/ Waiau. Haast, Harihari, Hokitika, Ngakawau, Moana, Whataroa and Karamea and aged care facilities in Westport/ Kawatiri, Greymouth/ Māwhera and Hokitika included within the zone.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1137	Hospital Zone	HOSZ - O1	Support	We strongly support this objective as it ensures safe and efficient operation, maintenance, upgrading and expansion of hospitals, medical centres and aged care facilities, enabling good health outcomes for people and resilient communities.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1138	Hospital Zone	HOSZ - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1139	Hospital Zone	HOSZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1140	Hospital Zone	HOSZ - P2	Support	We strongly support this policy as it recognises the importance of managing potential reverse sensitivity effects by designing sufficient buffers between hospitals, medical centres and aged care facilities and sensitive land uses (e.g.	Retain policy.

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					residential) for good public health outcomes and community resilience.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1141	Hospital Zone	HOSZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1142	Hospital Zone	HOSZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1143	Hospital Zone	HOSZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1144	Hospital Zone	HOSZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1145	Hospital Zone	HOSZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1146	Hospital Zone	HOSZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1147	Hospital Zone	HOSZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1148	Hospital Zone	HOSZ - R8	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1149	Hospital Zone	HOSZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1150	Hospital Zone	HOSZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1151	Hospital Zone	HOSZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1152	Hospital Zone	HOSZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1153	Mineral Extraction Zone	Mineral Extraction Zone	Support	We recognise that mineral extraction provides employment opportunities for residents. We support the balanced approach suggested, however, wish to highlight that the benefits associated with mineral extraction are in tension with the health and wellbeing of the environment and communities due to the adverse effects of mineral extraction. It is important that these adverse effects are mitigated and minimised following the adverse management hierarchy - and rehabilitation of land occurs following mineral extraction.	retain approach
Te Mana Ora (Community and Public Health) of the	S190.1154	Mineral Extraction Zone	MINZ - O1	Support	We support this objective.	Retain objective.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1155	Mineral Extraction Zone	MINZ - O2	Support	We strongly support this objective to ensure adverse effects on the environment, community and Poutini Ngāi Tahu's relationship with their ancestral lands, sites, water, wāhi tapu and other taonga are minimised.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1156	Mineral Extraction Zone	MINZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1157	Mineral Extraction Zone	MINZ - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1158	Mineral Extraction Zone	MINZ - P3	Support	We strongly support this policy to ensure sites used for mineral extraction are rehabilitated using best environmental practice as this will support good public health outcomes.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1159	Mineral Extraction Zone	MINZ - P4	Support in part	We support this policy as it requires comprehensive management plans for mineral extraction zones (MINZ) across a range of important issues, which will support good public health outcomes. Additionally, as discussed in INF-P7, we recommend that an overlay layer be developed for Drinking Water Source Protection Zones for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We recommend that Drinking Water SPZ are fully excluded from mineral extraction	Amend MINZ-P4 as follows: Maintain the quality of the environment, landscape, ecological values, Poutini Ngāi Tahu cultural values , character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practical by: a. Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; ... i. Ensuring that the Drinking Water Source Protection Zones (SPZ) are excluded from MINZ - Mineral Extraction Zone.

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					activities to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast. We also note that unlike BCZ-P4, this policy does not refer to Poutini Ngāi Tahu values, and we recommend amending this.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1160	Mineral Extraction Zone	MINZ - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1161	Mineral Extraction Zone	MINZ - P6	Support	We support this policy particularly MINZ-P6 clause(c) protecting the relationship and mana of Poutini Ngāi Tahu with their lands, sites, water, wāhi tapu and other taonga.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1162	Mineral Extraction Zone	MINZ - P7	Support	We strongly support this policy as it recognises the adverse effects mineral extraction and processing can have on neighbouring sensitive land uses and encourages buffering to separate incompatible activities.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1163	Mineral Extraction Zone	MINZ - P8	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1164	Mineral Extraction Zone	MINZ - R1	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral	Amend MINZ-R1 as follows: Activity Status Permitted Where: 5. The site is not within a Drinking Water Source Protection Zone (SPZ).

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					prospecting activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1165	Mineral Extraction Zone	MINZ - R2	Support in part	We support this rule in part but recommend the same amendment as noted for MINZ-R1.	Amend MINZ-R2 as follows: Activity Status Permitted Where: 9. The site is not within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1166	Mineral Extraction Zone	MINZ - R3	Support in part	We support this rule in part but recommend the same amendment as noted for MINZ-R1.	Amend MINZ-R3 as follows: Activity Status Permitted Where: 9. The site is not within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1167	Mineral Extraction Zone	MINZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1168	Mineral Extraction Zone	MINZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1169	Mineral Extraction Zone	MINZ - R6	Support in part	We support this rule but recommend, as mentioned in MINZ-R1 that there is an overlay created for Drinking Water Source Protection Zones (SPZ), and that mining activity should be subject to the overlay of the Drinking Water Source Protection Zone.	Amend MINZ-R6 as follows: Activity Status Controlled Matters of control are: m. The site being not within a Drinking Water Source Protection Zone (SPZ). Noting the addition of Water Source Protection Zone Overlay rules is recommended .
Te Mana Ora (Community and Public Health) of the	S190.1170	Mineral Extraction Zone	Permitted Activities	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1171	Mineral Extraction Zone	MINZ - R7	Support in part	We support this rule but recommend, as mentioned in MINZ-R1 that there is an overlay created for Drinking Water Source Protection Zones (SPZ), and that mining activity should be subject to the overlay of the Drinking Water Source Protection Zone.	Amend MINZ-R7 as follows: Activity Status Restricted Discretionary Discretion is restricted to: m. The site being not within a Drinking Water Source Protection Zone (SPZ). Noting the addition of Water Source Protection Zone Overlay rules is recommended .
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1172	Mineral Extraction Zone	MINZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1173	Mineral Extraction Zone	MINZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1174	Mineral Extraction Zone	MINZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1175	Māori Purpose Zone	Māori Purpose Zone	Support	Te Mana Ora supports Poutini Ngāi Tahu being enabled to exercise tino rangatiratanga in relation to their own lands, to allow for their unique social, cultural, environmental and economic needs to be met. Poutini Ngāi Tahu have strong social connections and strong connections to the natural environment which nourishes physical, emotional, and cultural wellbeing. Poutini Ngāi Tahu rural businesses provide quality employment and job security which increases health	Retain support for Tino rangatiratanga

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					and wellbeing for people and communities, as well as making it easier to pursue a healthy lifestyle.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1176	Māori Purpose Zone	MPZ - O1	Support	We support this objective.	Retain objective
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1177	Māori Purpose Zone	MPZ - O2	Support	We strongly support this objective which recognises the importance of provision of safe, nurturing environments for ngā uri (descendants), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors).	Retain objective
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1178	Māori Purpose Zone	MPZ - O3	Support	We support this objective.	Retain objective
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1179	Māori Purpose Zone	MPZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1180	Māori Purpose Zone	MPZ - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1181	Māori Purpose Zone	MPZ - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1182	Māori Purpose Zone	MPZ - P4	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1183	Māori Purpose Zone	MPZ - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1184	Māori Purpose Zone	MPZ - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1185	Māori Purpose Zone	MPZ - R1	Support	We support this rule and the residential unit densities shown in clause (1) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner, ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1186	Māori Purpose Zone	MPZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1187	Māori Purpose Zone	MPZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1188	Māori Purpose Zone	MPZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1189	Māori Purpose Zone	MPZ - R5	Support	We support this rule.	Retain rule.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1190	Māori Purpose Zone	MPZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1191	Māori Purpose Zone	MPZ - R7	Support	We support this rule setting appropriate standards for relocated building used as dwellings for good public health outcomes and community resilience.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1192	Māori Purpose Zone	MPZ - R8	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1193	Māori Purpose Zone	MPZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1194	Māori Purpose Zone	MPZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1195	Māori Purpose Zone	MPZ - R11	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1196	Māori Purpose Zone	MPZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.1197	Māori Purpose Zone	MPZ - R13	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1198	Māori Purpose Zone	MPZ - R14	Support	We support this rule on Māori Purpose Zones (MPZ), however we recommend that the addition of Drinking Water Source Protection Zones (SPZs) to ensure that sources of community reticulated/networked water supplies are fully excluded from intensive indoor primary production. We recommend an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007, as discussed in INF-P7. This will help ensure that contamination and discharge incidents do not have an adverse impact on drinking water supply sources.	Amend MPZ-R14 as follows: Activity Status Restricted Discretionary Where: 3. The activity does not occur within a Drinking Water Source Protection Zone (SPZ).
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1199	Māori Purpose Zone	MPZ - R15	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1200	Māori Purpose Zone	MPZ - R16	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1201	Māori Purpose Zone	MPZ - R17	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.1202	Māori Purpose Zone	MPZ - R18	Support	We support this rule.	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1203	Māori Purpose Zone	MPZ - R19	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1204	Māori Purpose Zone	MPZ - R20	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1205	Māori Purpose Zone	MPZ - R21	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1206	Māori Purpose Zone	MPZ - R22	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1207	Māori Purpose Zone	MPZ - R23	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1208	Māori Purpose Zone	MPZ - R24	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1209	Port Zone	Overview	Support	Te Mana Ora supports the two major ports of Greymouth and Westport in the port zone (PORTZ) as well designed critical infrastructure assets are essential for thriving communities. Prosperous businesses associated with the major ports, especially fishing and fish	retain Port Zone for Westport and Greymouth ports

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					processing, provide quality employment and job security which promotes the health and wellbeing of residents as well as making it easier to pursue a healthy lifestyle.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1210	Port Zone	PORTZ - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1211	Port Zone	PORTZ - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1212	Port Zone	PORTZ - P1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1213	Port Zone	PORTZ - P2	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1214	Port Zone	PORTZ - P3	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1215	Port Zone	PORTZ - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the	S190.1216	Port Zone	PORTZ - P5	Support	We support this policy.	Retain policy.

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NPBS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1217	Port Zone	PORTZ - P6	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1218	Port Zone	PORTZ - R1	Support	We support this rule as it recognises the importance of management of odour nuisances, vibration, air blast pressure, noxious or offensive odours, and management of stormwater run-off on the impacts on amenity nearby and/or adjacent sensitive land uses (e.g. residential).	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1219	Port Zone	PORTZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1220	Port Zone	PORTZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1221	Port Zone	PORTZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPBS/ Te Whatu Ora (S190)	S190.1222	Port Zone	PORTZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.1223	Port Zone	PORTZ - R6	Support	We support this rule as it recognises the importance of noise insulation and internal air quality for residential units within the	Retain rule.

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NPHS/ Te Whatu Ora (S190)					Port Zone (PORTZ). This provides protection and supports good public health.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1224	Port Zone	PORTZ - R7	Support	We support this rule as it recognises the importance of management of noise, light and hazardous substances within the Port Zone (PORTZ) on nearby and/or adjacent sensitive land uses (e.g. residential).	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1225	Port Zone	PORTZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1226	Port Zone	PORTZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1227	Port Zone	PORTZ - R10	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1228	Port Zone	PORTZ - R11	Support	We support this rule as it recognises the importance of management of hazardous substances within the Port Zone (PORTZ) on nearby and/or adjacent sensitive land uses (e.g. residential).	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1229	Port Zone	PORTZ - R12	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1230	Stadium Zone	Overview	Support	Te Mana Ora supports the two major stadium facilities in the stadium zone (STADZ). These facilities help support healthy and resilient communities. Well-designed public spaces and facilities encourage use by local residents and	

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					support social, cultural, physical and emotional wellbeing.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1231	Stadium Zone	Stadium Zone Objectives			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1232	Stadium Zone	STADZ - O1	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1233	Stadium Zone	STADZ - O2	Support	We support this objective.	Retain objective.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1234	Stadium Zone	STADZ - P1	Support	We support this policy.	Retain policy
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1235	Stadium Zone	STADZ - P2	Support	We support this policy.	Retain policy
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1236	Stadium Zone	STADZ - P3	Support	We strongly support this policy as it recognises the adverse effects noise associated with the operation of stadiums on neighbouring sensitive land uses (e.g. residential).	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1237	Stadium Zone	STADZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1238	Stadium Zone	STADZ - R2	Support	We support this rule.	Retain rule.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1239	Stadium Zone	STADZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1240	Stadium Zone	STADZ - R4	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1241	Stadium Zone	STADZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1242	Stadium Zone	STADZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1243	Stadium Zone	STADZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1244	Stadium Zone	STADZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1245	Scenic Visitor Zone	Overview	Support	Te Mana Ora supports the balanced management of scenic visitor zones (SVZ) which are essential to ensuring good health outcomes for residents and visitors to Fox Glacier/Weheka, Franz Josef/Waiiau and Punakaiki. We agree that these are	

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					important areas of spectacular natural and cultural value, while at the same time being threatened by significant natural hazards which are likely to be exacerbated by global warming. Prosperous tourism businesses provide quality employment and job security which increases health and wellbeing of residents as well as making it easier to pursue a healthy lifestyle.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1246	Scenic Visitor Zone	SVZ - O1	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1247	Scenic Visitor Zone	SVZ - O2	Support	We strongly support this objective as it recognises potential negative impacts of natural hazards on Fox Glacier and Franz Josef, and supports the managed retreat of these townships into areas of lower risks of hazards.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1248	Scenic Visitor Zone	SVZ - P1	Support	We strongly support this policy particularly clauses (c) and (e) as they recognise the importance of natural hazards and the avoidance of further development in areas of greatest risk for overall community (resident and visitor) health and safety.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1249	Scenic Visitor Zone	SVZ - P2	Support	We strongly support this policy as it provides for managed retreat of new commercial development areas to areas of lower risk from natural hazards for overall community (resident and visitor) health and safety.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1250	Scenic Visitor Zone	SVZ - P3	Support	We support this policy.	Retain policy.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1251	Scenic Visitor Zone	SVZ - P4	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1252	Scenic Visitor Zone	SVZ - P5	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1253	Scenic Visitor Zone	SVZ - P6	Support	We strongly support this policy, particularly clauses (c) and (e) as they recognise the importance of natural hazards and the avoidance of further development in areas of greatest risk for overall community (resident and visitor) health and safety.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1254	Scenic Visitor Zone	SVZ - P7	Support	We support this policy.	Retain policy.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1255	Scenic Visitor Zone	SVZ - R1	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1256	Scenic Visitor Zone	SVZ - R2	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1257	Scenic Visitor Zone	SVZ - R3	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the	S190.1258	Scenic Visitor Zone	SVZ - R4	Support	We support this rule	Retain rule.

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NPHS/ Te Whatu Ora (S190)						
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1259	Scenic Visitor Zone	SVZ - R5	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1260	Scenic Visitor Zone	SVZ - R6	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1261	Scenic Visitor Zone	SVZ - R7	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1262	Scenic Visitor Zone	SVZ - R8	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1263	Scenic Visitor Zone	SVZ - R9	Support	We support this rule.	Retain rule.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.1264	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Support in part	For additional clarity around recession planes add diagrams to the schedule	Add recession plane diagrams to the schedule similar to diagrams in CCC District Plan
Teresa Wyndham-Smith (S312)	S312.001	Planning Maps and Overlays	Settlement Zone	Support	I support this area (Ross subdivision/Te Miko) being zoned Settlement Zone Coastal Settlement Precinct as an appropriate zone for the Ross subdivision/Te Miko	Retain Settlement Zone Coastal Settlement Precinct over the Ross Subdivision/Te Mike/Hartmount Place area

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Teresa Wyndham-Smith (S312)	S312.002	Settlement Zone	SETZ - PREC3 - Coastal Settlement Precinct	Support	Hartmount and Ross Places in Te Miko/Ross subdivision are quiet rural no exit roads, mostly gravel with grass/bush verges. There is no need for formal footpaths or kerbs and channels and streetlights - this would destroy the peaceful ambience, encourage non-residents to speed and endanger bird life and add to light pollution.	The overviewstates: "Older settlements may have a main street with footpaths, streetlights and kerb and channel, but many locations do not have this infrastructure and this more rural character should generally prevail in any new development." Retain this statement
Teresa Wyndham-Smith (S312)	S312.003	Settlement Zone	SETZ - PREC3 - Coastal Settlement Precinct	Amend	Industrial activities are inappropriate in a quiet rural area where the natural values are protected, a settlement zone is for residential activities and limited commercial activities - I would like to see the word limited added to ensure that commercial activities are not permitted to overwhelm a residential community	I support industrial activity being undertaken in the industrial zone and the settlement zone being for residential and some commercial activities. I would like to see the word "limited" replace the word "some" before "commercial activities" in this statement
Teresa Wyndham-Smith (S312)	S312.004	Settlement Zone	SETZ - R1	Support	I support this to prevent over development of areas rich in natural vegetation. I note that some sections, including our own, are only just over 800 sq m so exceptions are necessary.	Retain the provision of there being one unit per 1000m2 net site area permitted in areas where there is on site servicing of wastewater, water supply and stormwater systems"
Teresa Wyndham-Smith (S312)	S312.005	Settlement Zone	SETZ - R2	Support	I support these rules as they offer some protection from over development in a rural residential area such as ours	Retain the rules on maximum height, site coverage, floor area and projection.
Teresa Wyndham-Smith (S312)	S312.006	Settlement Zone	SETZ - R3	Support	This would help protect the outstanding natural environment and prevent potential development which would disrupt and spoil the area	I support that new buildings are no more than 100m2 in ground floor area and additions to existing buildings add up to no more than 50m2 ground floor area in areas such as ours (Coastal Settlement Precinct)
Teresa Wyndham-Smith (S312)	S312.007	Settlement Zone	SETZ - R3	Support	This would help protect the existing outstanding natural environment and prevent intrusive development	Retain the requirement that commercial activity in the coastal settlement precinct requires resource consent

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Teresa Wyndham-Smith (S312)	S312.008	Planning Maps and Overlays	Mineral Extraction Zone	Oppose	I am extremely concerned that the Barrytown Flats area is classified as a Mineral Extraction Zone in the draft TTPP. I ask that this area be re-zoned appropriately to reflect that it includes significant wetlands, remarkable sandplain forest remnants, farms, residences, small eco-tourism businesses and is on the flight path of the threatened Westland petrel/tāiko	I absolutely oppose the Barrytown Flats area being classified as a Mineral Extraction Zone.
Teresa Wyndham-Smith (S312)	S312.009	Planning Maps and Overlays	Natural Features and Landscapes	Support		Retain Outstanding Natural Landscape at Te Miko Area.
Teresa Wyndham-Smith (S312)	S312.010	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Rules	Support	Watercourses need more protection [refer submission for example of poor outcome of watercourse management where development has been too close to a watercourse leading to flooding, erosion and loss of natural character].	I would suggest that any construction be situated at least 15m from a watercourse, for the reasons above.
Teresa Wyndham-Smith (S312)	S312.011	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Amend	Widening or further sealing of the road would increase vehicle speed. endangering pedestrians, cyclists and other vehicles entering and exiting home driveways and using the road as well as weka and low flying kereru with which we comfortably co-exist.	I would advocate for a rule to restrict development of tourist infrastructure within the Hartmount Place/Te Miko/Ross subdivision area, such as widening the road or sealing the surface to accommodate tourist traffic.
Terra Firma Mining Limited (S537)	S537.001	Planning Maps and Overlays	Rezoning Requests	Amend	TFM's Reefton site is 1.4 ha and comprises the two parcels (Figure 1, with access to Elizabeth Street via the smaller parcel in the southern corner. The larger parcel is proposed to be rezoned to General Industrial Zone, along with nearby properties. No change is proposed to the smaller access parcel. TFM supports the proposed industrial rezoning as it better reflects the nature of activities that have	Rezone the access lot adjacent to Reefton Engineering General Industrial Zone (refer submission for map)

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and will occur on the site, and gives a strong signal to the community that the purpose of the area, although supporting a mix of land uses, is primarily for industrial use. TFM considers that to avoid the potential confusion that might result from a split zoning for its site, the smaller parcel should also be rezoned to General Industrial Zone.	
Terra Firma Mining Limited (S537)	S537.002	Planning Maps and Overlays	Settlement Zone	Not Stated	It is good planning practice to provide a reasonable separation between industrial and more sensitive activities to avoid conflict around differing amenity expectations. Introducing the proposed Settlement Zone between Anderson and Buller Roads has potential to bring residents expecting a countryside style of amenity closer to a more intensive land use. TFM has no issue with residential development per se, but is concerned that although there is separation due to Buller Road (State highway 69), there is a possibility that complaints may arise from legitimate industrial activities, even if these are operating within the rules.	Review proposed new Settlement Zone zoning around the proposed General Industrial Zone at Reefton by Reefton Engineering.
Terra Firma Mining Limited (S537)	S537.003	STRATEGIC DIRECTION	MIN - O1	Support	It is appropriate that the TTPP ensures that the use and development of mineral resources are provided for.	Retain as notified
Terra Firma Mining Limited (S537)	S537.004	STRATEGIC DIRECTION	MIN - O2	Support	It is appropriate that mineral extraction and ancillary activities are enabled in all zones, and specifically the zones listed in MIN-O2.	Retain as notified
Terra Firma Mining Limited (S537)	S537.005	STRATEGIC DIRECTION	MIN - O3	Support in part	An effects-based approach to mineral extraction activities throughout the West Coast is necessary to reflect that resources are widespread and fixed in location and that extraction may be appropriate in a range of locations. However, requiring that "adverse effects are managed" is not consistent with the	Amend MIN-O3 as follows: provided adverse effects are avoided, remedied, mitigated, offset or compensated for managed , mineral extraction activities can be appropriate in a range of location outside specified zones and precincts.

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					RMA. MIN-O3 should refer to the effects hierarchy of avoid, remedy, mitigate and provide for residual effects to be offset or compensated.	
Terra Firma Mining Limited (S537)	S537.006	STRATEGIC DIRECTION	MIN - O4	Support in part	Existing mineral extraction activities should be protected from reverse sensitivity issues arising from new subdivision, use and development. However, TFM is concerned that this recognition does not apply to proposed mineral extraction activities that are currently being assessed by NZ Petroleum and Minerals (NZP&M). This is a particular problem given the long processing times for mining permits (MPs) and exploration permits (EPs) There is a real risk that despite securing a mine permit, it may not be possible to secure and/or exercise a resource consent to undertake extraction due to the location of new land uses and development and reverse sensitivity effects. A possible outcome is effective sterilisation of a resource in a particular location. The TTPP should provide protection to likely future mineral extraction activities from reverse sensitivity effects that may arise from development.	Amend MIN-O4 to read: <i>To ensure that new subdivision, use and development does not compromise existing or proposed mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation</i>
Terra Firma Mining Limited (S537)	S537.007	STRATEGIC DIRECTION	MIN - O6	Support	Allowing the consideration of alternative mitigation measures is likely to lead to creative solutions to manage the adverse effects of mineral extraction for a net positive outcome. Biodiversity offsetting is a legitimate and practical approach to addressing adverse effects of mineral extraction, which can result in a net positive benefit. Environmental compensation is another legitimate tool to mitigate the overall net loss.	Retain MIN-O6 b.

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Terra Firma Mining Limited (S537)	S537.008	STRATEGIC DIRECTION	Mineral Extraction	Oppose	TFM is concerned that the TTPP does not explicitly recognise the social and economic benefits of mineral extraction activities on the West Coast. MINZ-O1 covers this in part, but given that mining resources can occur throughout the Coast, it is appropriate to have a strategic objective that acknowledges the benefit more broadly.	Insert new objective, as follows: " <i>To recognise the social and economic benefits of mineral extraction and ancillary activities at the local, regional and national level.</i> "
Terra Firma Mining Limited (S537)	S537.009	STRATEGIC DIRECTION	NENV - O4	Support in part	TFM supports the two-pronged approach of NEV-O4, to identify not only unique and important natural environmental areas and features, but also areas where subdivision, use and development can occur. However, TFM is unsure that the wording of this policy reflects the purpose of the RMA.	Amend NEV-O4 to better reflect the purpose of the RMA
Terra Firma Mining Limited (S537)	S537.010	STRATEGIC DIRECTION	UFD - O1	Support	Industrial zones are part of the urban environment and built form and help support the economic viability and function of town centres. TFM agrees that these should be attractive to residents, businesses and visitors.	Retain UFD-O1
Terra Firma Mining Limited (S537)	S537.011	Ecosystems and Indigenous Biodiversity	ECO- O2	Support	TFM supports in principle appropriate subdivision use, and development within areas of significant indigenous vegetation and signification habitats of indigenous fauna. Section 7 of the RMA requires the protection of these areas, which could be achieved by maintaining or enhancing the values of such areas.	Retain ECO-O2
Terra Firma Mining Limited (S537)	S537.012	Ecosystems and Indigenous Biodiversity	ECO - P2	Support in part	Policy ECO-P2 d. should also contemplate activities with a locational, operational or technical need to locate in areas of significant indigenous vegetation or fauna habitat. Given the extent of significant indigenous vegetation or fauna habitat on the West Coast, many mining activities will need to occur within these areas. ECO-P2 should contemplate the effects hierarchy of	Amend ECO-P2 d. to read as follows: The activity has a functional, locational, operational or technical need to be located in the area. Amend ECO-P2 e. to read as follows: Adverse effects of the activity on the significant indigenous vegetation or fauna habitat can be avoided, remedied, mitigated, offset or compensated.

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					avoid, remedy, mitigate then offset or compensate residual adverse effects. This will allow for creative solutions (biodiversity offsetting or compensation) that can be imposed through resource consent conditions to have a net positive outcome.	
Terra Firma Mining Limited (S537)	S537.013	Ecosystems and Indigenous Biodiversity	ECO - P9	Support	Biodiversity offsets and compensation are legitimate approaches to mana	Retain ECO-P9
Terra Firma Mining Limited (S537)	S537.014	Natural Features and Landscapes	NFL - O1	Support	It is appropriate to protect the values of outstanding natural landscape and outstanding natural features whilst providing for activities where the contributing values can be maintained or enhanced.	Retain NFL - O1
Terra Firma Mining Limited (S537)	S537.015	Natural Features and Landscapes	NFL - P3	Support in part	This policy provides for new activities in areas of outstanding natural landscapes or outstanding natural features where the contributing values are not adversely affected. However the term "not adversely affected" is absolute and as read does not allow for any adverse effect, no matter how minor. TFM seeks that this policy is reworded to be more consistent with NFL-O1.	Amend NFL-P3: Recognise that there are settlements, farms and infrastructure located within outstanding natural landscapes or outstanding natural features and provide for new activities and existing uses in these areas where the values that contribute to the outstanding natural landscape or features are maintained or enhanced not adversely affected .
Terra Firma Mining Limited (S537)	S537.016	Natural Features and Landscapes	NFL - P5	Support in part	It is helpful that this policy articulates the matters to be considered when assessing proposals for land use or subdivision. However, the intention of the policy, to minimise effects, cannot be achieved by making these considerations as these matters are not quantified.	Amend the first sentence of NFL- P5 to read as follows: <i>When assessing the adverse effects of proposals for land use or subdivision on outstanding natural landscapes and outstanding natural features, take the following matters into account:</i>
Terra Firma Mining Limited (S537)	S537.017	Noise	NOISE - O2	Support	NOISE-O2 appropriately recognises the importance of protecting existing and future noise-generating activities from adverse effects of sensitive activities, including reverse sensitivity.	Retain NOISE - O2

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Terra Firma Mining Limited (S537)	S537.018	Noise	NOISE - P1	Support	TFM supports NOISE-P1 as a sensible approach to determining whether the generation of noise in a particular zone is appropriate or not.	Retain NOISE - P1
Terra Firma Mining Limited (S537)	S537.019	Noise	NOISE - P2	Support	Sensitive activities sited in higher noise environments should be required to be located and designed to minimise adverse effects on occupants.	Retain NOISE - P2
Terra Firma Mining Limited (S537)	S537.020	Open Space and Recreation Zones	OSRZ - P9	Support in part	Given that mineral resources are widespread and fixed in location, it is appropriate to provide for their extraction within the Open Space and Recreation Zones. However, the meaning of the phrase "limited in their location" is unclear and unnecessary given that all minerals are limited to some extent. Policy OSRZ-P9 should contemplate that any mineral extraction activities may be appropriate in these zones. This would allow for the merits of any particular project to be assessed on a case by case basis.	Retain OSRZ-P9 with amendment to f. Mineral extraction of resources where these are limited in their location ; and
Terra Firma Mining Limited (S537)	S537.021	Open Space and Recreation Zones	OSRZ - P14	Support in part	OSRZ-P14 a., which seeks to minimise impacts on open space and recreation values of a site, is not consistent with RMA wording, which is better articulated in OSRZ-P14 c. OSRZ-P14 d. could be interpreted to mean that rehabilitation should not occur until the completion of mineral extraction, whereas this could also/instead occur progressively throughout the life of the mine	Amend OSRZ-P14 as follows: <i>Delete a.d. Sites are rehabilitated during and/or at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.</i>
Terra Firma Mining Limited (S537)	S537.022	Industrial Zones	INZ - O1	Support	TFM supports that this policy provides for the efficient and effective operation and development of industrial activities in the Industrial Zones whilst maintaining appropriate amenity standards.	Retain as notified
Terra Firma Mining Limited (S537)	S537.023	Industrial Zones	INZ - P6	Support	Industrial zones should provide for a wide range of industrial and compatible activities.	Retain INZ-P6

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Terra Firma Mining Limited (S537)	S537.024	Mineral Extraction Zone	Overview	Support in part	The overview states that the MINZ - Mineral Extraction Zone covers areas where there are discrete, long term mineral extraction activities that are currently authorised from coal mining licences, ancillary coal mining licences and resource consents.	Amend Para 3 of Overview to include mining permits as instruments that can authorise mineral extraction activities.
Terra Firma Mining Limited (S537)	S537.025	Mineral Extraction Zone	MINZ - O1	Support	MINZ-O1 appropriately recognises the scale and operating characteristics of mineral extraction activities and their contribution to economic and social wellbeing.	Retain MIN-O1
Terra Firma Mining Limited (S537)	S537.026	Mineral Extraction Zone	MINZ - O2	Support	MINZ-O2 seeks to ensure that mining activity minimises adverse effects, however this is not an RMA concept and will result in confusion and uncertainty. The objective should refer to the effects hierarchy of avoid, remedy, mitigate, offset or compensate.	Amend MINZ-O2 to refer to the effects hierarchy.
Terra Firma Mining Limited (S537)	S537.027	Mineral Extraction Zone	MINZ - P2	Support	MINZ-P2 is supported for its explicit acknowledgement of the importance of mineral deposits in the MINZ Zone and the need to future-proof their access.	Retain MINZ-P2
Terra Firma Mining Limited (S537)	S537.028	Mineral Extraction Zone	MINZ - P3	Support in part	MINZ-P3 should recognise that rehabilitation can occur both during and following mining operations, consistent with MINZ-P4 g.	Amend MINZ-P3 to allow for rehabilitation to occur both during and after mining activities
Terra Firma Mining Limited (S537)	S537.029	Mineral Extraction Zone	MINZ - P4	Support	MINZ-P4 appropriately seeks to maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable through various means.	Retain MINZ - P4
Terra Firma Mining Limited (S537)	S537.030	Mineral Extraction Zone	MINZ - P5	Support	It is appropriate that when removing some or all of an area of significant indigenous vegetation or significant fauna habitat, adverse effects that cannot be avoided should be mitigated, remedied, offset or compensated to achieve no net loss in biodiversity values.	Retain MINZ - P5

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Terra Firma Mining Limited (S537)	S537.031	Mineral Extraction Zone	MINZ - P7	Support in part	Policy MINZ-P7 will help reduce the potential for reverse sensitivity effects compromising existing or future mineral extraction activities due to sensitive activities establishing in the Mineral Extraction Zone. However, TFM is concerned that the wording of a. (to "minimise impacts") is not consistent with the RMA or other parts of the plan.	Amend MINZ-P7 a. to read as follows: <i>Performance standards to maintain amenity, character and natural values of adjacent areas are met;</i>
Terra Firma Mining Limited (S537)	S537.032	Mineral Extraction Zone	MINZ - R2	Support in part	NZP&M now issues mine permits, not coal mining licences, and these should be referred to in the rule.	Amend MINZ-R2 2a and 2b to include "mine permit" in the list of requirements that may require plans to be developed
Terra Firma Mining Limited (S537)	S537.033	Planning Maps and Overlays	Natural Features and Landscapes	Support	It is unclear what feature is indicated by the solid green line, running approximately vertically between Lake Daniells and the Mariua River.	Amend Maps 43 and 49 to remove green line as described or clarify which feature it indicates. [ONL boundary]
Terra Firma Mining Limited (S537)	S537.034	Planning Maps and Overlays	General Industrial Zone	Support	TFM supports that the bulk of its property at 19 Elizabeth Street, Reefton is zoned General Industrial Zone, a zoning that reflects the primary use of the site now and in the future. However, the smaller parcel to the south should also have this zoning to avoid split zoning issues.	Retain proposed General Industrial Zone for 19 Elizabeth St (Section 1 SO11966) and extend this zone to apply to TFM's second parcel (Section 3 SO 12150)
Terra Firma Mining Limited (S537)	S537.035	Planning Maps and Overlays	Mineral Extraction Zone	Support	TFM is currently seeking a MP to reopen the Spring Creek mine in the short to mid-term. It is appropriate that the Mineral Extraction Zone includes the Spring Creek MPA area.	Retain proposed Mineral Extraction Zone as shown.
Terry O'Regan (S221)	S221.001	General Residential Zone	GRZ - R1	Amend	This submission is based re the township of MOANA. However the issues outlined here will also apply to other Westcoast districts. Enquires with the local Authority it appears there are no controls nor regulations to control the height of trees nor buildings along the lake foreshores meaning that development can occur blocking private views of the alps and the lake. Multistory houses are permitted	Put in place height restrictions that prevent multistory buildings or large trees blocking views..

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					under the current regulations and the same rules apply to inappropriate or unattended to tree planting at section sites at lake frontage. once multistory building or block apartment buildings is in place there is no way of correcting the obstructed views of the previously established building.	
Terry Rea (S13)	S13.001	Whole Plan	Whole plan	Oppose	We need less red tape, not more! The name is disturbing.	Scrap the whole plan.
Terry Sumner (S269)	S269.001	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Oppose	The plans list of "interests" is extensive but fails to identify the most important issue of all - climate change - which impacts on all the "interests". Climate change threatens our very existence as an organized society. "Natural Hazards" hardly covers it. Focusing on mining, specifically coal mining at Stockton, Denniston and Tekuha it is a bit disingenuous to say coal mining is the only activity at Stockton since no one can get in to do anything else. Bathurst have locked it up and the rest of us out. By contrast Denniston is accessible and hence accessed by a whole heap of people. It is a maze of technically varied MTB and 4 wheel drive tracks. Its is accessed by ecologists because of its unique and unusual biome. Coal measure country is now very rare. It is a potential night sky site. It has enormous tourist potential. Denniston is technically classed as a wetland and as such is a carbon sink more important even than native forest. If coal mining were allowed to start at Denniston the place would change from a carbon sink to a massive carbon emitter.	Amend the strategic direction of the plan to recognise Climate Changes as a priority issue. Make consequential amendments to approach to mineral extraction.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.001	Whole Plan	Whole plan	Amend	Te Rūnanga and Poutini Ngāi Tahu supports the plan provisions except where we ask for specific amendments or	There are a number of matters raised within schedule one that are relevant to the entire plan these include:

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Te Runanga o Makaawhio (S620)					additions as set out in Schedule One attached.	<ul style="list-style-type: none"> The use of Te Reo Integration of Poutini Ngāi Tahu Values throughout the plan Inconsistencies, application of overlays and maps identified while preparing this submission.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.002	Whole Plan	Whole plan	Amend	Te Reo Māori is an official language of New Zealand	full check of the te reo Māori used in the plan is undertaken by a suitably qualified person with understanding of the Poutini Ngāi Tahu dialect.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.003	Whole Plan	Whole plan	Amend	To avoid confusion, we seek that Ngāti Māhaki o Makaawhio and Ngāti Māhaki ki Makaawhio is amended throughout the plan to Ngāti Māhaki.	Where the plan refers to Ngāti Māhaki o Makaawhio or Ngāti Māhaki ki Makaawhio it is amended to Ngāti Māhaki only. (i.e. Ngāti Māhaki o Makaawhio or Ngāti Māhaki ki Makaawhio)
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.004	Planning Maps and Overlays	Planning Maps and Overlays	Amend	It is critical that the names of overlays are used consistently throughout the plan and maps.	Ensure that there is a consistent approach throughout the plan in the name of an overlay. (i.e. the same name is used in the plan as well as the maps
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.005	Whole Plan	Whole plan	Amend	The use of dual naming needs to be consistent throughout the plan.	Ensure the use of dual naming is consistent throughout the plan with te reo Māori first and English second, including the following when referring to the West Coast and New Zealand: Te Tai o Poutini/West Coast and Aotearoa me Te Waipounamu/New Zealand
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.006	Interpretation	Definitions	Amend	Seek that the nationally adopted term of 'Building Coverage' is used throughout the plan	Throughout the plan amend references from site coverage to building coverage, for example MPZ-R1:Māori Purpose Activities: Activity Status Permitted Where:... 3. Maximum building site coverage is 40%; or

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.007	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Amend	Enabling a plan change to occur once the stewardship land reclassification has occurred	The following policy is included within the plan: New Policy XXX When conservation stewardship land is reclassified the relevant council, after working with Te Papa Atawahi/the Department of Conservation and Poutini Ngāi Tahu, will undertake a plan change to ensure that the plan provisions are appropriate for the reclassification of the land parcel.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.008	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The Special Purpose Zones are all identified using the same grey colour (as per the National Planning Standards) on the maps.	Amend Legend to provide for different colour zoning for each of the Special Purpose Zones or include other identifiers that help a plan user identify the different special purpose zones.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.009	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The emaps should have a layer showing the pdf grid.	Add layer to emaps showing pdf page boundaries
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.010	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The pdf maps would be enhanced by having hyperlinks on the front page and surrounding map key	Add hyperlink to pdf maps to link to adjoining maps
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.011	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The information on the emaps needs to match the pdf.	Ensure all relevant planning information is on the maps, including designation areas and special feature references
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.012	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Many of the pdfs are hard to read for small settlements where the overlays or even the property boundaries cannot always be seen.	Have more settlements with blow up maps where there are multiple zones

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.013	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The maps do not show all of the legal boundaries	Show the legal boundaries for the properties and have the relevant information able to be selected.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.014	Planning Maps and Overlays	Planning Maps and Overlays	Oppose	Due to its historical and current use (forestry), we recommend that it is zoned 'General Rural'.	Rezone Lot 3 Deposited Plan 2887 to General Rural
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.015	Whole Plan	Whole plan	Amend	As currently structured many rules within the zone chapters would not enable the effects Poutini Ngāi Tahu values to be considered	Include as a matter of control or a discretion within the controlled or restricted discretionary rules with all zones chapters effects on Poutini Ngāi Tahu Values.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.016	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Section 2 SO 12078 (near the Ahaura River) is part of the Ngai Tahu Forestry Estates. It is proposed to be zoned 'waterbody'. Due to its historical and current use (forestry), we recommend that it is zoned 'General Rural'.	Rezone Section 2 SO 12078 to General Rural
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.017	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Both lots are currently used for Forestry and are at the edge of the zone	Remove Lot 1 DP 464514 and Lot 1 DP 2850 from the Highly Productive Land Precinct.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.018	Introduction	He Mihi	Support	He mihi was developed in conjunction with mana whenua.	Retain wording as notified. Graphics or photos need to be added to these pages based on imagery requested from Poutini Ngai Tahu
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.019	Introduction	Description of the Districts	Support	In particular, we support the section that recognises the role Poutini Ngāi Tahu has had in the history of the Te Tai o Poutini.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.020	How The Plan Works	Te Tiriti o Wāitangi (Treaty of Waitangi) and	Amend	Not all the Statutory Acknowledgements within Te Tai o Poutini have been listed and this needs to be rectified	Amend to paragraph 3 to include the following wording: ... On the West Coast/Te Tai o Poutini

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Te Runanga o Makaawhio (S620)			the Resource Management Act			the Statutory Acknowledgement Areas are: Ōkari Lagoon, Taramakau River, Kōtukuwhakaoka (Lake Brunner/Moana), Lake Kaniere, Pouerua-hāpua (Saltwater Lagoon), Ōkārīto Lagoon, Makaawhio (Jacob's River), Karangarua Lagoon, Tititea/Mount Aspiring and Lake Paringa. The West Coast Councils will consider Te Rūnanga o Ngāi Tahu and the
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.021	How The Plan Works	Overlays	Amend	MIN-O5 (Mineral extraction) refers to two overlays (Pounamu and Aotea Management Area overlays) that have been mapped but are not listed as an overlay in this section of the plan.	Include the following description (or words to this effect) for the Pounamu and Aotea Management Area overlays: Areas identified where restrictions apply to quarrying and mineral extraction activities is required.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.022	Planning Maps and Overlays	Planning Maps and Overlays	Amend	We seek to amend three of the boundary lines in the pounamu management areas overlay.	Replace existing northern pounamu management area boundary in the overlay in the proposed plan with the adjustment shown to the overlay map as attached in Appendix five.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.023	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Support	We support the inclusions of this overlay, subject to the more specific comments below.	Retain
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.024	How The Plan Works	Statutory Acknowledgement Areas	Amend	The changes sought are to correct this wording as outlined in the Ngāi Tahu Claims Settlement Act.	The following amendments are required: Areas identified in Treaty Settlement Legislation the Ngai Tahu Claims Settlement Act 1998 where the Crown has made an acknowledgment of the particular cultural, spiritual, historic and traditional association of Ngāi Tahu with the statutory areas where Poutini Ngāi Tahu have a statutory

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						acknowledgement.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.025	How The Plan Works	Nohoanga Entitlements	Oppose	There is no overlay specifically for Nohoanga entitlements within the proposed plan maps nor any provisions that relate to such an overlay.	Deletion of reference to this overlay from this section. If it is retained then the following amendments are required: Nohoanga Entitlements - Areas identified in Treaty Settlement Legislation where Poutini Ngai Tahu are able to establish Nohoanga the Ngai Tahu Claims Settlement Act 1998 which enable Ngai Tahu whānui to temporarily occupy sites adjacent to lakes and rivers for mahinga kai purposes
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.026	Interpretation	Definitions	Amend	The definition for 'Plantation Forestry' contained within the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.	We seek the inclusion of definitions for: 'Plantation forestry', 'shelter belts' and 'woodlots' which are terms included in Rule SASM-R16 which are not defined.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.027	Interpretation	Definitions	Amend	Seek the inclusion of definitions used in Rule SASM-R17 which are not defined.	We seek the inclusion of definitions for 'landfills', 'waste disposal facilities', 'hazardous facilities', and 'wastewater treatment plant and wastewater disposal facilities' .
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.028	Interpretation	CRITICAL INFRASTRUCTURE	Amend	With the proposed definition and little guidance within the plan on which roads would be considered special purpose it will result in differing interpretations and inconsistencies of approach	Either define 'special purpose roads' within this definition or provide its own definition.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.029	Interpretation	CULTURAL LANDSCAPE	Support	The definition appropriately describes what a cultural landscape is.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.030	Interpretation	FREEDOM CAMPING	Amend	Recommend that the definition is modified to exclude Nohoanga sites set out in Appendix 6 for clarity purposes.	Amend as follows: FREEDOM CAMPING has the same meaning as in Section 5 of the Freedom

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Te Runanga o Makaawhio (S620)						Camping Act (as set out below) means to camp (other than at a camping ground) within 200 m of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 m of a formed road or a Great Walks Track, using 1 or more of the following: a tent or other temporary structure: a caravan; or a car, campervan, house truck, or other motor vehicle. It does not include the following activities: temporary and short-term parking of a motor vehicle; recreational activities commonly known as day-trip excursions; or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue; or use of Nohoanga entitlements identified in Appendix 6 by Ngāi Tahu whānui.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.031	Interpretation	HERITAGE RESOURCE	Support	This definition recognises that historic resources are multifaceted.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.032	Interpretation	HISTORIC HERITAGE	Amend	The definition within this section of the plan is different to the RMA definition and used throughout the EPlan.	Delete proposed definition and replace with the following wording: has the same meaning as in section 2 of the RMA (as set out in the box below a. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities i. archaeological: ii. architectural: iii. cultural: iv. historic: v. scientific: vi. technological; and b. includes--i. historic sites, structures,

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						places, and areas; andii. archaeological sites; andiii. sites of significance to Māori, including wāhi tapu; andiv. surroundings associated with the natural and physical resources.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.033	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend	The amendment is needed to provide clarity for plan users, and to ensure the rules do not capture other unintended activities.	Amend the definition as follows: INTENSIVE INDOOR PRIMARY PRODUCTION 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. It excludes herd homes, herd barns, wintering barns and feedlots which are used for only parts of the year.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.034	Interpretation	IWI/PAPATIPU RŪNANGA MANAGEMENT PLAN	Amend	As currently worded the definition of Iwi Management Plan would not recognised some of the current Iwi Management Plans.	Retain the definition with the following amendments: IWI/PAPATIPU RŪNANGA MANAGEMENT PLAN: means a plan developed by Poutini Ngāi Tahu and is either: (1) a. Endorsed by the relevant Poutini Ngāi Tahu papatipu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio; or b. In areas where the takiwā of the two rūnanga overlaps endorsed by both rūnanga; c. Which includes the following information for any site it applies to: i. a description of activities, buildings and structures, existing or proposed to be established within any development area; ii. the bulk and location of any buildings and structures; iii. how any adverse effects resulting from proposed activities, particularly at zone boundaries, will be avoided, remedied or mitigated; iv. the provision of sufficient infrastructure to service the needs of all

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						activities proposed to be established; and v. the protection of mauri of any identified features potentially affected by any activities, buildings or structures proposed to be established. Or (2) A relevant planning document recognised by Te Runanga o Ngai Tahu as the iwi authority as an Iwi Management Plan.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.035	Interpretation	MĀORI LAND	Oppose	The land tenure is irrelevant to how the zone provisions should apply and therefore the definition is unnecessary.	Delete the following definition: means: (a) Land owned by Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio or one of their holding companies; (b) Land gazetted or determined by order of the Māori Land Court as Māori Land under Te Ture Whenua Māori Act 1993; (c) Māori customary and Māori freehold land as defined in s4 and s129 of Te Ture Whenua Māori Act 1993; (d) Any land where: i. a status declaration under the Māori Affairs Amendment Act 1967 was made converting Māori freehold land to general title, and where there have been no changes of ownership since the conversion other than to an owner's bloodline successor(s); or ii. One or more owners are able to provide written evidence of Whakapapa to the original grantees of the land as confirmed by the Te Rūnanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court; or iii. The land is vested in a Trust constituted pursuant to Part 12 of Te Ture Whenua Māori Act 1993 or a Māori incorporation constituted pursuant to Part 13 of Te Ture Whenua Māori Act 1993.

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.036	Interpretation	MĀORI PURPOSE ACTIVITIES	Support	The definition incorporates the wide varieties of activities that are likely to be undertaken for Māori cultural, community and living purposes, and/or integrated Māori development.	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.037	Interpretation	PAPAKĀINGA	Support	This definition appropriately describes what a pakakāinga is.	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.038	Interpretation	PAPATIPURŪN ANGA	Amend	The change is to ensure consistency in approach for other definitions that are from legalisation.	Amend as follows: has the same meaning as in the Ngāi Tahu Claims Settlement Act 1998 (as set out below) means the Papatipu Rūnanga of Ngāi Tahu Whānui referred to in section 9 of Te Runanga o Ngai Tahu Act 1996. Ngāi Tahu Claims Settlement Act 1998 http://www.legislation.govt.nz/act/public/1998/009...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.039	Interpretation	POUTINI NGĀI TAHU	Amend	It is important for a plan user to understand that Ngāti Waewae and Ngāti Māhaki are mana whenua and this definition aids this understanding.	Amend the definition as follows: means the members of the two Ngāi Tahu hapū from the West Coast/Tai o Poutini - Ngāti Waewae and Ngāti Māhaki, and Te Rūnanga o Ngāi Tahu as the iwi authority.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.040	Interpretation	POUTINI NGĀI TAHU ACTIVITIES	Amend	To ensure consistency in approach, aid a plan user and enable Poutini Ngāi Tahu to undertake cultural activities and enable some activities on cultural redress land.	Replace Poutini Ngāi Tahu Cultural activities, cultural harvest, and Poutini Ngāi Tahu cultural purposes with Poutini Ngāi Tahu activities in the relevant plan provisions and amend the definition as follows: POUTINI NGĀI TAHU ACTIVITIES means1. the use of land and/or buildings for traditional Māori activities and includes making and/or creating

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						cultural goods, textiles and art, medicinal and food gathering, waka ama, events, management and activities that recognise and provide for the special relationship between Poutini Ngāi Tahu and places of cultural importance; or 2. Cultural harvest (which may including the clearance of vegetation), Mahinga kai, and the collection or mining of Pounamu, Aotea stone or rock; or 3. The installation of Pou whenua on or clearance of vegetation for maintenance of cultural redress land.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.041	Interpretation	RIPARIAN MARGIN	Amend	The riparian margins of streams and rivers are important and their riparian margins need to be managed. Streams or Rivers with an average bed width of 3 metres or less have just as many values as those that greater then 3 metres in width.	Include the following wording to the notified definition: d. 5 m of any stream or river with an average bed width of 3 metres or less.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.042	Interpretation	WATERBODY	Amend	Amend the definition of 'waterbody' to reflect the areas zoned.	That the relationship between the definition and the zone is clarified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.043	Glossary	Glossary	Support	Poutini Ngāi Tahu has worked closely with Te Poutini Plan Committee in the development of this Glossary in the context of this plan.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.044	Tangata Whenua	Tangata Whenua	Support	Describes who mana whenua are for Te Tai o Poutini. It highlights the values and matters that are important to Ngāi Tahu.	Retain the chapter as notified unless a change is requested below.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.045	Tangata Whenua	Tangata Whenua-	Support	Describes who mana whenua are for Te Tai o Poutini.	Retain notified version.

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Te Runanga o Makaawhio (S620)			TeTangata Whenua			
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.046	Tangata Whenua	Poutini Ngāi Tahuand the Management of Natural Resources	Support	Highlights the values and matters that are important to Ngāi Tahu	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.047	Tangata Whenua	Kaitiakitanga	Support	Highlights the values and matters that are important to Ngāi Tahu	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.048	Tangata Whenua	Tino Rangatiratanga	Support	Highlights the values and matters that are important to Ngāi Tahu	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.049	Tangata Whenua	Mauri	Support	Highlights the values and matters that are important to Ngāi Tahu	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.050	Tangata Whenua	Mahinga kai	Support	Highlights the values and matters that are important to Ngāi Tahu	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.051	Tangata Whenua	Ki Uta Ki Tai	Support	Highlights the values and matters that are important to Ngāi Tahu	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.052	Tangata Whenua	Wāhi tapu	Support	Highlights the values and matters that are important to Ngāi Tahu	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga	S620.053	Tangata Whenua	Taonga	Support	Highlights the values and matters that are important to Ngāi Tahu	Retain as notified

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o Ngati Waewae, Te Runanga o Makaawhio (S620)						
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.054	Tangata Whenua	Resources of Significance to Poutini Ngāi Tahu	Support	Highlights the values and matters that are important to Ngāi Tahu	retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.055	Tangata Whenua	Treaty Settlement Requirements	Amend	The changes sought seek to include these lands and their importance to Ngāi Tahu.	Retain with the following changes in the Treaty Settlement Requirements section: These include rights in relation to the management of specified significant areas (statutory acknowledgement areas, cultural redress lands and Nohoanga). And include the following new section: Cultural redress lands Cultural redress lands were returned to Te Runanga o Ngai Tahu ownership and are important for cultural, mahinga kai or conservation purposes (Part 11, Ngāi Tahu Claims Settlement Act 1998). Cultural redress lands provided in Te Tai o Poutini / West Coast are as follows:• Otukoro Iti• Lake Moeraki Reserve• Lake Mahinapua• Motutapu
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.056	Tangata Whenua	Statutory Acknowledgements	Amend	The Ngāi Tahu Settlement includes statutory acknowledgement areas and it is important that the values associated with them are recognised.	Retain with the Statutory Acknowledgements section with the following amendments to the final paragraph: ...The Councils will forward copies, and seek advice and recommendations for of all resource consent applications which may affect a statutory acknowledgement to Te Runanga o Ngāi Tahu and Pokeka Poutini Environmental, as the resource management agent of Poutini Ngāi Tahu.

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.057	Tangata Whenua	Nohoanga	Amend	Section 256 of the Ngāi Tahu Claims Settlement Act 1998 outlines entitlements are for members of Ngāi Tahu Whānui. Not all entitlements within the Tai Poutini have been listed within the plan nor spelt correctly.	retain with the following amendment: Nohoanga - Nohoanga entitlements provide a right of seasonal occupation and use for Poutini Ngāi Tahu and Ngai Tahu whānui of specified areas of Crown owned land near water bodies for harvest of natural resources (sections 255 to 268, Ngāi Tahu Claims Settlement Act 1998). Nohoanga entitlements provided in TeTai o Poutini/West Coast are in thefollowing locations: <ul style="list-style-type: none"> • Cascade River • Karangarua River • Lady Lake • Lake Brunner/Moana • Lake Haupiri • Lake Kaniere • Mahitahi River • Mikonui River • Ōkarito • Waiatoto River • Punakaiki River • Pororari River • Taramakau River • Waiata Waiata River and Māori Lakes • Waiatoto Lagoon
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.058	Tangata Whenua	Hapu and Iwi Planning Documents	Amend	Along with the Pounamu Management Plans there are Iwi Management Plans for some cultural redress land that also apply to Te Tai o Poutini/West Coast,	Retain with the following amendments: ... Both Ngāti Maāhaki o Makaawhio and Ngāti Waewae have prepared Pounamu Management Plans which have been recognised by Te Rūnanga o Ngāi Tahu as planning documents. Other planning documents that have been recognised as an Iwi Management Plan by Te Rūnanga o Ngāi Tahu include Te Mahaere Whakahaere o Te Tāwhiri a Te

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						Makō: Lake Māhinapua Management Plan. These iwi management plans have been taken into account in this Plan through participation of Poutini Ngāi Tahu representatives in development of the Plan provisions.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.059	Tangata Whenua	Mana Whakahono aRoheAgreements	Amend	To make clear the Mana Whakahono Agreement is between Poutini Ngāi Tahu and the West Coast Regional Council	Retain with the following amendment to sentence one: The West Coast Regional Council has a Mana Whakahono a Rohe agreement with Poutini Ngai Tahu. There is a Mana Whakahono a Rohe agreement between the West Coast Regional Council, the Poutini Ngai Tahu Runanga and Te Runanga o Ngai Tahu.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.060	STRATEGIC DIRECTION	CR - O1	Support	It is important to build a resilient community that is able to adapt to changes as a result of climate change	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.061	STRATEGIC DIRECTION	CR - O2	Amend	To recognise that due to climate change some infrastructure may need to be moved to protect its function.	Retain with the following amendments: To enable and protect the continued function and resilience of critical infrastructure and connections but not necessarily in the same location and facilitate their quick recovery from adverse events. And any changes or additions required within the infrastructure chapter to reflect this objective.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.062	STRATEGIC DIRECTION	MIN - O5	Support	Pounamu is an important taonga for Ngāi Tahu	Retain objective as worded
Te Runanga o Ngai Tahu, Te Runanga	S620.063	STRATEGIC DIRECTION	MIN - O6	Amend	Seek that values, such as cultural landscapes, are included as they are also	Retain with the following amendments: To: (a) Avoid, remedy or mitigate the

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o Ngati Waewae, Te Runanga o Makaawhio (S620)					of importance to the cultural traditions, history or identity of Poutini Ngāi Tahu	adverse effects of mineral extraction activities on the West Coast/Te Tai o Poutini's significant natural and cultural features, sites and heritage, and amenity values, including: (i) Poutini Ngāi Tahu values , cultural resources and taonga including sites and areas of significant to Māori identified in Schedule Three; (ii) Areas of significant indigenous vegetation, significant indigenous fauna habitat and protected native fauna;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.064	STRATEGIC DIRECTION	NENV- O1	Support	This objective recognises the importance of all aspects of the natural environment to Poutini Ngāi Tahu.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.065	STRATEGIC DIRECTION	NENV- O2	Amend	It is important for Poutini Ngāi Tahu to maintain their relationship with the natural environment including their ability to exercise kaitiakitanga and tino rangatiratanga.	Retain with amendments as follows: To ensure that the rights, interest, and values and connection of Poutini Ngāi Tahu to natural environment areas and features are protected and provided for...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.066	STRATEGIC DIRECTION	Poutini Ngāi Tahu	Support	This section sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu and how they should be read with other parts of the plan.	Retain the Objectives and Policies within this chapter as notified unless a change is requested below
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.067	STRATEGIC DIRECTION	NENV - O4	Support	Provides a balance between protection of important environment areas and sustainable management	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.068	STRATEGIC DIRECTION	POU - O1	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu and how they should be read with other parts of the plan.	Retain as notified

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Te Runanga o Makaawhio (S620)						
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.069	STRATEGIC DIRECTION	POU - O2	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu and how they should be read with other parts of the plan.	REtain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.070	STRATEGIC DIRECTION	POU - O3	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu and how they should be read with other parts of the plan.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.071	STRATEGIC DIRECTION	POU - O4	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu and how they should be read with other parts of the plan.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.072	STRATEGIC DIRECTION	POU - P1	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.073	STRATEGIC DIRECTION	POU - P2	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu and how they should be read with other parts of the plan.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.074	STRATEGIC DIRECTION	POU - P3	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu and how they should be read with other parts of the plan.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.075	STRATEGIC DIRECTION	POU - P4	Amend	Enabling Papakāinga throughout the te tai o poutini region and not just within settlements is important to ensure the relationship of Poutini Ngāi Tahu with their ancestral land	Retain as notified with the following amendments: Provide for papakāinga, marae and Māori cultural purpose activities to be established on Poutini Ngāi Tahu land and settlements and on Poutini Ngāi Tahu

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						land.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.076	STRATEGIC DIRECTION	POU - P5	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.077	STRATEGIC DIRECTION	POU - P6	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.078	STRATEGIC DIRECTION	POU - P7	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.079	STRATEGIC DIRECTION	POU - P8	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.080	STRATEGIC DIRECTION	POU - P9	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.081	STRATEGIC DIRECTION	POU - P10	Support	Sets out at key matters, rights, interests and values that relate to Poutini Ngāi Tahu	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.082	STRATEGIC DIRECTION	TRM - O1	Amend	The change from cultural values to Poutini Ngāi Tahu Values is as per an earlier submission point regarding the Poutini Ngāi Tahu Values.	Retain as notified with the following amendments: To recognise the significance of tourism to the West Coast/Te Tai o Poutini economy ... 5. Managing the development and expansion of visitor activities and services so that the natural and Poutini Ngāi Tahu

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>cultural values, amenity and character of the West Coast/Te Tai o Poutini and its communities are maintained;</p> <p>6. Promoting a sustainable approach to tourism and minimising the adverse effects, and in particular cumulative adverse effects, of visitor activities and services on Poutini Ngāi Tahu cultural values and wāhi tapu, natural values, amenity and landscape;</p> <p>7. Supporting Ngāti Waewae and Ngāti Māhaki o Makaawhio to exercise kaitiakitanga, and provide education about the cultural importance of maunga, other landforms, taonga and wāhi tapu to Poutini Ngāi Tahu and</p>
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.083	STRATEGIC DIRECTION	UFD - O1	Amend	The application of this objective and the guidelines within the rules is not consistent	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in this Objective and then into the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules to give full effect to this objective.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.084	Energy	ENG - P4	Amend	Offers some protection to outstanding landscapes it does not offer the same protection to cultural landscapes as required by other plan provisions.	Amend to include the following wording: Minimise adverse effects on communities and the environment from energy activities by: a. Having regard to the values associated with areas identified as having significant environmental values, urban amenity, areas of high recreational value, outstanding and high natural character areas, outstanding landscapes and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						features, Poutini Ngāi Tahu sites, areas and cultural landscapes , and heritage sites, and significant natural areas; b. Implementing industry best management practices around electrical safe distances; c. Maintaining ongoing access to grid and distribution elements and structures for maintenance and upgrading works; and d. Avoiding exposure to health and safety risks.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.085	Energy	ENG - P8	Amend	Not all the schedules relate to areas that have values that need to be protected	Amend Policy references to 'Schedules' to be specifically to 'Schedules 1-8'
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.086	Energy	ENG - R7	Amend	Typo mistake	(2)(iii)(b) height spelt incorrectly.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.087	Energy	ENG - R11	Amend	The proposed plan does not adequately alert plan users that other archaeological sites	Include the following matter for discretion to the rule: g. The degree to which the proposed activity will cause significant adverse effects on Overlay Chapter matters and sites listed in Appendix 10 .
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.088	Energy	ENG - R12	Amend	The proposed plan does not adequately alert plan users that other archaeological sites	Include the following matter for discretion to the rule: d. The degree to which the proposed activity will cause significant adverse effects on Overlay Chapter matters and sites listed in Appendix 10 .
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.089	Energy	ENG - R13	Amend	The proposed plan does not adequately alert plan users that other archaeological sites	Include the following matter for discretion to the rule: b. The degree to which the proposed

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Te Runanga o Makaawhio (S620)						activity will cause significant adverse effects on Overlay Chapter matters and sites listed in Appendix 10 .
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.090	Energy	ENG - R14	Amend	The proposed plan does not adequately alert plan users that other archaeological sites	Include the following matter for discretion to the rule: f. The degree to which the proposed activity will cause significant adverse effects on Overlay Chapter matters and sites listed in Appendix 10 .
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.091	Infrastructure	INF - O5	Amend	To clarify that effects on the environment include Poutini Ngāi Tahu values and to be consistent with INF-P2.	The adverse effects of infrastructure on the environment are minimised, while recognising: a. The functional and operational needs of infrastructure; b. Poutini Ngāi Tahu requirements for discharge of wastewater to land; and c. That positive effects of infrastructure may be realised locally, regionally, or nationally.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.092	Infrastructure	INF - P5	Support	for c. It is culturally offensive to discharge wastewater to water.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.093	Infrastructure	INF - P5	Amend	Adding treatment to the policy provides for Poutini Ngāi Tahu values as well as safeguards the community wellbeing.	Minimise the effect of stormwater run-off associated with development activity, including requirements for onsite detention and treatment , upgrades to pump networks and roadside drainage networks where necessary, to reduce flooding risk to roads and property.
Te Runanga o Ngai Tahu, Te Runanga	S620.094	Infrastructure	INF - R2	Amend	Clarifies must be able to be treated by the network	INF-R2 Activity Status Permitted

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o Ngati Waewae, Te Runanga o Makaawhio (S620)						Where: 1. The building is serviced by, and capacity exists within the reticulated water supply, wastewater or stormwater networks Advice Note: Capacity for the purpose of this rule includes volume and the ability for the network to control the amount of water-borne contaminants, litter and sediments as set out in the consents for the network.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.095	Infrastructure	INF - R21	Support	The requirement for a land based effluent/disposal system is supported.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.096	Infrastructure	INF - R24	Amend	It is culturally offensive to discharge wastewater to water and would be fit within the provision of this chapter.	Amend the rule as follows : Activity Status Discretionary where the discharge of wastewater is to land and insert a new non-complying rule for those systems that discharge wastewater to water
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.097	Hazardous Substances	HS - P2	Amend	Major Hazard facilities should be located away from surface water	Amend the policy wording as follows: Ensure that new or expanded major hazard facilities are located away from natural, historic and cultural overlay areas, surface water and away from locations that are subject to significant natural hazards, where practicable, taking into account the operational and functional needs of activities to locate in these areas.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.098	Natural Hazards	NHO4	Amend	Supported but as notified it is difficult to read and understand.	Amend the objective as follows: To ensure the role of hazard mitigation played by natural features in hazard mitigation that minimises the impact of hazards, including wetland and dunes, is

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						recognised and protected.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.099	Natural Hazards	NHR33	Amend	Building within this layer may also cause damage to these SASMs differently to the damage caused to property.	Amend to include the following wording: (b) Requirements for geotechnical certification that subject to those measures specified: i. The proposed building or structure will not be likely to be subject to damage from slope instability during its useful life; and ii. The proposed works will not be likely to result in or contribute to damage to any adjoining or downslope property or a Site or Area of Significance to Māori listed in schedule three within or adjoining the natural hazard overlay - land instability alert.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.100	Historic Heritage	Overview	Amend	To clarify for the plan user that all the schedules contribute to the historic heritage of the West Coast/Te Tai o Poutini	Include the following changes or changes to this affect to paragraph 7: Archaeological sites.... are protected under Heritage New Zealand Pouhere Taonga Act 2014, archaeological sites predominately related to European colonial history 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. The archaeological sites listed in Schedule One, while an important part of the history of the West Coast/Te Tai o Poutini are not the full list. Alongside this, the New Zealand Archaeological Association has identified a list of archaeological sites of Māori origin. Further investigation is required to ensure the exact spatial location and extent of some of these sites, therefore these sites are included in Appendix Ten for

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						information and awareness to plan users, particularly resource consent applicants, of the increased likelihood of discovering archaeological material of Māori origin in the vicinity of these areas. Appendix 10 will be mapped and included as an 'Alert Layer' on the e-plan maps. The Councils will continue to work with both Heritage New Zealand Pouhere Taonga and Poutini Ngāi Tahu over the next ten years to ensure that the archaeological sites of Māori origin are accurately mapped before being considered for inclusion in Schedule One via a plan change. Historic heritage and archaeological sites are also important to Poutini Ngāi Tahu for values other than Historic heritage. Some of
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.101	Historic Heritage	Other relevant Te Tai o Poutini Plan provisions	Amend	We are concerned with the way the NZAA sites of Māori origin are referred to in this 'Overview' section	Include the following wording: Appendix Ten - This appendix contains NZAA listed archaeological sites of Māori origin. The exact spatial location and extent of these sites has not yet been clearly identified but they are included in this appendix for information purposes and are a matter for consideration where resource consent is required for an activity that may impact on an archaeological site. Appendix 10 will be mapped and included as an "Alert Layer" in the e-planning maps. Like all archaeological sites, these sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014.

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.102	Historic Heritage	Other relevant Statutory Provisions	Amend	We are concerned with the way the NZAA sites of Māori origin are referred to in this 'Overview' section.	Amend to include the following wording: ...If you discover a previously unknown archaeological site (for example, when you are undertaking earthworks) you must stop any work that could affect the site and contact HNZPT for advice on how to proceed. If there are human remains kōiwi or taonga revealed, then the Accidental Discovery Protocol in Appendix Five Four must be followed and if any artefacts are found they must be handed over to the Ministry for Culture and Heritage.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.103	Historic Heritage	HH - O1	Support	Historic Heritage contributes to a community's sense of identity and knowledge of where it comes from.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.104	Historic Heritage	HH - O3	Support	The wording of this objective applies equally to both colonial and Poutini Ngāi Tahu history.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.105	Historic Heritage	HH - O4	Support	Recognise that to protect historic heritage that it may need to be moved (where appropriate) due to climate change and natural hazards.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.106	Historic Heritage	HH - P2	Support	Only by councils working closely in partnership with mana whenua will these important historical places be able to be identified.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.107	Historic Heritage	HH - P6	Amend	To include the impacts on Poutini Ngai Tahu values as a matter of consideration	Include the following wording: When considering proposals for relocation or repositioning of historic heritage items or sites identified in Schedule One, the following matters shall be considered: ... h. The impacts on Poutini Ngai

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						Tahu values on any item, site or area of significance to Māori
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.108	Historic Heritage	HH - R7	Amend	Relocating or repositioning of a historic heritage item and associated earthworks could also impact on Poutini Ngāi Tahu values	Amend to include the following discretions to listed in HH-R7: f. Impacts of the activity on the cultural values on any site or area of significance to Māori; and Implementation of any advice received from the relevant Poutini Ngāi Tahu rūnanga on ways to manage the effects on cultural values of the proposed maintenance works.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.109	Notable Trees	TREE - O2	Support	It is important that tino rangatiratanga of Poutini Ngāi Tahu is provided for	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.110	Notable Trees	TREE - P3	Support	It is important that tino rangatiratanga of Poutini Ngāi Tahu is provided for in the management of trees of value to Poutini Ngāi Tahu	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.111	Notable Trees	TREE - P5	Support	Clause (b) links to TREE-O2 enabling Poutini Ngāi Tahu to be involved in any outcomes	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.112	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Support	It is important to Poutini Ngāi Tahu that our sites of significance are protected	Retain the objectives, policies and rules within this chapter as notified, except where changes have been requested to an objective, policy or rule below.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.113	Sites and Areas of Significance to Māori	Overview	Amend	Under the Ngāi Tahu (Pounamu Vesting) Act 1997, pounamu is owned by Te Rūnanga o Ngāi Tahu.	Amend as follows: Pounamu and Aotea management areas. Pounamu and Aotea are taonga of Poutini Ngāi Tahu. Under the Pounamu Vesting Act, all pounamu on the West Coast/Tai o Poutini is owned by Poutini Te Rūnanga o

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						Ngāi Tahu.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.114	Sites and Areas of Significance to Māori	SASM - P3	Amend	Policy needs to amended to also include accidentally discovered taonga.	Upon accidental discovery of kōiwi (skeletal remains), or urupā and/or taonga , ensure that the Accidental Discovery Protocol in Appendix Four is followed.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.115	Sites and Areas of Significance to Māori	Permitted Activities	Amend	Seek that a table is inserted into each rule which contains all of the particular SASMs that are relevant to that rule and that the use of the numbered categories tahi, rua, toru and wha is consequently removed from the rules and from Schedule 3.	Amend to create a separate table for each rule and is embed within the relevant rule.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.116	Sites and Areas of Significance to Māori	SASM -R1	Amend	Seek the removal of SASM22 Okari Lagoon from this rule given this site is a waterway and cannot be grazed.	Amend activity standard 1 of SASM-R1 as follows: 1. Where the activity is not on the following Sites and Areas of Significance to Māori as identified in Table SASM-R1 below : a- SASM 22 Ōkari Lagoon; SASM 44 Kotorepi (Nine Mile); SASM 55 Māwhera Burial Cave Site; SASM 81 Takataka Islands; SASM 84 Knoll Point; SASM 127 Ulipa; SASM 133 No. 19 Ōkārīto Native Reserve; SASM 135 Ōkārīto (No. 18 Kaomaru Native Reserve); SASM 168 No. 4 Herotaniwha Native Reserve; or SASM 207 Awawhata Reserve at River Mouth. Insert Table SASM-R1
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.117	Sites and Areas of Significance to Māori	SASM -R2	Amend	Seek the removal of SASM17 Kawatiri South Bank Native Reserve from this rule as we consider that minor earthworks can occur on this site	Amend activity standard 2 of SASM-R2 to read as follows: 2. In relation to standards ii., iii. and iv. these earthworks are not undertaken at the following Sites and Areas of Significance to Māori identified in Table SASM -R2 below Schedule Three except with the written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided

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						to the relevant District Council at least 10 working days prior to the activity commencing: i. SASM 17 Kawatiri South Bank Native Reserve; SASM 41 Kotoropi (Nino Mile); SASM 54 Motutapu; SASM 55 Māwhera Burial Cave Site; SASM 81 Takataka Islands; SASM 84 Knoll Point; SASM 110 Māhinapua; SASM 127 Ulipa; SASM 130 Whataroa Native Reserves Secs 21; SASM 133 No. 19 Ōkārito Native Reserve; SASM 135 Ōkārito (No. 18 Kaomaru Native Reserve); SASM 155 Hunts Beach Māori Reserve; SASM 157 No. 10 Makāwhio Native Reserve; SASM 162 Heretaniwha; SASM 165 No 7 Insert Table SASM-R2
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.118	Sites and Areas of Significance to Māori	SASM -R3	Amend	See reason above for SASM permitted activity rules re: categories.	1. In relation to the Sites and Areas of Significance to Māori identified in Table SASM-R3 below Schedule Three identified in 2. below :2. SASM41 ... SASM170 Porangirangi to Mahitahi. Insert Table SASM-R3
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.119	Sites and Areas of Significance to Māori	SASM -R4	Amend	Consider indigenous vegetation	1. The activity does not occur on the following Sites and Areas of Significance to Māori identified in Table SASM-R4 below Schedule Three , except with the written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided to the relevant District Council at least 10 ... Insert Table SASM - R4 with the exception of SASM 8 Mokihinui Native Reserve, SASM 22 Ōkari Lagoon, SASM 47 Māwheranui Native Reserve, SASM 102 No.24 Hokitika Native Reserve and SASM197 Ōkuru-

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.120	Sites and Areas of Significance to Māori	SASM -R5	Amend	See reason above for SASM permitted activity rules re: categories.	Amend activity standard 3 of SASM-R5 as follows: 3. On the following Sites and Areas of Significance to Māori identified in Schedule Three these only occur with the written approval from the relevant Poutini Ngāi Tahu rūnanga that is provided to the relevant District Council at least 10 working days prior to the activities commencing on all sites listed in Table SASM-R5 below . i. and ii. All sites identified in Category Tahī...and SASM 205 No. 2 Waiototo Native Reserve. Insert Table SASM-R5
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.121	Sites and Areas of Significance to Māori	SASM -R6	Amend	Seek the removal of sites from rule	1. The activity does not occur on the following Sites and Areas of Significance to Māori identified in Table SASM-R6A below Schedule Three , except with written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided to the relevant District Council at least 10 working days prior to the activity commencing; i. All sites identified in Category Tahī (1), Category Rua (2), Category Toru Insert Table SASM-R6 with the exception of SASM4 Karamea (township) Native Reserve, SASM7 No. 47 Kongahu Native Reserve, SASM8 Mokihinui Native Reserve, SASM9 Waimangaroa Native Reserve, SASM14 (A & B), SASM22 Ōkari Lagoon, SASM47 Māwheranui Native Reserve, SASM51 No. 34 Kōtukuwhakaoko Native Reserve, SASM66 No. 33 Kaiata Native Reserve, SASM 102 No.24 Hokitika Native Reserve and

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.122	Sites and Areas of Significance to Māori	SASM -R7	Amend	Provides protection for aotea and pounamu without being onerous.	Amends as follows: 2. In relation to extraction of Pounamu: i. Any extraction of Pounamu is only undertaken by Te Rūnanga o Ngāi Tahu , Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio or their authorised representatives or contractors;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.123	Sites and Areas of Significance to Māori	SASM -R8	Support	Provides protection for the aotea resource.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.124	Sites and Areas of Significance to Māori	SASM -R9	Amend	The list of sites is turned into a table and reference to Schedule Three is no longer required in the rule heading.	Amend rule heading as follows: Maintenance, Repair and Upgrading of Network Utility Structures on or within Sites and Areas of Significance to Māori identified in Schedule Three . Insert Table SASM-R9
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.125	Sites and Areas of Significance to Māori	Controlled Activities	Amend	Ensure it is clear that the complete list of SASM sites in Schedule Three apply to this rule.	Amend rule to include wording to make it clear that all sites in the complete/full Schedule Three apply to this rule
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.126	Sites and Areas of Significance to Māori	SASM - R10	Amend	Due to amendments requested for other SASM rules which now refer to a specific table number ensure it is clear that the complete list of SASM sites in Schedule Three apply to this rule.	Amend rule to include wording to make it clear that all sites in the complete/full Schedule Three apply to this rule
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.128	Sites and Areas of Significance to Māori	SASM - R11	Amend	As a consequential amendment, we seek that the Rule title is amended to also reference Mineral Extraction of Pounamu.	Amend Rule title as follows: Farm Quarries, and Mineral Extraction Activities and Extraction of Pounamu Activities within the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.129	Sites and Areas of Significance to Māori	SASM - R12	Amend	To make clear that the complete list of SASM sites in Schedule Three applies to condition 3 in this rule. This is a consequential change.	Amend Rule SASM-R12 as follows: 1. No earthworks or structures are located on the upper slopes, ridgelines or peaks of ancestral maunga identified in Table SASM-R6B below Category Toru (3) in Schedule Three. 2. This is not Mineral Extraction subject to Rule SASM - R154; and 3. This will not result in the destruction of a Site or Area of significance to Māori listed in Schedule Three. Insert Table SASM-R6B
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.130	Sites and Areas of Significance to Māori	SASM - R13	Amend	For condition 1, see reason above in permitted activities SASM rules re: catagories	Amend Rule SASM-R13 as follows: 1. There are not new structures on the upper slopes, ridgelines or peaks of ancestral maunga identified in Table SASM-R6B below Category Toru (3) in Schedule Three. Insert Table SASM-R6B
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.131	Sites and Areas of Significance to Māori	SASM - R15	Amend	Amend typo in the heading and include reference to Schedule 3.	Mineral Extraction by other than by Poutini Ngai Tahu in Sites and Areas of Significance to Māori in Schedule Three.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.132	Sites and Areas of Significance to Māori	SASM - R16	Support	Support the minor amendment process for this rule	Retain as changed by the minor amendment process
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.133	Sites and Areas of Significance to Māori	SASM - R17	Support	Support the minor amendment process for this rule. Note submission point in the definitions section around terms within this rule.	Retain as changed by the minor amendment process
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.134	Sites and Areas of Significance to Māori	SASM - R18	Support	Support the minor amendment process for this rule.	Retain as changed by the minor amendment process

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Te Runanga o Makaawhio (S620)						
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.135	Sites and Areas of Significance to Māori	SASM - R19	Amend	Request removing the reference to mineral extraction of pounamu in this rule after discussions with the Mining Sector.	Amend Rule heading as follows: Mineral extraction or Fossicking of Aotea or Mineral Extraction of Pounamu by anyone other than Poutini Ngai Tahu in the Pounamu-Aotea Overlay area not meeting Rule SASM-R7 or Rule SASM-R8.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.136	Ecosystems and Indigenous Biodiversity	Strategic Objectives	Amend	Consistency with the Poutini Ngāi Tahu Strategic section	Include the following wording: the Ecosystems and Indigenous Biodiversity Chapter. The Natural Environment, Poutini Ngāi Tahu , Mineral Extraction and Connections and Resilience Strategic Objectives are particularly relevant.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.137	Ecosystems and Indigenous Biodiversity	ECO- O3	Support	It is important that Poutini Ngāi Tahu and Te Rūnanga o Ngāi Tahu are able to exercise tino rangatiratanga on their land.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.138	Ecosystems and Indigenous Biodiversity	Overview	Support	The maintenance indigenous ecosystem enables Poutini Ngāi Tahu to continue to undertake their cultural traditions	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.139	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	It is important that Poutini Ngāi Tahu and Te Rūnanga o Ngāi Tahu are able to undertake tino rangatiratanga and that cultural purpose activities are enabled	Retain as notified with the following amendment: ... b. It is for a Poutini Ngāi Tahu activities cultural purpose
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.140	Ecosystems and Indigenous Biodiversity	ECO - P3	Support	Connections and ecological corridors are important to support indigenous biodiversity.	Retain as notified

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.141	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Amend	The overlay should not prevent development of these sites through tikanga and mātauranga Māori	Amend to also include Sites of Significance to Māori if they are owned by Poutini Ngai Tahu
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.142	Ecosystems and Indigenous Biodiversity	ECO - R7	Support	matters (c) and (f) allow direct consideration of Poutini Ngāi Tahu values, rights and interests.	Retain (c) and (f) as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.143	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	Cultural matters and cumulative effects not being considered for clearance of non-significant indigenous vegetation would be inappropriate	Amend as to read follows: When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters: ...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.144	Ecosystems and Indigenous Biodiversity	ECO - P8	Support	Recognises the importance of ecological corridors the coastal environment and the significance of areas to Poutini Ngāi Tahu.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.145	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	This activity needs to be inclusion of MPZ - Māori Purpose Zoned land and the Sites or Areas of Significance to Māori listed in Schedule Three.	Amend 3(xi) as follows: 3(x) It is a cultural harvest undertaken by Poutini Ngāi Tahu activity ; ...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.146	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	Cultural harvest and cultural activities undertaken by Poutini Ngāi Tahu also occur within the coastal environment	Insert activity standard 1(iv) and (v) and amend Condition 4 as follows: ... or iv. It is a Poutini Ngāi Tahu activity; or (v) it is on MPZ - Māori Purpose Zoned land or a Site or Area of Significance to Māori listed in Schedule Three and is undertaken in accordance with an Iwi/Papatipu Runanga Management Plan; 4. The indigenous vegetation clearance does not occur in any area identified as a Significant Natural Area in Schedule Four unless it is a Poutini Ngai Tahu activity or it is on

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						MPZ - Māori Purpose Zoned land or a Site or Area of Significance to Māori listed in Schedule Three and is being undertaken in accordance with an Iwi/Papatipu Runanga Management Plan.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.147	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	There is a discontent between the policy and the rules.	either amend ECO-P7, or include Poutini Ngai Tahu values, rights and interests and other relevant matters listed in ECO- P7 as matters of control.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.148	Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7	Amend	The matters of control do not include all the matters that ECO-P7 requires to be considered including clause (c) providing for Poutini Ngāi Tahu values, rights and interests.	Amend the matters of control to include Poutini Ngai Tahu values, rights and interests and other relevant matters listed in ECO- P7.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.149	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	The rule does not cover activities within a SNA, ONL, threatened environment, ONF, HCHC and OHNC.	either amend ECO-P7, or include Poutini Ngai Tahu rights, values and interests and other relevant matters listed in ECO- P7 as a matter of discretion
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.150	Ecosystems and Indigenous Biodiversity	ECO - R6/SUB - R9	Amend	Does not include all the matters that ECO-P7 requires to be considered including clause (c)	Amend the list of discretions to include Poutini Ngai Tahu values, rights and interests and other relevant matters listed in ECO- P7.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.151	Historic Heritage	Overview	Amend	The changes sought are to clarify for the plan user that all the schedules contribute to the historic heritage of the West Coast/Te Tai o Poutini	Include the following changes to paragraphs 5 and 8: Historic Heritage items are listed in Schedule One, Schedule two and Schedule Three. Schedule One predominately covers the built and colonial heritage and also this schedule also identifies if there are any interior elements of a heritage building that are also protected. Schedule Two covers important notable and heritage trees to

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>the community and Schedule Three reflects Poutini Ngāi Tahu heritage. Historic areas area also identified Where a site is scheduled in multiple locations, the provisions of all chapters must be considered. Some objectives and policies of this chapter also apply to sites list only in schedule two or three.</p>
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.152	Historic Heritage	Overview	Amend	The changes sought are to clarify why these sites are currently included in Appendix 10 and not in Schedule One.	<p>Include the following changes or changes to this affect to paragraph 7: Archaeological sites.... are protected under Heritage New Zealand Pouhere Taonga Act 2014, archaeological sites predominately related to European colonial history 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. The archaeological sites listed in Schedule One, while an important part of the history of the West Coast/Te Tai o Poutini are not the full list. Alongside this, the New Zealand Archaeological Association has identified a list of archaeological sites of Māori origin. Further investigation is required to ensure the exact spatial location and extent of some of these sites, therefore these sites are included in Appendix Ten for information and awareness to plan users, particularly resource consent applicants, of the increased likelihood of discovering archaeological material of Māori origin in the vicinity of these areas. Appendix 10 will be mapped and included as an 'Alert Layer' on the e-plan maps. The Councils will continue</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>to work with both Heritage New Zealand Pouhere Taonga and Poutini Ngāi Tahu over the next ten years to ensure that the archaeological sites of Māori origin are accurately mapped before being considered for inclusion in Schedule One via a plan change.</p> <p>Historic heritage and archaeological sites are also important to Poutini Ngāi Tahu for values other than Historic heritage.</p> <p>Some of</p>
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.153	Historic Heritage	Other relevant Te Tai o Poutini Plan provisions	Amend	The changes sought are to clarify why these sites are currently included in Appendix 10 and not in Schedule One.	<p>Include the following wording:</p> <ul style="list-style-type: none"> • Notable Trees - the Notable Trees Chapter contains the provisions in relation to the trees identified in Schedule Two in Schedule Two ... • Appendix Ten - This appendix contains NZAA listed archaeological sites of Māori origin. The exact spatial location and extent of these sites has not yet been clearly identified but they are included in this appendix for information purposes and are a matter for consideration where resource consent is required for an activity that may impact on an archaeological site. Appendix 10 will be mapped and included as an "Alert Layer" in the eplanning maps. Like all archaeological sites, these sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.154	Historic Heritage	Other relevant Statutory Provisions	Amend	The changes sought are to clarify why these sites are currently included in Appendix 10 and not in Schedule One.	<p>Amend with the following wording:</p> <p>...If you discover a previously unknown archaeological site (for example, when you are undertaking earthworks) you must stop any work that could affect the site and</p>

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						contact HNZPT for advice on how to proceed. If there are human remains kōiwi or taonga revealed, then the Accidental Discovery Protocol in Appendix Five Four must be followed and if any artefacts are found they must be handed over to the Ministry for Culture and Heritage.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.155	Historic Heritage	HH - O1	Support	Historic Heritage contributes to a community's sense of identity and knowledge of where it comes from.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.156	Natural Features and Landscapes	Natural Features and Landscapes	Oppose	There is no information explaining how effects on manawhenua were assessed.	This part of the plan requires further work in consultation with mana whenua. See submission point below for future details.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.157	Natural Features and Landscapes	Natural Features and Landscapes	Oppose	Case law and the NZCPS specifically states that mana whenua values are part of the ONL assessment	a. That Council engage with Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Runanga o Ngai Tahu to review the proposed ONL and ONF sites against sites of cultural significance which will include the Sites and Areas of Significance to Māori listed in Schedule 3 and the MPZ - Māori Purpose Zoned land to determine if there are ONL and ONF sites that need to be removed to enable the exercising of tino rangatiratanga on our own whenua or if there are Poutini Ngai Tahu values and historical associations that should be recognised and provided for in the Plan. b. That the matters of control or discretion are amended to recognise and protect Poutini Ngai Tahu values.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.158	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Many of the identified sites are currently used by Ngāi Tahu Forestry Estates Limited as plantation forestry	That the ONL/ONF overlay is removed from sites which are used for plantation forestry, including but not limited to:

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Te Runanga o Makaawhio (S620)						<p>Lot 1 DP 3156 (between Hokitika and Ross) ONL22</p> <p>Site between Waitaha River and Poerua River ONL17</p> <p>Lot 1 Deposited Plan 3135 (near The Forks) ONL15</p> <p>Site between Lake Hochstetter and Lake Haupiri ONL32</p> <p>Lot 1 Deposited Plan 15307 (on the Lewis Pass Highway) ONL33.</p> <p>We reserve the right to remove the overlay from further sites should there become known before or during the hearing process.</p>
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.159	Natural Features and Landscapes	Overview	Amend	The values of the ONL/ONF to be protected have not been identified in the Plan. Instead, the front of the chapter refers to how the areas were identified using the landscape reports. These reports do not assess all the values required by case law.	That an additional paragraph is added to the front of this chapter outlining the values that are to be protected through the ONL/ONF provisions.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.160	Natural Features and Landscapes	NFL - O1	Amend	Concerns with the methodology as raised above not including an adequate assessment of the case law criteria for ONL and ONFs.	Retain Objective provided that the values in the Schedules 5 and 6 include an appropriate assessment of mana whenua values.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.161	Natural Features and Landscapes	NFL - P1	Amend	See submission point on Poutini Ngāi Tahu Activities interpretation.	Amend as follows: Provide for activities within outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six where they do not adversely affect the values that contribute to a natural feature or landscape being outstanding and are for: ...h. Poutini Ngāi Tahu activities uses ; or ...

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.162	Natural Features and Landscapes	NFL - P5	Support	support subsection (f) as part of the values of an ONL.	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.163	Natural Features and Landscapes	NFL - P6	Amend	The overlay should not prevent development of these sites as this does not enable tino rangatiratanga.	Amend as follows: Enable the use of Māori Purpose Zoned land in outstanding natural landscapes and on outstanding natural features by not applying the overlay where land use and subdivision is consistent with tikanga and mātauranga Māori as outlined within an Iwi Management Plan and minimises adverse effects on the outstanding values of the landscape or feature. Amend other provisions in the plan to reflect this approach where these or similar overlays apply.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.164	Natural Features and Landscapes	NFL - R7	Amend	The rule covers both Māori Purpose Activities and Poutini Ngāi Tahu activities however the descriptor only refers to Māori Purpose Activities.	Amend rule as follows : NFL - R7 Poutini Ngai Tahu Activities and Māori Purpose Activities within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six Permitted, where: 1. These are: a. Poutini Ngāi Tahu activities, including cultural harvest of vegetation, mahinga kai, Pounamu, Aotea stone or rock; or b. Māori Purpose Activities in the Māori Purpose Zone undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; and
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.165	Natural Features and Landscapes	NFL - R8	Amend	Mahinga kai is a critical aspect of Poutini Ngāi Tahu values and erection of buildings and structures associated with mahinga kai should be a permitted activity.	Include the following: 7. Associated with mahinga kai

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.166	Natural Features and Landscapes	NFL - R9	Amend	The matters of control when assessing the impact of an activity on an ONL/ONF needs to include the associated values (including Tangata Whenua values)	Include the following: Matters of control are: f. Identifying and avoiding impacts on Poutini Ngāi Tahu values
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.167	Natural Features and Landscapes	NFL - R10	Amend	The matters of control when assessing the impact of an activity on an ONL/ONF needs to include the associated values (including Tangata Whenua values)	Include the following: Matters of control are: f. Identifying and avoiding impacts on Poutini Ngāi Tahu values
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.168	Natural Features and Landscapes	NFL - R11	Amend	If NFL -R7 is not complied with then it becomes a RDA under this rule. However, there is no reference to Poutini Ngāi Tahu Activities within the rule as within NFL -R7.	Amend the rule as follows: NFL - R11 Poutini Ngāi Tahu Activities , Māori Purpose activities within
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.169	Natural Features and Landscapes	Controlled Activities	Amend	The matters of control when assessing the impact of an activity on an ONL/ONF needs to include the associational values (including Tangata Whenua values)	Include the following: Discretion is restricted to: f. Identifying and avoiding impacts on Poutini Ngāi Tahu values
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.170	Natural Features and Landscapes	Discretionary Activities	Amend	If an activity is unable to comply with NFL-R11 then it is a discretionary activity. There are three discretionary activities within the notified plan but none relate to the activities managed by NFLR7 and NFL- R11.	Include the following new rule: Poutini Ngāi Tahu and Māori Purpose Activities within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six not meeting Rule NFL - R11.Activity Status Discretionary Activity status where compliance not achieved: N/A
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.171	Public Access	PA - O1	Support	It is important that access for customary activities (e.g. mahinga kai) is maintained.	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.172	Natural Character and Margins of Waterbodies	Overview	Support	The fourth paragraph describes the importance of and associations with waterbodies to Poutini Ngāi Tahu.	Retain as notified.

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Te Runanga o Makaawhio (S620)						
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.173	Natural Character and Margins of Waterbodies	NC - O2	Support	This objective recognises the importance of water bodies to Poutini Ngāi Tahu.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.174	Natural Character and Margins of Waterbodies	NC - P2	Amend	Provides for Poutini Ngāi Tahu cultural activities within riparian margins.	Retain as notified with the following amendment: ...d It is for Poutini Ngāi Tahu activities or Māori Purpose Activities cultural purposes; ...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.175	Natural Character and Margins of Waterbodies	NC - P2	Amend	Needs to be inclusive of MPZ - Māori Purpose Zoned land and the Sites or Areas of Significance to Māori listed in Schedule Three	Amend the rule as follows: g. The establishment of a river crossing point up to 3m wide; or h. Poutini Ngāi Tahu activities; i. Activities on Māori Purpose Zoned land or a site of significance to Māori in schedule three and is being and undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or j. Natural hazard mitigation activities undertaken by a statutory agency or their nominated contractor;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.176	Natural Character and Margins of Waterbodies	NC - R1	Amend	Activity needs to be inclusive of MPZ - Māori Purpose Zoned land and the Sites or Areas of Significance to Māori listed in Schedule Three	Amend the rule as follows: g. The establishment of a river crossing point up to 3m wide; or h. Poutini Ngāi Tahu activities; i. Activities on Māori Purpose Zoned land or a site of significance to Māori in schedule three and is being and undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or j. Natural hazard mitigation activities undertaken by a statutory agency or their

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						nominated contractor;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.177	Financial Contributions	Financial Contributions	Amend	Should also take into account effects on mana whenua values associated with the land and values within the land to which the off set is required.	Amend the rule and/or provision of the plan including the Financial Contributions chapter to ensure that there is sufficient consideration of Poutini Ngāi values at the site and the impact off-setting/compensation may have on them before it is utilised.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.178	Subdivision	SUB - O3	Amend	The objective refers to Poutini Ngāi Tahu features and resources - most of the plan uses 'values'.	Subdivision design and development protects significant coastal, natural, ecological, historical and Poutini Ngāi Tahu values features and resources and responds to the physical characteristics and constraints of the site and surrounding environment.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.179	Subdivision	SUB - O5	Support	This objective seeks to protect Poutini Ngāi Tahu values	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.180	Subdivision	SUB - P2	Support	Clause (i),(l) and (m) support papakāinga and land based wastewater treatment.	Retain as notified particularly clause (i), (l), and (m)
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.181	Subdivision	SUB - P6	Amend		Including the following: Avoid subdivision: a. In the RURZ - Rural Zones that could result in the creation of an unplanned new settlement, unless the subdivision is to establish papakāinga by Poutini Ngāi Tahu; ...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.182	Subdivision	SUB - P9	Support	Esplanade reserves are important it is also important to be able to vary the width (including a width larger than 20 metres) of these reserves if it protects other values	Retain clause (c)

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Te Runanga o Makaawhio (S620)						
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.183	Subdivision	SUB - R3	Amend	It is important that where required that Poutini Ngāi Tahu values are able to be considered and adjustments made to the application if needed.	Include Poutini Ngāi Tahu Values as a matter for control
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.184	Subdivision	SUB - R5	Support	The matters of control include effects on Poutini Ngāi Tahu Values .	Retain Clause (4) and matter for control (k) as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.185	Subdivision	SUB - R6	Amend	Rule limits tino rangatiratanga of Poutini Ngāi Tahu by placing restrictions on a subdivision	Amend as follows: 1. This is not within a Significant Natural Area as identified in Schedule Four and subject to Rule SUB - R7; 2. This is not within one of the following locations in the coastal environment: (i) Outstanding Natural Landscape as identified in Schedule Five; (ii) Outstanding Natural Feature as identified in Schedule Six; (iii) High or Outstanding Coastal Natural Character as identified in Schedules Seven and Eight; or 3. This is not within an area of: (i) Outstanding Natural Landscape as identified in Schedule Five; (ii) Outstanding Natural Feature as identified in Schedule Six; (iii) Sites of Historic Heritage as identified in Schedule One; (iv) Any Flood Susceptibility, Flood Plain, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay; (v) This is not within the Earthquake Hazard Overlay; 4. This is not within an area of Flood Severe, Coastal Severe or Westport

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						Hazard Overlay or the Airport Noise Control Overlay; 5. All Subdivision Standards are complied with; and or 6. Where the Subdivision is in the MPZ - Māori Purpose Zone and is in accordance with an Iwi/Papatipu Rūnanga Management Plan for the site, then only clause (3)(iv), (v) and clause (4) apply. Retain as matter for control (i) as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.186	Subdivision	SUB - R7/ECO - R4	Amend	It is important that where required that Poutini Ngāi Tahu values are able to be considered and adjustments made to the application	Include the effects on Poutini Ngāi Tahu Values as a matter for control
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.187	Subdivision	Restricted Discretionary Activities	Amend	Poutini Ngāi Tahu values are not limited to a SASM. It is important that a these values are able to be considered when subdividing.	Include the effects on Poutini Ngāi Tahu values as a discretion for all rules where it is not already listed in the restricted discretionary rules.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.188	Subdivision	SUB - R10	Support	Only mana whenua can speak to how a subdivision may impact on a SASM. This rule enables that.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.189	Subdivision	SUB - S5	Support	The discharge of wastewater to water is cultural inappropriate.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.190	Subdivision	SUB - S11	Amend	Minor correction - references her Majesty the Queen - needs to say His Majesty the King	Amend to reference His Majesty the King
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.191	Activities on the surface of water	Activities on the surface of water	Neutral	Watercraft is not defined within the plan nor the RMA.	Include a definition for non powered and powered water craft

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Te Runanga o Makaawhio (S620)						
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.192	Interpretation	Definitions	Amend	Water craft is not defined within the plan nor the RMA.	Include a definition for non powered and powered water craft
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.193	Activities on the surface of water	ASW - O1	Support	Inappropriate structures or activities on the surface of water can adversely affect the values associated with a waterbody.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.194	Activities on the surface of water	ASW - P2	Support	Inappropriate structures or activities on the surface of water can adversely affect the values associated with a waterbody.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.195	Activities on the surface of water	ASW - P3	Support	Enables commercial activities that support the wellbeing of the community provide that there are no adverse effects on Poutini Ngāi Tahu values	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.196	Activities on the surface of water	ASW - R2	Amend	The ability for mana whenua to build on their Mātauranga through monitoring needs to be enabled.	Amend to include the following and consequential changes to the numbering: (b) Where the activity is for: i. Mātauranga Māori Monitoring, (ii) (±) Scientific investigations or monitoring;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.197	Activities on the surface of water	ASW - R4	Amend	Consistency as elsewhere in the plan provides for temporary whitebait stands.	Amend as follows: Clause (1) include temporary before whitebait and Clause (3) have written approval of the relevant Poutini Ngāi Tahu rūnanga – Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio. Advice note: 4. Written approval is from the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio

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						and from Te Rūnanga o Ngāi Tahu in relation to Lake Mahinapua
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.198	Activities on the surface of water	ASW - R5	Support	For those rivers where swimming platforms are enabled it is important that Poutini Ngāi Tahu have input to ensure these values are protected.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.199	Activities on the surface of water	ASW - R6	Amend	Preference is for reference to Poutini Ngāi Tahu values as only mana whenua can speak to their values.	Amend as follows: Clause (1)and has written approval of the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāi Waewae or Te Rūnanga o Makaawhio. Discretion is restricted to:(f)effects on Poutini Ngāi Tahu cultural values Add to the advice note: 2. Written approval is from the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāi Waewae or Te Rūnanga o Makaawhio and from Te Rūnanga o Ngāi Tahu in relation to Lake Mahinapua.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.200	Activities on the surface of water	ASW - R7	Amend	Definition of Poutini Ngāi Tahu, Treaty Settlement Requirements and a ASW R4.	Amend as follows:) or Kaimata/New River always be limited notified to the relevant Poutini Ngāi Tahu rūnanga and may be publicly notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.201	Coastal Environment	CE - O2	Support	The relationship of Poutini Ngāi Tahu with their values and traditions with the coastal environment.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.202	Coastal Environment	CE - P1	Amend	The relationship of Poutini Ngāi Tahu is more than physical.	Amend as followings: (d) Historic heritage and (e) Poutini Ngāi Tahu Values cultural areas or features ; and renumbering of (e) and (f).

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.203	Coastal Environment	CE - P3	Support	Poutini Ngāi Tahu Activities and consistent policy wording	Amend as follows: (d) It is for a Poutini Ngāi Tahu activity or Māori Purpose Activity cultural purpose ;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.204	Coastal Environment	CE - P6	Amend	Poutini Ngāi Tahu Activities and consistent policy wording	Amend as follows: (C) (iii) Allow for Poutini Ngāi Tahu activity or Māori Purpose Activity cultural uses ;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.205	Coastal Environment	CE - R3	Support	The descriptor only refers to Māori Purpose Activities, definition of Māori Purpose activities includes buildings.	Amend rule as follows : CE- R3 Poutini Ngāi Tahu Activities, Māori Purpose activities and associated buildings within the Maori Purpose Zone. These are:Poutini Ngāi Tahu activities, including cultural harvest of vegetation, mahinga kai, Pounamu, Aotea stone or rock; or Māori Purpose Activities undertaken in accordance with an Iwi/Papatipu Runanga...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.206	Coastal Environment	CE - R12	Amend	The use of an accidental discovery protocol would be appropriate to include as a condition of consent if the NZAA site is indicated to be in the area.	Include Archaeological sites as a matter of control.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.207	Coastal Environment	Restricted Discretionary Activities	Amend	The use of an accidental discovery protocol would be appropriate to include as a condition of consent if the NZAA site is indicated to be in the area.	Include Archaeological sites as a matter for discretion for all restricted discretionary activities within this chapter.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.208	Earthworks	EW - P3	Support	The use of an accidental discovery protocol ensures that tikanga is followed if earthworks disturb kōiwi or taonga.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.209	Earthworks	EW - R1	Support	see submission point on EW - P3	Retain (7) as notified

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Te Runanga o Makaawhio (S620)						
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.210	Earthworks	Restricted Discretionary Activities	Amend	Earthworks not only impact on cultural sites but other values important to Poutini Ngāi Tahu e.g. mahinga kai, cultural landscapes etc.	Amend to include the following wording as a matter of discretion for both EW -R7 and EW- R8: e) any adverse effects on landscape, amenity, Poutini Ngāi Tahu Values , water quality, cultural and heritage sites.....
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.211	Noise	NOISE - R3	Oppose	The level of insulation required beyond the 7-year-old national guidance that is not West Coast specific.	That Council engages an acoustic expert to assess the generated noise, vehicle speeds and times it is generated on the state highway and railway networks and based on that assessment re-assess if the rules are protecting human health at their current setbacks.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.212	Temporary Activities	TEMP - R6	Support	Cultural activities within Māori Purpose Zone could also be temporary. There is no permitted pathway within the plan.	Amend a to read s follows: 1. These are aircraft or helicopter movements; or 2. Community markets occur a maximum of 1 day/week at any one site; or 3. For other activities and events: a. These are for a maximum of 3 times in any one year at one site; b. These only occur for a maximum of 3 consecutive days at any site; c. In all zones except the Open Space and Recreation Zones the relevant d. Permitted Activity NOISE and LIGHT standards are met; and In the Open Space and Recreation Zones a temporary activity may exceed the zone Permitted Activity NOISE and LIGHT standards on a site on one occasion in a 3 month period and for a maximum of 3 days. or d. The activity is an Māori Purpose Activity within a

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Māori Purpose Zone.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.213	Open Space and Recreation Zones	OSRZ - P6	Support	Recognise the relationship of Poutini Ngāi Tahu with the whenua.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.214	Natural Open Space Zone	Overview	Amend	The overview nor the rules reference the other parts of the plan that may be relevant to this chapter. For example there are Sites and Areas of significant to Māori within this zone.	include section on other relevant provisions as in Open Space Zone overview
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.215	Natural Open Space Zone	NOSZ - R3	Support	This rule supports the relationship of Poutini Ngāi Tahu with the whenua and enables them to continue their cultural traditions within an area.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.216	Open Space Zone	OSZ - R2	Support	Supports the relationship of Poutini Ngāi Tahu with the whenua and enables them to continue their cultural traditions within an area.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.217	Open Space Zone	OSZ - R19	Amend	Many archaeological sites are not listed within schedule one or three of the plan.	Include the following wording:f. Historic and cultural heritage requirements, including any accidental discovery protocol requirements
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.218	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones	Amend	Poutini Ngāi Tahu values need to be identified, maintained, and enhanced when considered appropriate to do by Poutini Ngāi Tahu.	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.219	Mixed Use Zone	MUZ	Amend	Poutini Ngāi Tahu values need to be identified, maintained, and enhanced when considered appropriate to do by Poutini Ngāi Tahu.	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.220	Mixed Use Zone	MUZ - R4	Support	Encourages modern/diverse types of papakāinga.	retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.221	Neighbourhood Centre Zone	NCZ	Amend	Poutini Ngāi Tahu values need to be identified, maintained, and enhanced when considered appropriate to do by Poutini Ngāi Tahu.	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.222	Town Centre Zone	TCZ	Amend	Poutini Ngāi Tahu values need to be identified, maintained, and enhanced when considered appropriate to do by Poutini Ngāi Tahu.	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.223	Town Centre Zone	TCZ - R3	Amend	See submission point on UFD-O1 - use of design guidelines is encourage but not a requirement as other similar rules.	amend rules to ensure the design guidelines need to be complied with to be a permitted activity.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.224	Town Centre Zone	TCZ - R4	Amend	See submission point on UFD-O1 - use of design guidelines is encourage but not a requirement as other similar rules.	amend rules to ensure the design guidelines need to be complied with to be a permitted activity.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.225	Industrial Zones	Industrial Zones	Amend	inclusion of Poutini Ngai Tahu values as a matter for consideration	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.226	Industrial Zones	INZ - P1	Support	The relationship with sites of significance to Māori is important for Poutini Ngāi Tahu and new industrial activities could compromise it.	Retained as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.227	Industrial Zones	INZ - P5	Support	The relationship with sites of significance to Māori is important for Poutini Ngāi Tahu and protection is needed to ensure these relationships are not lost.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.228	Industrial Zones	INZ - P11	Amend	On-site management is important to ensure adverse effects on water and the systems that depend on it are avoided.	Retain as notified

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.229	General Industrial Zone	GIZ	Amend	Application of objective and inclusion of Poutini Ngai Tahu values as a matter for consideration	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.230	General Industrial Zone	Other relevant Te Tai o Poutini Plan provisions	Support	this alerts the plan users that other chapters (e.g. Sites and Areas of Significance to Māori also apply.	retain a notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.231	General Industrial Zone	Restricted Discretionary Activities	Amend	Policy INZ - P5 requires that industrial activities are managed in a way that provides for the Poutini Ngāi Tahu relationship with sites of significance to Māori.	Include in the list of discretions for all restricted discretionary rules the following: effects on sites and areas of significance to Māori.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.232	Light Industrial Zone Rules	LIZ	Amend	Inclusion of Poutini Ngai Tahu values as a matter for consideration	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in the urban zoning provisions the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.233	Light Industrial Zone Rules	Restricted Discretionary Activities	Amend	Consistency with Policy INZ - P5 that industrial activities are managed in a way that provides for the Poutini Ngāi Tahu relationship with sites of significance to Māori.	Include in the list of discretions for all restricted discretionary rules the following: effects on sites and areas of significance to Māori.
Te Runanga o Ngai Tahu, Te Runanga	S620.234	Residential Zones	RESZ - P8	Support	Enabling Poutini Ngāi Tahu to look after its people	Retain notified version

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o Ngati Waewae, Te Runanga o Makaawhio (S620)						
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.235	Residential Zones	RESZ - P11	Support	Enabling Poutini Ngāi Tahu to look after its people	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.236	Residential Zones	RESZ - P13	Support	Enabling the protection of sites of significance to Poutini Ngāi Tahu	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.237	Residential Zones	RESZ - P15	Support	Enabling the protection of values important to Poutini Ngāi Tahu	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.238	General Residential Zone	GRZ - R9	Support	The advice note is important for sustainable use as well as treaty obligations.	retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.239	General Residential Zone	GRZ - R17	Support	Restricted discretionary focusing on the infrastructure requirements is an appropriate level of Council involvement in Papakāinga development	retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.240	General Residential Zone	GRZ - R19	Amend	See submission points under the noise chapter.	Changes as required by the submission points on the Noise chapter: That Council engages an acoustic expert to assess the generated noise, vehicle speeds and times it is generated on the state highway and railway networks and based on that assessment re-assess if the rules are protecting human health at their current setbacks.

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.241	Large Lot Residential Zone	LLRZ - R14	Support	Support Papakāinga developments not meeting the permitted activity standards being a restricted discretionary activity	Support
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.242	Rural Zones	RURZ - P17	Support	The policy support Poutini Ngāi Tahu housing options and enables the relationship with whenua to be maintained.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.243	Rural Zones	GRUZ - PREC1 - Community Living Precinct Policy	Support	It is important that wastewater has the infrastructure to treat it appropriately and does not result in adverse effects on water quality	retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.244	Rural Zones	SETZ - PREC3-P3	Support	any subdivision, use and development needs to take into account the important role this environment contributes to Poutini Ngāi Tahu values	retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.245	General Rural Zone	GRUZ - R4	Support	We support the permitted activity status of Papakāinga Developments	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.246	Rural Lifestyle Zone	RLZ - R4	Support	We support the permitted activity status of Papakāinga Developments	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.247	Rural Lifestyle Zone	RLZ - R22	Amend	For all zones, Papakāinga should be a restricted discretionary activity.	Residential Activities, Residential Units and Papakāinga Developments not meeting Permitted Activity Rules Activity Status Restricted Discretionary
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.248	Settlement Zone	SETZ - R4	Amend	Papakāinga residential units and residential activities should have the same building densities.	Correct the building densities within the rule and across the zones. Residential unit density is no more than:1 unit per 500m2 net site area in areas fully

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Te Runanga o Makaawhio (S620)						serviced by a network utility operator with wastewater, water supply and stormwater systems, except that: where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; or 1 unit per 1000m2 net site area in areas where there is on site servicing of wastewater, water supply and stormwater systems; except
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.249	Settlement Zone	SETZ - R24	Support	It is not clear why SETZ - R24 and SETZ- R25 are separate rules given the format followed elsewhere with different status pathways depending on what standards are breached.	Suggest the rules are merged into one with the relevant status applying to different parts of the rule as been used elsewhere in the plan.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.250	Settlement Zone	SETZ - R25	Support	It is not clear why SETZ - R24 and SETZ- R25 are separate rules given the format followed elsewhere with different status pathways depending on what standards are breached.	Suggest the rules are merged into one with the relevant status applying to different parts of the rule as been used elsewhere in the plan.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.251	Airport Zone	AIRPZ - P7	Support	In the draft form the statement was unclear. Separating the statement into two subclauses improves the clarity	To allow for the future expansion of the Hokitika and Westport Airports aviation activities including a lengthened runway, aircraft hangers and expanded terminal whilst: ... c. Recognising natural features and landforms, waterbodies, coastal environment, indigenous vegetation, historic heritage, sites and areas of significance to Poutini Ngāi Tahu, archaeological sites or scheduled features, d. including by using best practice industry requirements and technology to ensure efficient use of land and to reduce

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						effects.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.252	Airport Zone	AIRPZ - P9	Support	This policy supports Poutini Ngāi Tahu and provides for the wellbeing of our people as required by the RMA.	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.253	Airport Zone	AIRPZ - R2	Support	This rule restricts a significant portion of land from any building, structure or tree within this overlay and Appendix 9.	It is recommended that new measurements are given from the site boundaries and uses a standard height recession plan formula or diagram for ease of understanding and implementation.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.254	Airport Zone	AIRPZ - R6	Support	We support the inclusion of Poutini Ngāi Tahu design principles into buildings as a matter of discretion as it helps achieve Policy AIRPZP9.	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.255	Airport Zone	AIRPZ - R7	Support	We support the inclusion of Poutini Ngāi Tahu design principles into buildings as a matter of discretion as it helps achieve Policy AIRPZP9.	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.256	Airport Zone	AIRPZ - R8	Amend	Inclusion of the Poutini Ngāi Tahu design principles into buildings for airport activities that do not meet the permitted activity standards will be consistent	Discretion is restricted to: a. Bulk, design and location of buildings; b. Management of access, traffic and parking; c. Landscape measures; d. Any impacts on the amenity or production value of surrounding rural land; e. Effects on visual amenity; f. Any impacts on the amenity of adjacent residential land; g. Incorporating Poutini Ngāi Tahu design principles into buildings; and h. Any impacts on the efficiency or function of the main Airport Activity in the Zone.

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.257	Airport Zone	AIRPZ - R9	Support	We support the inclusion of Poutini Ngāi Tahu design principles into buildings as a matter of discretion as it helps achieve Policy AIRPZP9.	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.258	Buller Coalfield Zone	BCZ - P4	Amend	The removal of the word 'cultural' is to ensure that all Poutini Ngāi Tahu values are taken into account. This better achieves objective BCZ-O2.	Maintain the quality of the environment, landscape, ecological values, Poutini Ngāi Tahu cultural values, character and amenity of the areas surrounding the BCZ - Buller Coalfield Zone as far as practicable by: ... e. Managing and avoiding adverse effects on Poutini Ngāi Tahu cultural values;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.259	Buller Coalfield Zone	BCZ - R5	Amend	Improved clarity and consistency with policy P4 and objective O2 to ensure Poutini Ngāi Tahu values are considered during extraction and processing activities.	Mineral Prospecting and Exploration, Mineral Extraction and Processing and Ancillary Activities not meeting Permitted Activity standards. Matters of control are: I. Historic and Poutini Ngāi Tahu values requirements;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.260	Buller Coalfield Zone	BCZ - R6	Amend	Improved clarity and consistency with policy P4 and objective O2 to ensure Poutini Ngāi Tahu values are considered during extraction and processing activities.	Mineral Extraction and Processing and Ancillary Activities not meeting Controlled Activity Standards Discretion is restricted to: e. Historic and cultural heritage Poutini Ngāi Tahu values requirements;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.261	Mineral Extraction Zone	MINZ - O2	Support	Supports Poutini Ngāi Tahu and provides for the wellbeing of our people as required by the RMA.	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.262	Mineral Extraction Zone	MINZ - P6	Support	Consistency with the application of Poutini Ngāi Tahu values throughout the plan.	amend the policy as follows: b. Requiring ongoing liaison and communication where Poutini Ngāi Tahu values cultural resources may be affected by mineral extraction, processing or rehabilitation activities.

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						c Recognising the ownership of the pounamu resource lies with Te Rūnanga o Ngāi Tahu Poutini Ngāi Tahu; and
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.263	Mineral Extraction Zone	MINZ - R1	Support in part	Aotea and Pounamu are important toanga for Poutini Ngāi Tahu	Retain advice note regarding SASM - R7 application
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.264	Mineral Extraction Zone	MINZ - R2	Support in part	Aotea and Pounamu are important toanga for Poutini Ngāi Tahu	Retain advice note regarding SASM - R7 application
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.265	Mineral Extraction Zone	MINZ - R6	Support	Improved clarity and consistency with policy P6 and objective O2 to ensure Poutini Ngāi Tahu values are considered during extraction and processing activities.	Mineral Prospecting and Exploration, Mineral Extraction and Processing Activities and Ancillary Activities not meeting Permitted Activity Standards Discretion is restricted to: e. Historic and cultural heritage Poutini Ngāi Tahu values requirements;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.266	Mineral Extraction Zone	MINZ - R7	Amend	Improved clarity and consistency with policy P6 and objective O2 to ensure Poutini Ngāi Tahu values are considered during extraction and processing activities.	Mineral Prospecting and Exploration, Mineral Extraction and Processing Activities and Ancillary Activities not meeting Permitted Activity Standards Discretion is restricted to: e. Historic and cultural heritage Poutini Ngāi Tahu values requirements;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.267	Māori Purpose Zone	Māori Purpose Zone	Support	The Māori Purpose Zone is a critical part of Te Tai o Poutini Plan to enable Tino rangatiratanga for Poutini Ngāi Tahu.	Retain notified version, except where specified below.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.268	Māori Purpose Zone	Overview	Amend	Seek that the Zone applies a consistent framework irrespective of land tenure, which would simplify the provisions for this zone and provide better clarity.	Amend as follows: The MPZ – Māori Purpose Zone incorporates a variety of land types, but it is only Māori Land that should benefit from these provisions and

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Te Runanga o Makaawhio (S620)						<p>enjoy the additional activities that can be undertaken within the Zone. When land is no longer Māori Land in this zone, other zone provisions should apply and a Plan Change will be required to amend the zone.</p> <p>Other relevant Te Tai o Poutini Plan provisions It is important to note that in addition to the provisions in this chapter, a number of Part 2: District-wide Matters chapters also contain provisions that may be relevant for activities in the GRUZ – General Rural Zone Māori Purpose Zone, including:</p> <p>Overlay Chapters - the Overlay Chapters have provisions in relation to historic heritage; notable trees; sites and areas of significance to Māori; biodiversity; landscape; riparian areas; natural hazards; and the coastal environment. Where an activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply.</p> <p>General District Wide Matters - provisions in relation to subdivision, financial contributions, earthworks, signs and activities on the surface of water in particular may be relevant to many activities.</p>
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.269	Māori Purpose Zone	MPZ - O1	Amend	It is critical that Ngāi Tahu Poutini are appropriately enabled to make decisions about development that takes place on Māori Purpose Zone land.	<p>Amend as follows:</p> <p>The use and possession of ancestral land by Poutini Ngāi Tahu and Te Runanga o Ngāi Tahu is recognised and provided for within the MPZ - Māori Purpose Zone, within which Ngāi Tahu are able to exercise Tino rangatiratanga.</p>

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.270	Māori Purpose Zone	MPZ - O2	Support	This objective sets out the context and necessity for the Māori Purpose zone provisions.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.271	Māori Purpose Zone	MPZ - O3	Amend	The current wording does not flow well and we suggest this is reconfigured.	The use and development significant coverage of identified natural environment overlays across some parts of the MPZ - Māori Purpose Zone and the contribution their values make to the wider community is recognised, and the appropriate use and development of the Zone is provided for while recognising identified natural environment overlays and the contributions their values make to the wider community.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.272	Glossary	Glossary	Amend	An amendment is required in the EPlan to include links to the definition of these terms in the glossary, currently there is only a link for 'tikanga'.	Amend as follows: Enable the incorporation of whanaungatanga [include link], mātauranga [include link] and tikanga in relation to the use, design and layout of development within the MPZ - Māori Purpose Zone. Retain link for tikanga
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.273	Māori Purpose Zone	MPZ - P2	Amend	Propose minor amendments to provide for remediation where mitigation of effects may not be possible or appropriate;	Amend as follows: Enable the use and development of the land in the MPZ - Māori Purpose Zone for a wide range of activities to support the Poutini Ngāi Tahu community, including: a. ...e... While i.Ensuring any significant adverse effects from these activities on adjoining landowners beyond the zone and wider environment are mitigated or remedied ; and

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.274	Māori Purpose Zone	MPZ - P3	Oppose	Duplicates matters in MPZ - P2.	Delete the policy as follows: Enable the establishment of compatible activities within the MPZ - Māori Purpose Zone while ensuring that: Use and development is consistent with the purpose of the zone; The Poutini Ngāi Tahu community is sustained; Cultural values are maintained or enhanced; and The quality of the environment within or adjacent to the zone is not adversely affected.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.275	Māori Purpose Zone	MPZ - P4	Support	Ensure no activities that are likely to be incompatible with the purpose of the Zone are undertaken without a Cultural Impact Assessment	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.276	Māori Purpose Zone	MPZ - P5	Support	Provides for the development of Iwi/Papatipu Rūnanga management plans	Amend as follows: Provide for the use of Papatipu Rūnanga mandated Iwi/Papatipu Rūnanga management plans to provide for development in different areas within the MPZ - Māori Purpose Zone; ensuring that these plans contain the level of detail necessary to ensure that comprehensive, coordinated and efficient development occurs, including: a. A description of activities, buildings and structures existing, or proposed to be established within the development area; b. The bulk and location of any buildings and structures; c. How adverse effects resulting from proposed activities, in particular at zone boundaries, will be avoided, remedied or mitigated; d. The provision of sufficient infrastructure to service the needs of all activities proposed to be established; and e. The protection of

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						the mauri of any identified features potentially affected by any activities, buildings or structures proposed to be established.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.277	Māori Purpose Zone	MPZ - P6	Support	Provides for the future application of the Māori Purpose to additional sites.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.278	Māori Purpose Zone	Māori Purpose Zone Rules	Support	In some cases it may be more appropriate for the MPZ provisions to have primacy over overlays.	Consequential amendments following from relief sought above regarding the identification of which specific overlays apply.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.279	Māori Purpose Zone	Permitted Activities	Support	Consistent with other district plans, we seek the addition of "emergency services facility" and "public amenities" as permitted activities in the Māori Purpose Zone.	Include "emergency services facility" and "public amenities" as permitted activities in the Māori Purpose Zone and develop appropriate activity standards.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.280	Māori Purpose Zone	MPZ - R1	Amend	Consider the built form standards included as part of MPZ-R1 to be overly restrictive, and not reflective of best practice Māori Purpose Zone provisions.	Amend as follows: Māori Purpose Activities: Activity Status Permitted Where: 1. The maximum gross ground floor area of a single building is 500m ² ; 2. Maximum building height above ground levels is 10m; 3. Maximum building site coverage is 450% ; 4. Buildings are setback a minimum of 40 4.5m from the road boundary, 20m from the State Highway Boundary, and 5 1m from internal boundaries, except that: a. In the Arahura Pā settlement buildings are set back 5m from the road and any GRUZ - General Rural Zone or INZ - Industrial Zone boundary and 1m from internal boundaries; 5. The average residential density is no more

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						than 1 unit per 5 300 m ² net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems; and 6. In areas not serviced by network utility operated wastewater, stormwater and water supply the average dwelling/papakāinga building density is no more than one unit and one minor residential unit per 1000m ² net site area or the density is proportionate to the carrying capacity of the land and infrastructure to manage wastewater and stormwater on-site.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.281	Māori Purpose Zone	MPZ - R2	Support	It is appropriate for Agricultural, Pastoral or Horticultural Activities or Buildings to be a permitted activity to provide for the economic wellbeing of Poutini Ngāi Tahu.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.282	Māori Purpose Zone	MPZ - R3	Support	Conservation and Recreation Activities should be a permitted activity to enable the cultural and social wellbeing of Poutini Ngāi Tahu, and exercise of kaitiakitanga.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.283	Māori Purpose Zone	MPZ - R4	Support	Residential Activities should be a permitted activity to provide for the social, cultural and economic wellbeing of Poutini Ngāi Tahu and ensured the community is sustained.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.284	Māori Purpose Zone	MPZ - R5	Support	Minor Structures should be a permitted activity and for the performance standards to be more flexible if an Iwi/Papatipu Rūnanga management plan is in place.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.285	Māori Purpose Zone	MPZ - R6	Amend	One of the activity standards prevents advertising, which is more appropriately dealt with in the Signs chapter.	Amend as follows: MPZ-R6 Fences, Walls and Retaining Wall - Activity Status Permitted Where: 1. Fences, walls and retaining walls are a

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						maximum 2m height above ground level; and2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.286	Māori Purpose Zone	MPZ - R7	Support	Given some of the land tenure situations for Māori land, short leases often mean relocatable buildings are necessary.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.287	Māori Purpose Zone	MPZ - R8	Support	It is appropriate for Visitor Accommodation that is not a Marae Complex to be a permitted activity.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.288	Māori Purpose Zone	MPZ - R9	Support	It is appropriate for Community Facilities to be a permitted activity to provide for the cultural and economic wellbeing of Poutini Ngāi Tahu.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.289	Māori Purpose Zone	MPZ - R10	Support	It is appropriate for a wide range of other activities (not already listed) to be permitted when done in accordance with an Iwi/Papatipu Rūnanga Management Plan.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.290	Māori Purpose Zone	Restricted Discretionary Activities	Amend	No environmental effects based reason for the restricted discretionary activities to be publicly notified and seek that this is made clear in the plan to ensure consistent decision-making regarding notification.	Insert the follow statement: Any application for a restricted discretionary activity shall not be publicly notified, and may be limited notified only to directly abutting landowners (where the consent authority considers this is required, and absent of written approval).
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.291	Māori Purpose Zone	MPZ - R11	Amend	The matters of discretion should be amended to make clear that if there is an Iwi/Papatipu Rūnanga Management Plan in	Amend as follows: Discretion is restricted to: a. The extend to which the proposal complies with any Iwi/Papatipu Rūnanga

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Te Runanga o Makaawhio (S620)					place for the site, then the other matters of discretion do not apply.	management plan in place for the site; or b. If there is no Iwi/Papatipu Rūnanga management plan in place: i. Size, height, design and location of any buildings and structures; ii. landscape measures; iii. Density of any residential buildings; and iv. Methods of water supply, wastewater and stormwater treatment and disposal.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.292	Māori Purpose Zone	MPZ - R12	Amend	Should be amended to make clear that if there is an Iwi/Papatipu Rūnanga Management Plan in place for the site, then the other matters of discretion do not apply.	Amend as follows: Discretion is restricted to: 1. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; or 2. If there is no Iwi/Papatipu Rūnanga management plan in place: i. Design and location of structures; and ii. Landscape measures.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.293	Māori Purpose Zone	MPZ - R13	Amend	As per reason directly above.	Amend as follows: Discretion is restricted to: a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; or b. If there is no Iwi/Papatipu Rūnanga management plan in place: i. Design and location of structures; ii. Appearance of buildings; and iii. Landscape measures.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.294	Māori Purpose Zone	MPZ - R14	Amend	As per reason directly above.	Amend as follows: Discretion is restricted to: a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; or b. If there is no Iwi/Papatipu Rūnanga management plan in place: i. Bulk and location of buildings; ii. Management of traffic and parking; and iii.

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						Management of odour; iv. Landscape
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.295	Māori Purpose Zone	MPZ - R15	Amend	Seek that MPZ-R15 be changed to remove "temporary worker accommodation" as we do not consider this to be a separate activity to residential activities as their are no specific environmental effects to be managed.	Amend as follows: Visitor and temporary worker accommodation not meeting Permitted Activity Standards ... Discretion is restricted to: 1. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; or2. If there is no Iwi/Papatipu Rūnanga management plan in place: i. Number of visitors/workers staying on site; ...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.296	Māori Purpose Zone	MPZ - R16	Amend	As per reason directly above.	Amend as follows: Discretion is restricted to: 1. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; or2. If there is no Iwi/Papatipu Rūnanga management plan in place: Management of access ...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.297	Māori Purpose Zone	MPZ - R17	Oppose	The activity status when MPZ-R3 is not complied with is a discretionary therefore this rule appears to have no purpose within the plan.	Delete the rule.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.298	Māori Purpose Zone	MPZ - R18	Amend	As per reason directly above.	Amend as follows: Discretion is restricted to: a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; orb. If there is no Iwi/Papatipu Rūnanga management plan in place: The extent to which the activity could be undertaken more appropriately in another zone...

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.299	Māori Purpose Zone	MPZ - R19	Amend	When the Permitted or Restricted Discretionary activity rules cannot be met, a discretionary status is appropriate and the relevant hapū should be limited notified.	Amend as follows: Agricultural, Pastoral and Horticultural Activities, Conservation and Recreation Activities not meeting Permitted, Controlled or Restricted Discretionary Activity Rules
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.300	Māori Purpose Zone	MPZ - R20	Support	As per reason directly above.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.301	Māori Purpose Zone	MPZ - R23	Support	As per reason directly above.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.302	Māori Purpose Zone	MPZ - R21	Oppose	The only non-rural activity that does not have an equivalent rule as a Restricted Discretionary or discretionary pathway is R3 - Conservation and Recreation. Change sought is to correct this omission.	Amend as follows: Conservation and recreation-Non-rural Activities not meeting Permitted Activity Standards
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.303	Māori Purpose Zone	MPZ - R22	Support	As per reason directly above.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.304	Māori Purpose Zone	MPZ - R24	Support	Any activities not provided for in another rule should be noncomplying.	Retain notified version.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.305	Māori Purpose Zone	Māori Purpose Zone	Amend	The Lake Moeraki Reserve was vested back to Te Rūnanga o Ngāi Tahu through the Ngāi Tahu Claims Settlement Act.	Change the zoning for the cultural redress land known as Lake Moeraki Reserve (Lot 1 Deposited Plan 3772), SASM 185 within this plan, from General Rural Zone to Māori Purpose Zone.
Te Runanga o Ngai Tahu, Te Runanga	S620.306	Port Zone	Port Zone Rules	Support	There is no ability to implement Policy 4 in the rules as Ngāi Tahu activities and	That the rules of this chapter are amended to reflect Poutini Ngāi Tahu continuing

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o Ngati Waewae, Te Runanga o Makaawhio (S620)					values (apart from pou whenua) are not permitted in this zone which is limited to industrial and commercial activities.	cultural significance to the water and wider ocean as identified within this policy
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.307	Scenic Visitor Zone	SVZ - O1	Amend	Amend to be consistent with other objectives in the plan that balances growth and visitor needs with Poutini Ngāi Tahu values.	To provide for community and visitor needs in the Fox Glacier/Weheka, Franz Josef/Waiarau and Punakaiki townships in a way that delivers protection of the unique values that attracts visitors and benefits the local and regional economies and communities, and minimises adverse effects on the environment, the community and the relationship of Poutini Ngāi Tahu with their ancestral lands, sites and areas of significance, water, wāhi tapu and other taonga.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.308	Scenic Visitor Zone	SVZ - P5	Support	This objective supports Poutini Ngāi Tahu and provides for the wellbeing of our people in relation to new wastewater infrastructure.	Retain notified version
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.309	Scenic Visitor Zone	SVZ - P6	Support	Removal of the world 'cultural' so that it is clear that all identified Poutini Ngāi Tahu values need to be considered. This improves clarity.	Require high quality design outcomes within the SVZ - Scenic Visitor Zone that: ... d. Recognise and provide for Poutini Ngāi Tahu cultural values; ...
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.310	Scenic Visitor Zone	SVZ - R5	Amend	Removal of the world 'cultural' so that it is clear that all identified Poutini Ngāi Tahu values need to be considered. This improves clarity.	Discretion is restricted to: d. Effects on Poutini Ngāi Tahu Cultural values;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.311	SCHED2 - SCHEDULE OF NOTABLE TREES	SCHED2 - SCHEDULE OF NOTABLE TREES	Support	Trees are also an important part of a communities historical history	Retain as notified particularly those important to Poutini Ngāi Tahu

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.312	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Support	Seek that the use of the numbered categories tahi, rua, toru and wha is removed from Schedule 3.	retain as notified unless specific changes requested below for each SASM site and rule. We are seeking a separate table is created for each rule and is inserted within that relevant rule. The SASM rule tables are attached to this submission as Appendix three . A copy of the revised Schedule 3 is attached to this submission in Appendix four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.313	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	Seek the addition of nine new Sites and Areas of Significance to Māori to Schedule 3.	Add sites SASM217 to SASM224 and SASM226 and their values (as indicated from SASM 216 below) into Schedule 3. A copy of the revised Schedule 3 is attached to this submission in Appendix four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.314	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 4	Amend	Consider that earthworks, buildings and structures can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Earthworks, Buildings, Structures - Rule SASM - R6 in Schedule 3 for SASM 4. The revised Schedule 3 is attached to this submission as Appendix four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.315	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 6	Amend	Seek an amendment to the shape of this SASM within the planning maps. The reduced shape still includes the area of significance to Poutini Ngai Tahu.	Reduce size of SASM6 to match reduced shape as shown in the amended shape map area for SASM6 attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.316	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 7	Amend	Seek removal of the rule reference to SASM-R6 to this site in Schedule 3, earthworks, buildings and structures can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Earthworks, Buildings, Structures - Rule SASM - R6 in Schedule 3 for SASM 7. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.317	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 8	Amend	Seek removal of the rule references to this site in Schedule 3 earthworks, buildings and structures and indigenous vegetation clearance can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6 in Schedule 3 for SASM 8. The revised Schedule 3 is attached to this submission as Appendix Four.

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.318	Sites and Areas of Significance to Māori	SASM - R14	Amend	We seek an amendment to the numbering for this SASM as the SASM includes two sites in two different locations. For ease of reference they have been relabelled as SASM 14A and SASM 14B.	Rename northern site SASM 14A and southern site SASM 14B. Amend Schedule 3 to allow for two sites. The revised Schedule 3 is attached to this submission as Appendix Four. The amended SASM numbers are shown on the maps attached to this submission as Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.319	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 14	Amend	Remove reference to this rule for SASM14A and SASM14B as we consider that earthworks, buildings and structures can occur at these sites without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Earthworks, Buildings, Structures – Rule SASM – R6 in Schedule 3 for SASM 14A and SASM14B. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.320	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 17	Amend	Consider that earthworks, buildings and structures can occur at site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Minor Earthworks – Rule SASM – R2 in Schedule 3 for SASM 17. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.321	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 18	Amend	The mapped shape has increased in size to capture the full extent of the Native Reserve.	Amend shape to match new shape file. The amended shape map area is attached to this submission as SASM18 in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.322	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 22	Amend	Consider that grazing, indigenous vegetation clearance and earthworks, buildings and structures can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Grazing – Rule SASM – R1, Indigenous vegetation clearance – Rule SASM – R4, Earthworks, Buildings, Structures – Rule SASM – R6 in Schedule 3 for SASM 22. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.323	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 22	Amend	The area of significance shape file does not exactly align with co-ordinates of legal Statutory Acknowledgement area due to natural changes over time.	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.324	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 24	Amend	The reduced shape still captures the site of significance.	Amend shape to match shape file provided. The amended shape map area for SASM24 is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.325	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 26	Amend	To reduce the shape of this SASM within planning maps. The reduced shape still captures the area of significance.	Amend shape to match shape file provided . The amended shape map area is attached to the submission as SASM26 in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.326	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 27	Amend	To reduce the shape of this SASM within planning maps. The reduced shape still captures the area of significance.	Amend shape to match shape file provided . The amended shape map area is attached to the submission as SASM27 in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.327	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 40	Amend	We seek an amendment to reduce the shape of this SASM within planning maps. The reduced shape still captures the area of significance.	Amend shape to match shape file provided . The amended shape map area is attached to the submission as SASM40 in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.328	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 44	Amend	Amendment to reduce the shape of this SASM within planning maps. The reduced shape still captures the area of significance.	Amend shape to match shape file provided by . The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.329	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 47	Amend	Consider that earthworks, buildings and structures and indigenous vegetation clearance can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove indigenous vegetation clearance Rule SASM – R4, Earthworks, Buildings, Structures – Rule SASM – R6 in Schedule 3 for SASM 47. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.330	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 48	Amend	To reduce the shape of this SASM within planning maps. The reduced shape still captures the area of significance.	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.331	SCHED 3: SITES AND AREAS OF	SASM 51	Amend	Consider that earthworks, buildings and structures can occur at these sites without	Remove Earthworks, Buildings, Structures – Rule SASM – R6 in Schedule 3 for SASM 51. The revised Schedule 3 is attached to this

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Te Runanga o Makaawhio (S620)		SIGNIFICANCE TO MĀORI			the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.332	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 54	Amend	Merge the two areas into one site	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.333	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 56	Amend	The original shape need has increased in size to reflect the area of significance.	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.334	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 59	Amend	The original shape has been adjusted to better reflect the site and has some increases and decreases to the overall shape.	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.335	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 60	Amend	We seek an amendment to the shape of this SASM within the planning maps to better capture the site of significance.	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.336	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 64	Amend	We seek an amendment to the shape of this SASM within planning maps. The amended shape better captures the area of significance.	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.337	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 65	Amend	Amend name of this SASM site. This area captures both Lagoon and Sawyers creek.	Eruaerua Moana Lagoon replaced with Ngā Moana e Rua and Sawyers Creek. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.338	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 65	Amend	Remove reference to this rule as consider that earthworks, buildings and structures can occur at these sites without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Earthworks, Buildings, Structures Rule SASM R6 in Schedule 3 for SASM 66. The revised Schedule 3 is attached to this submission as Appendix Four.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.339	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 66	Amend	See reason at Rule SASM -R6. Remove reference to this rule for this site as we consider that earthworks, buildings and structures can occur at these sites without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Earthworks, Buildings, Structures Rule SASM -R6 in Schedule 3 for SASM 66. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.340	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 68	Amend	We seek an amendment to the shape of this SASM within the planning maps. The new shape better captures the area of significance.	Amend shape to match shape file provided by . The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.341	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 72	Amend	We seek amendment to the name of SASM 72 to avoid confusion with SASM 73	Replace Taramakau Kāinga with Taramakau Ngutu Awa . The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.342	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 72	Amend	Amend to better capture the site of significance.	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.343	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 79	Amend	The reduced shape still captures the area of significance.	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.344	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 82	Amend	The area of significance shape file does not exactly align with co-ordinates of legal Statutory Acknowledgement area due to natural changes over time.	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.345	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 86	Amend	Amend shape within the planning maps to better capture the site of significance.	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.346	SCHED 3: SITES AND AREAS OF	SASM 96	Amend	The area of significance shape file does not exactly align with co-ordinates of legal	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Makaawhio (S620)		SIGNIFICANCE TO MĀORI			Statutory Acknowledgement area due to natural changes over time.	submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.347	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 98	Amend	SASM shape changed from oval to rectangular shape to better capture the site of significance.	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.348	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 102	Amend	Remove reference to these rules as consider that earthworks, buildings and structures and indigenous vegetation clearance can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Indigenous vegetation clearance Rule SASM R4, Earthworks, Buildings, Structures Rule SASM R6 in Schedule 3 for SASM 47. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.349	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 104	Amend	The site should just capture the waterway and not any land parcels around the waterway.	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.350	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 104	Support	Amend SASM name to remove the word catchment as the site of significance is just the creek.	Amend Kawhaka Creek Catchment to Kawhaka Creek. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.351	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 118	Amend	The area of significance shape file does not exactly align with co-ordinates of legal Statutory Acknowledgement area due to natural changes over time.	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.352	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 119	Amend	Amend to better capture the site of significance.	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.353	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 120	Amend	To better capture the extent of lagoon which is the site of significance.	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.354	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 121	Amend	The reduced shape still captures the area of significance.	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.355	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 122	Amend	The reduced shape still captures the area of significance.	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.356	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 126	Amend	The area of significance shape file does not exactly align with co-ordinates of legal Statutory Acknowledgement area due to natural changes over time.	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.357	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 131	Amend	The area of significance shape file does not exactly align with co-ordinates of legal Statutory Acknowledgement area due to natural changes over time.	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.358	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 139	Amend	We seek an amendment to shape of this SASM within planning maps to better capture the site of significance.	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.359	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 144	Amend	We seek an amendment to shape of this SASM within planning maps to capture the site of significance. SASM shape captures the entire lagoon site.	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.360	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 144	Amend	The area of significance shape file does not exactly align with co-ordinates of legal Statutory Acknowledgement area due to natural changes over time.	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.361	SCHED 3: SITES AND AREAS OF	SASM 146	Amend	In the Schedule 3 Table, the values for this site have not been included within the	Add Maunga, Ancestors embedded in the landscape to the values column for this site. The revised Schedule 3 is attached to this

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Makaawhio (S620)		SIGNIFICANCE TO MĀORI			notified plan version and need to be reinserted.	submission as Appendix Four
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.362	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 153	Amend	We seek an amendment to shape of this SASM within planning maps to capture the site of significance. We are seeking to extend the length of Hunt Creek towards the coast.	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.363	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 156	Amend	Amend shape of this SASM within planning maps to better capture the site of significance.	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.364	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 165	Amend	Change SASM shape from circle to rectangle to more accurately capture the site.	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.365	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 166	Amend	The area of significance shape file does not exactly align with co-ordinates of legal Statutory Acknowledgement area due to natural changes over time.	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.366	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 167	Amend	The reduced shape still captures the area of significance.	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.367	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 170	Amend	The reduced shape still captures the area of significance.	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.368	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 172	Amend	An extension to the creek towards river and coast	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.369	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 178	Amend	Increase the inland extent of waterway to include source of waterway.	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.370	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 184	Amend	The area of significance shape file does not exactly align with co-ordinates of legal Statutory Acknowledgement area due to natural changes over time.	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.371	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 193	Amend	Remove reference to this rule as earthworks, buildings and structures can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Earthworks, Buildings, Structures Rule SASM - R6 in Schedule 3 for SASM 193. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.372	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 197	Amend	Remove reference to this rule as indigenous vegetation clearance can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.	Remove Indigenous vegetation clearance Rule SASM - R4 , in Schedule 3 for SASM 197. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.373	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 216	Amend	Ōtukoro Historic Reserve / Ōtukoro Iti, Kahurangi is a cultural redress land not a statutory acknowledgment.	amend as follows: Statutory Acknowledgement , Ancestors embedded in the landscape, Wāhi taonga, Wāhi tapu, Mahinga kai. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.374	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 216	Amend	The area of significance shape file does not exactly align with co-ordinates of legal Statutory Acknowledgement area due to natural changes over time.	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.375	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Support	The new site Ōmotumotu is an important Mahinga kai site to Poutini Ngai Tahu.	Amend Schedule 3 to include Ōmotumotu as new site and area of significance to Māori 217. In the Values column insert Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.376	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	The new site Aromahana (Cobden Island) is an important Mahinga kai site to Poutini Ngāi Tahu.	Amend Schedule 3 to include Aromahana (Cobden Island) as new site and area of significance 218. In the Values column insert Mahinga kai. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.377	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	The new site Pouerua is an important Mahinga kai area to Poutini Ngāi Tahu.	Amend Schedule 3 to include Pouerua as new site and area of significance to Māori 219. In the Values column insert Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six . The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.378	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	The new site Parihaka Memorial and Old Hokitika Gaol is an important cultural and historic area.	Amend Schedule 3 to include Parihaka Memorial and Old Hokitika Gaol as new site and area of significance to Māori 220. Insert into Value column Cultural and Historic Area. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga	S620.379	SCHED 3: SITES AND AREAS OF	SCHED3 - SITES AND	Amend	The new site Paringa is an important Mahinga kai area to Poutini Ngāi Tahu.	Amend Schedule 3 to include Paringa as a new site or area of significance to Māori

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
o Ngati Waewae, Te Runanga o Makaawhio (S620)		SIGNIFICANCE TO MĀORI	AREAS OF SIGNIFICANCE TO MĀORI			221. In the Values column insert Mahinga kai. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.380	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	The new site Mikonui is an important Mahinga kai area to Poutini Ngāi Tahu.	Amend Schedule 3 to include Mikonui as new site and area of significance to Māori 222. Insert in Values column Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.381	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	The new site Te Papakini is an important Mahinga kai area to Poutini Ngāi Tahu.	Amend Schedule 3 to include Te Papakini as new site and area of significance to Māori 223. Insert in Values column Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.382	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	The new site Tauneke is an important Mahinga kai area to Poutini Ngāi Tahu.	Amend Schedule 3 to include Tauneke as new site and area of significance to Māori 224. In the Values column insert Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.383	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	New SASM site SASM226 below. The site is incorrectly numbered in Schedule 3 as SASM225.	Amend number is Schedule 3 from SASM225 to SASM226. The revised Schedule 3 which the incorrect number is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.384	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	The new site Pororari River Nohoanga is an important Nohoanga area to Poutini Ngāi Tahu.	Amend Schedule 3 to include Pororari River Nohoanga as new site and area of significance to Māori 226. In the Values column insert Nohoanga. No permitted activity rules apply to this site. The new SASM shape map area is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.385	Appendix Three: Design Guidelines	Greymouth/Māwhera Town Centre and Mixed Use Zone Urban Design Guidelines	Support	Will help to bring balance to the representation of both the colonial and Ngāi Tahu history to the community.	Retain as worded particularly Poutini Ngāi Tahu Cultural Landscapes and section 2.2 Guidelines.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.386	Appendix Three: Design Guidelines	Hokitika Town Centre Urban Design Guidelines	Support	Will help to bring balance to the representation of both the colonial and Ngāi Tahu history to the community.	Retain as worded particularly context, and section 2.2 Guidelines.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.387	Appendix Three: Design Guidelines	Westport/Kawatiri Town Centre and Mixed Use Zone Urban Design Guidelines	Support	Will help to bring balance to the representation of both the colonial and Ngāi Tahu history to the community.	Retain as worded particularly Poutini Ngāi Tahu Cultural Landscapes and section 2.2 Guidelines.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.388	Appendix Four: Accidental Discovery Protocols	Appendix Four: Accidental Discovery Protocols	Amend	The plan provisions, other than SASM - P3 do not distinguish between kōiwi and taonga when an Accidental discovery protocol is required.	Replace the notified accidental discovery protocol with wording similar to that provided in Appendix Seven and/or work with Poutini Ngāi Tahu on one specific for

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Te Tai o Poutini.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.389	Appendix Five: Statutory Acknowledgements	Appendix Five: Statutory Acknowledgements	Amend	Amend to enable the user of the plan to understand how the NTCSA fits within this plan and the provisions within the RMA.	Retain with the following amendments: Section 208 of that act requires that local authorities have regard to these statutory acknowledgements in resource consent processing under sections 93 to 94C the notification provisions of the Resource Management Act 1991 (Notification of resource consents). Section 220 of the NTCS Act requires that all regional policy statements, district plans and regional plans have information recording those statutory acknowledgements for areas covered by the policy statement or plan attached to them. This is for the purpose of public information only and does not form part of the policy statement or plan.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.390	Appendix Six: Nohoanga Entitlements	Appendix Six: Nohoanga Entitlements	Amend	The Nohoanga entitlement at the Pororari River is missing and should be included.	retain with the following inclusion (note we have included the table headings for clarification): Waterbody: Pororari River Site: Pororari River Site Legal Description/Allocation Plan: 1 hectare, approximately, being Part Seabed. Subject to survey, as shown on Allocation Plan MN 185 (SO 15491).
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.391	Appendix Ten: New Zealand Archaeological Association Sites of Māori Origin	Appendix Ten: New Zealand Archaeological Association Sites of Māori Origin	Amend	Provide awareness to plan users of the increased likelihood of discovering archaeological material of Māori origin in the vicinity and would enable appropriate caution and consideration.	Retain the list of sites in Appendix 10 as noted and include them as an alert layer within the planning maps. Ensure list of sites includes all NZAA of Māori origin within and outside of mapped SASM.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	S620.392	Historic Heritage	Other relevant Te Tai o Poutini Plan provisions	Amend	Typo	• Notable Trees - the Notable Trees Chapter contains the provisions in relation to the trees identified in Schedule Two in

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Makaawhio (S620)						Schedule Two
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.393	Sites and Areas of Significance to Māori	SASM -R9	Amend	The activities can also occur within this area without the need for consideration by the relevant Poutini Ngai Tahu Rūnanga.	Amend activity standard 1 of Rule SASM-R9 as follows: 1. The activity occurs in the following Sites and Areas of Significance to Māori as identified in Table SASM-R9 below in Schedule Three . i. SASM 10 Kawatiri Pa... xvii SASM 197 Okuru.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.394	Sites and Areas of Significance to Māori	SASM -R7	Amend	Seek activity status where compliance not achieved with Standard 2 is amended from Prohibited to Discretionary.	Activity status where compliance not achieved: Prohibited where Standard 1 or 2 is not complied with, Discretionary where Standard 2 or 3 is not complied with.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.395	Sites and Areas of Significance to Māori	Permitted Activities	Amend	since we are requesting tables which sit within each rule and hence reference to Schedule Three in these rule headings is no longer required.	Remove the first reference to the words ' Sites and Areas in Schedule Three -' ; from the rule headings for Rules SASM-R1, SASM-R2, SASM-R3, SASM-R4, SASM-R5, SASM-R6
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.396	Sites and Areas of Significance to Māori	SASM - R15	Amend	Request that activity status is dropped from non-complying to discretionary after discussions with Mining Sector.	Change Activity Status from Non-complying to Discretionary
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.397	Sites and Areas of Significance to Māori	SASM - R15	Amend	Seek retention of the requirement for notification to the relevant Poutini Ngai Tahu rūnanga.	Retain the requirement for notification to the relevant Poutini Ngai Tahu rūnanga.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.398	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	relief sought with Poutini Ngai Tahu Activity definition.	...3(xi) It is on MPZ - Māori Purpose Zoned land or a Site or Area of Significance to Māori listed in Schedule Three and is undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or ...
Te Runanga o Ngai Tahu, Te Runanga	S620.399	Planning Maps and Overlays	Planning Maps and Overlays	Amend	to better reflect area boundaries	Amend maps as follows: For the northern pounamu management

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o Ngati Waewae, Te Runanga o Makaawhio (S620)						area, seek to move the boundary further south and for the southern boundary of the northern area for the boundary to now follow the Waitaha River. In relation to the southern pounamu management area, we seek for the boundary to be amended so that it follows the Haast River.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.400	Sites and Areas of Significance to Māori	SASM -R7	Amend	Poutini Ngai Tahu consider they do not need to be consulted around mineral extraction and quarrying activities outside of these new boundary	Delete requirement to consult with Poutini Ngai Tahu for mineral extraction and quarrying activities outside of these new boundary
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.401	Sites and Areas of Significance to Māori	SASM - R11	Amend	Poutini Ngai Tahu consider they do not need to be consulted around mineral extraction and quarrying activities outside of these new boundary	Delete requirement to consult with Poutini Ngai Tahu for mineral extraction and quarrying activities outside of these new boundary
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.402	Large Lot Residential Zone	LLRZ - R14	Amend	A restriction in terms of 'hours of operation' would be inappropriate.	Amend rule as follows: Discretion is restricted to: Design and location of buildings; Design and location of parking and access; Landscape measures; Water supply, wastewater and stormwater requirements; Where relevant compliance with the Medium Density Housing Design guidelines in Appendix Three; Hours of operation ; and
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.403	Settlement Zone	SETZ - R4	Amend	the rule only provides the ability to cluster units in areas not serviced by reticulation.	Include the following: (1)Units can be clustered.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.404	Interpretation	Definitions	Amend	We also seek that 'amenity plantings' around dwellings is also defined	That ' amenity plantings ' around dwellings and buildings are also defined

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Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.405	Sites and Areas of Significance to Māori	SASM - R16	Amend	Ensure the rules do not capture other unintended activities.	Amend rule SASM-R16 so that it does not apply to amenity plantings.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.406	Māori Purpose Zone	MPZ - P2	Amend	specify the type of servicing to provide better clarity for how this policy is intended to work in practice.	...ii. Requiring that the above activities are adequately serviced with on-site or community scale facilities for water supply, wastewater and stormwater.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.407	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Only some rivers (or parts of rivers) are zoned 'waterbody' on the maps	committee reconsiders areas zoned waterbody
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.408	Tangata Whenua	Hapu and Iwi Planning Documents	Amend	For consistency with the definitions section, the heading is changed to 'Iwi/Papatipu Runanga Management Planning Documents' from 'Hapū and Iwi Planning Documents'.	Retain with the following amendments: Amend the heading from Hapu and Iwi Planning Documents to Iwi/Papatipu Runanga Management Planning Documents'
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.409	How The Plan Works	Spatial layer name	Amend	there is no Pounamu and Aotea Management Area overlays described in the relationship between spatial layers section of the proposed plan.	add a description of the overlays
Te Tai o Poutini Plan Committee (S171)	S171.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	A further reassessment of the Outstanding Natural Landscape boundaries has now been completed by Brown Ltd. This reassessment was undertaken because for many areas, the boundaries of these overlays in the Proposed Plan reflects work done in 2013. Since that time there have been landscape changes, and the quality of aerial photography and GIS resolution has increased substantially.	Amend the extent of the area of Outstanding Natural Landscape overlays in the Plan to reflect the updated boundaries for the Outstanding Natural Landscape where these cover a lesser land area than the proposed plan maps, as identified in the Brown Ltd September 2022 mapping [refer attached maps]
Te Tai o Poutini Plan Committee (S171)	S171.002	Planning Maps and Overlays	Rezoning Requests	Amend	The Alma Road area has been identified as a critical managed retreat location for Westport, which is affected by a range of	Amend the plan so that the following sites, as shown in the attached map, are zoned General Residential Zone.

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					natural hazards. Three sites were excluded from the General Residential Rezoning in the Proposed Plan due to their proximity to the Rifle Range and an operating quarry. However infrastructure planning has identified that these sites are important to the overall development of the Alma Road terrace as a residential area and need to be included within the General Residential Zone.	<ul style="list-style-type: none"> · Lot 2 DP 418652 · Lot 2 DP 404550 · Part Section 24 Block VII Kawatiri SD
Te Tai o Poutini Plan Committee (S171)	S171.003	Natural Hazards	NHR52	Amend	The wording of this rule has been identified as being poorly drafted and will not enable a certain outcome in administration.	<p>Amend the wording</p> <ol style="list-style-type: none"> 1. Any new occupied buildings and additions and alterations to existing occupied buildings are located in the protection area of the Westport Flood and Coastal Erosion Protection Scheme mapped by the West Coast Regional Council; or 2. Where new occupied buildings are located in areas outside those areas protected by the Westport Flood and Coastal Erosion Protection Scheme where these are: <ol style="list-style-type: none"> a. Buildings for sensitive activities where the finished floor level is 500mm above a 1% Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event and a 1% Annual Exceedance Probability (AEP) flood event; b. Commercial and industrial buildings where the finished floor level is 300mm above a 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event; or 3. These are new unoccupied buildings

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>or additions or alterations to existing unoccupied buildings; or</p> <p>4. These are additions and alterations to commercial and industrial activities where there is no increase in area of building that does not meet a minimum finished floor level of 300mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event; or</p> <p>5. These are additions and alterations to buildings for sensitive activities in areas not protected by the Westport Flood and Coastal Erosion Protection Scheme where there is no increase in area of building that does not meet a minimum finished floor level of 500mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event.</p>
Te Tai o Poutini Plan Committee (S171)	S171.005	Natural Hazards	NHR50	Amend	The wording of this rule has been identified as being poorly drafted and will not enable a certain outcome in administration.	<p>Amend wording to</p> <ol style="list-style-type: none"> 1. Any new buildings located in the protection area of the Hokitika Flood and Coastal Erosion Protection Scheme, as mapped by the West Coast Regional Council 2. Where new buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: <ol style="list-style-type: none"> a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event; b. Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						coastal event.
Te Tai o Poutini Plan Committee (S171)	S171.006	Subdivision	SUB - R21	Amend	Rule SUB - R21 is not consistent with the plan approach to managing severe hazards whereby where a severe hazard is identified, subdivision in this area is a non-complying activity. For example subdivision in the Earthquake Hazard Overlay is a non-complying activity.	Amend Rule SUB -R21in relation to subdivision in the Coastal Hazard Severe and Flood Hazard SevereOverlay so that it is a Non-complying activity.
Te Tai o Poutini Plan Committee (S171)	S171.007	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones - Objectives and Policies	Amend	There is no objective that relates to and supports the framework of the different Commercial and Mixed Use Zones.	Add an additional Objective to the Commercialand Mixed Use Zones that provides direction to support the inclusion of thedifferent zones.
Te Tai o Poutini Plan Committee (S171)	S171.008	Residential Zones	Residential Zones - Objectives and Policies	Amend	There is no objective that provides direction to support the rezoning of new areas for residential development, intensification or managed retreat.	Add an additional Objective to theResidential Zones that provides direction to support the rezoning of new areasfor residential development, intensification or managed retreat.
Te Tai o Poutini Plan Committee (S171)	S171.009	Residential Zones	Residential Zones - Objectives and Policies	Amend	There are no policies that provide direction to support the rezoning of areas for residential expansion on the West Coast.	Add a policy that provides direction tosupport the rezoning of residential expansionat Alma Road in Westport, Paroa in Greymouth and Seaview/Kaniere in Hokitika to the Residential Zones policies.
Te Tai o Poutini Plan Committee (S171)	S171.010	Financial Contributions	Financial Contribution Rules	Support	There is no escalation rule for Financial Contributions, where the Permitted Activity rule is not met.	Where Permitted Activity Standards are not met,provide a Discretionary Activity Rule for Financial Contributions.
Te Tai o Poutini Plan Committee (S171)	S171.011	Interpretation	Definitions	Amend	Several terms in Rule SASM - R17 are not defined, yet are critical to rule interpretation and domestic scale and farming related activities may be unintentionally caught by this rule. These are Waste Disposal Facilities, Hazardous Facilities,	Provide definitions as follow · For Waste DisposalFacilities -a definition that clarifies that this applies to municipal or community scalefacilities and excludes domestic and farm related facilities

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Wastewater Treatment Plants and Wastewater Disposal Facilities.	<ul style="list-style-type: none"> · For Hazardous Facilities - a definition that excludes service stations and domestic/farm scale storage of hazardous substances such as agricultural chemicals · For Wastewater Treatment Plants - a definition that clarifies this applies to municipal or community scale facilities for the treatment of human wastewater, and excludes domestic septic tank/on site wastewater treatment and dairy shed effluent treatment facilities · For Wastewater Disposal Facilities a definition that clarifies this applies to municipal or community scale facilities for the disposal of human wastewater, and excludes domestic septic tank/on site wastewater disposal fields and dairy shed effluent disposal facilities
Te Tai o Poutini Plan Committee (S171)	S171.012	Planning Maps and Overlays	Natural Hazards	Amend	The mapping of the Land Instability Hazard at Granity/Hector is incorrect. The area to be included was supposed to be that which was previously identified in the Buller District Plan for which there is a strong evidence base. The area mapped over Granity has been included in error, as there is insufficient evidence to include this area in the Land Instability Hazard overlay in the Plan.	<ul style="list-style-type: none"> i. Delete the Land Instability Hazard overlay on the area as shown at Granity in the map attached. ii. Add a Land Instability Hazard overlay to the area north of Hector as shown in the map attached - Area seaward of the Red dotted line is the Land Instability Hazard area.
Te Tai o Poutini Plan Committee (S171)	S171.013	Residential Zones	Residential Zone Policies	Amend	There are no policies that support the rezoning of areas to Residential Zones.	Add a policy that identifies enabling managed retreat as being a key driver for rezoning areas to Residential Zones.
Te Tai o Poutini Plan Committee (S171)	S171.014	Subdivision	SUB - R8	Amend	The rule incorrectly refers to the Electricity Transmission Corridor and Transmission Yard and should refer to the National Grid	Replace references to the Electricity Transmission Corridor and Electricity Transmission Yard with references to the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						National Grid Subdivision Corridor and National Grid Yard.
Te Tai o Poutini Plan Committee (S171)	S171.015	Historic Heritage	HH - R6	Amend	HH-R6 is a restricted discretionary activity subject to conditions. There aren't really any conditions to comply with, but non-compliance defaults to discretionary.	Amend rule so that it is restricted discretionary, without conditions. Activity status where compliance is not achieved should be Not Applicable.
Te Tai o Poutini Plan Committee (S171)	S171.016	Subdivision	SUB - R5	Amend	Rule SUB - R5 is unclear in relation to Sites and Areas of Significance to Māori. These should only apply where these specific sites are located. As currently worded standard 4 in relation to Sites and Areas of Significance to Māori appears to over-ride the rest of the rule.	Amend the rule to make it clear that subdivision is a Controlled Activity within the specific Sites and Areas of Significance to Māori identified in the rule, and that outside any other Sites and Areas of Significance to Māori, the other standards in the rule apply.
Te Tai o Poutini Plan Committee (S171)	S171.017	Subdivision	SUB - R10	Amend	SUB - R10 omits to exclude the Sites of Significance to Māori listed in SUB - R5 as being a Controlled Activity for subdivision. This has the unintended consequence that subdivisions which are within a natural hazard area have to assess the impacts on cultural values, and notification to the rūnanga is required.	Amend Rule SUB - R10 to make it clear that within the Sites and Areas of Significance to Māori identified in SUB - R5, subdivision is a Controlled Activity, and rule SUB - R10 does not apply.
Te Tai o Poutini Plan Committee (S171)	S171.018	Subdivision	SUB - R17	Amend	SUB - R17 omits to exclude the Sites of Significance to Māori listed in SUB - R5 as being a Controlled Activity for subdivision. Because Greymouth is within the Coastal Environment this has the unintended consequence of making all subdivision a Discretionary Activity.	Amend Rule SUB - R17 to make it clear that within the Sites and Areas of Significance to Māori identified in SUB R5 subdivision is a Controlled Activity, and rule SUB - R17 does not apply.
Te Tai o Poutini Plan Committee (S171)	S171.019	Planning Maps and Overlays	Rezoning Requests	Amend	The sites are zoned General Residential Zone. They are the locations of small shops and community facilities that the correct zone should be Neighbourhood Centre Zone:	Rezone the following sites Neighbourhood Centre Zone: 23 Marine Parade, Donaldos Store, Carter's Beach Lot 7 DP 16517, 46 Derby Street, Luffy's Corner Dairy and Grumpy's Takeaways, Westport

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Section 675 TN OF Westport, 21 Disraeli Street, Arkwrights Dairy and Takeaways, Westport
Te Tai o Poutini Plan Committee (S171)	S171.020	Planning Maps and Overlays	Rezoning Requests	Amend	3316 Coast Road Barrytown and two adjacent properties are incorrectly zoned General Rural Zone - all small sites on the eastern (landward) side of Coast Road were intended to be zoned Rural Lifestyle. Feedback on the draft plan was provided on this, and the intended zoning was Rural Lifestyle.	Rezone 3316 Coast Road Barrytown and two adjacent properties as shown on the attached map to Rural Lifestyle Zone.
Te Tai o Poutini Plan Committee (S171)	S171.021	Planning Maps and Overlays	Rezoning Requests	Amend	7 Upper Buller Gorge, 5 Inwoods Road and adjacent properties Inangahua are incorrectly zoned Open Space Zone. These are privately owned sites. The correct zoning would be Settlement Zone. There are also two small adjacent properties incorrectly zoned General Rural Zone that should also be rezoned Settlement Zone	Rezone 7 Upper Buller Gorge, 5 Inwoods Road Inangahua and adjacent properties [refer map in submission] to Settlement Zone
Te Tai o Poutini Plan Committee (S171)	S171.022	Planning Maps and Overlays	Rezoning Requests	Amend	Two properties that are part of a Rural Lifestyle subdivision that has now been approved have been incorrectly zoned Settlement Zone instead of Rural Lifestyle Zone	Rezone the sites identified in the map in the submission at Rutherglen Rural Lifestyle Zone
Te Tai o Poutini Plan Committee (S171)	S171.023	Planning Maps and Overlays	Rezoning Requests	Amend	Te Kinga - three small sites have been incorrectly zoned General Rural Zone instead of Rural Lifestyle Zone.	Rezone the sites at Te Kinga on the map included with the submission as Rural Lifestyle Zone
Te Tai o Poutini Plan Committee (S171)	S171.024	Planning Maps and Overlays	Rezoning Requests	Amend	Karamea - one part of the Karamea Limestone quarry was incorrectly omitted from the Mineral Extraction Zone	Rezone the entire Karamea Limestone quarry site as shown on the map included in the submission Mineral Extraction Zone
Te Tai o Poutini Plan Committee (S171)	S171.025	Planning Maps and Overlays	Rezoning Requests	Amend	31 Hans Bay Road private property Rezone the site General Rural Zone incorrectly zoned Open Space Zone. It is	Rezone 31 Hans Bay Road Kaniere General Rural Zone

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					private property and the correct zone should be General Rural Zone	
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.001	Interpretation	PAPAKĀINGA	Amend	Definition needs to provide for Māori Landowners. not all Māori landowners are registered members of Poutini Ngāi Tahu. The current papakāinga definition only provides for Poutini Ngāi Tahu members.	Amend definition to include Māori landowners who whakapapa but may not be registered members of Poutini Ngāi Tahu as follows: Papakāinga means a development for Poutini Ngāi Tahu residing on the West Coast and/or other Māori landowners providing residential accommodation for members, underlying owners and their whānau and includes communal buildings and facilities.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.002	Interpretation	Interpretation	Amend	The Māori Trustee notes that the following terms appear to be used interchangeably within the Proposed Plan. The Māori Trustee's preference is that a singular term is chosen and used throughout the Proposed Plan or a definition be given to highlight their nuance. This will reduce ambiguity and ensure consistency when implementing the plan. a. Poutini Ngāi Tahu; Poutini Ngāi Tahu whānui; Poutini Ngāi Tahu community; Poutini Ngāi Tahu members; b. Poutini Ngāi Tahu land; Ancestral land; c. Cultural uses; Cultural purposes; Cultural activities	Uses singular terms in the Plan for the following groups of terms. a. Poutini Ngāi Tahu; Poutini Ngāi Tahu whānui; Poutini Ngāi Tahu community; Poutini Ngāi Tahu members; b. Poutini Ngāi Tahu land; Ancestral land; c. Cultural uses; Cultural purposes; Cultural activities
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.003	Interpretation	Definitions	Amend	Definitions need to be provided to reduce ambiguity and allow for consistent application	Provide definitions for the following terms: 1. Ancestral land; 2. Cultural activities; 3. Cultural materials; 4. Cultural purposes; 5. Cultural uses; 6. Poutini Ngāi Tahu community;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<ul style="list-style-type: none"> 7. Poutini Ngā Tahu members; 8. Poutini Ngā Tahu land; 9. Poutini Ngā Tahu whānui; 10. Suitably qualified and experienced person; and 11. Te Rūnanga o Ngāi Tahu land.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.004	STRATEGIC DIRECTION	AG - O1	Support	The Māori Trustee is generally comfortable with the 'Agricultural' objectives in this chapter.	Retain
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.005	STRATEGIC DIRECTION	CR	Support in part	The Māori Trustee is generally comfortable with the 'Connections and Resilience' objectives in this chapter. However, the Māori Trustee considers that an expressed objective is needed to address the impacts that climate change will have on whenua Māori and state how this Proposed Plan intends to build resilience for Māori landowners. This is pertinent given that there is a significant amount of whenua Māori in the coastal environment that is likely to be detrimentally impacted by climate change. This new objective will need to expressly address managed retreat.	The Māori Trustee considers that there should be an express objective to address the impacts that climate change will have on whenua Māori and state how this Proposed Plan intends to build resilience for Māori landowners. This new objective will also need to expressly address managed retreat.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.006	STRATEGIC DIRECTION	Mineral Extraction	Support	The Māori Trustee is generally comfortable with the mineral extractions objectives in this chapter.	Retain
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.007	STRATEGIC DIRECTION	NENV	Support in part	The Māori Trustee is generally comfortable with objectives NENV O1 - O3 in this chapter. However, the Māori Trustee considers NENV O4 needs to expressly reference significant natural areas.	The Māori Trustee considers that the following amendment needs to be made to objective NENV O4. Amendments To clearly identify: O4(a). Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which must be protected including significant natural areas ; and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.008	STRATEGIC DIRECTION	POU - O1	Support in part	The Māori Trustee is generally comfortable with the objectives in the 'Poutini Ngāi Tahu' chapter. However, the Māori Trustee reiterates her point made in paragraph 11 that Poutini Ngāi Tahu land needs to be defined within the Proposed Plan.	The Māori Trustee considers that 'Poutini Ngāi Tahu land' should be defined in the definitions chapter of the Proposed Plan
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.009	STRATEGIC DIRECTION	POU - O2	Support in part	The Māori Trustee supports and acknowledges Poutini Ngāi Tahu as mana whenua of their lands and treaty partner of Te Tai o Poutini. The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The Māori Trustee highlights that the papakāinga definition in the Proposed Plan only provides for Poutini Ngāi Tahu members. Therefore, the definition of papakāinga should be amended to include Māori landowners who whakapapa but may not be registered members of Poutini Ngāi Tahu. This will ensure that all Māori landowners will benefit from papakāinga provisions. The Māori Trustee supports Poutini Ngāi Tahu exercising their cultural rights and interests on Poutini Ngāi Tahu land. However, the exercising of these rights and interests on whenua that is not part of their landholding should have a 'where appropriate' qualifier.	The Māori Trustee considers that the Papakāinga definition in the definitions chapter needs to include reference to Māori landowners. The Māori Trustee considers that the following amendment needs to be made to POU O2. Amendments O2. To include Te Tai Poutini wide provisions to support Poutini Ngāi Tahu exercise of cultural rights and interests, where appropriate , including: Establishment of papakāinga; Access to mahinga kai and cultural materials; Management of Pounamu and Aotea stone; and Management of taonga and wāhi tapu.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.010	STRATEGIC DIRECTION	POU - P5	Support in part	The Māori Trustee is generally comfortable with the policies in the 'Poutini Ngāi Tahu' chapter. However, the Māori Trustee reiterates her point made in paragraph 11 that cultural materials needs to be defined within the Proposed Plan.	The Māori Trustee considers that 'cultural materials' should be defined in the definitions chapter of the Proposed Plan.

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Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.011	STRATEGIC DIRECTION	POU - P9	Support in part	<p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua of their lands and treaty partner of Te Tai o Poutini.</p> <p>The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The tikanga of Māori landowners should be weighed equally with the tikanga of Poutini Ngāi Tahu members in this policy. This will ensure that all Māori landowners are recognised as specialists in their own tikanga.</p>	<p>The Māori Trustee considers that the following amendment needs to be made to policy POU P9.</p> <p>Amendments P9. Recognise Poutini Ngāi Tahu and Māori landowners as specialists in tikanga and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga.</p>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.012	Natural Hazards	Natural Hazards Objectives	Support in part	<p>The Māori Trustee is generally comfortable with the 'Natural Hazards' objectives in this chapter.</p> <p>However, the Māori Trustee considers that managed retreat should be expressly addressed in the objectives of this chapter. This will align with policies NH P4 and P5.</p>	<p>The Māori Trustee considers the following objective should be inserted in this chapter.</p> <p>Amendments NH - O7 To work with Poutini Ngāi Tahu and landowners to identify areas suitable for managed retreat.</p>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.013	Natural Hazards	Natural Hazards Policies	Support	<p>The Māori Trustee is generally comfortable with the 'Natural Hazards' policies in this chapter.</p>	Retain
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.014	Natural Hazards	Natural Hazards Rules	Support in part	<p>The Māori Trustee is generally comfortable with the 'Natural Hazards' rules in this chapter.</p> <p>However, the Māori Trustee considers that NH R1(3) does not sufficiently account for circumstances outside landowners control that may delay the reconstruction or replacement of a building within the 2 year timeframe. These could include (but are not limited to):</p>	<p>The Māori Trustee considers a footnote should accompany NH R1(3) to provide exceptions for circumstances outside landowners control that may delay the reconstruction or replacement of a building within the 2 year timeframe.</p> <p>However, if reconstruction or replacement works are not completed within a 5 year timeframe the status of this activity should</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Backlog of insurance claims; Supply shortages; Unresolved litigation; Labour shortages; Delays to the repairing of key infrastructure (i.e. roads). However, if reconstruction or replacement works are not completed within a 5 year timeframe the status of this activity should no longer be permitted. This aligns with NH R1(4).	no longer be permitted. This aligns with NH R1(4).
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.015	Natural Hazards	NHR38	Support in part	The Māori Trustee considers NH R38(2)(b), with regards to the coastal severe overlay, does not sufficiently account for circumstances outside landowners control that may delay the reconstruction or replacement of a building within the 2 year timeframe. These could include (but are not limited to): Backlog of insurance claims; Supply shortages; Unresolved litigation; Labour shortages; Delays to the repairing of key infrastructure (i.e. roads). However, if reconstruction or replacement works are not completed within a 5 year timeframe the status of this activity should no longer be permitted. This aligns with the coastal alert overlay.	The Māori Trustee considers a footnote should accompany NH R38(2)(b) to provide exceptions for circumstances outside landowners control that may delay the reconstruction or replacement of a building within the 2 year timeframe. However, if reconstruction or replacement works are not completed within a 5 year timeframe the status of this activity should no longer be permitted. This aligns with the coastal alert overlay.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.016	SCHED2 - SCHEDULE OF NOTABLE TREES	SCHED2 - SCHEDULE OF NOTABLE TREES	Support in part	The Māori Trustee is generally comfortable with the objectives and policies in the 'Notable Trees' chapter. However, the Māori Trustee notes that objective O2 and policy P3 reference "notable trees of value to Poutini Ngāi Tahu". The Māori Trustee considers that these trees need to be clearly identified as	The Māori Trustee considers that notable trees of value to Poutini Ngāi Tahu need to clearly be identified in Schedule Two of the Proposed Plan.

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					been of value to Poutini Ngāi Tahu in Schedule Two of this Proposed Plan.	
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.017	Sites and Areas of Significance to Māori	SASM - O2	Support in part	<p>The Māori Trustee is generally comfortable with the objectives in the 'Sites and Areas of significance to Māori' chapter.</p> <p>The Māori Trustee supports Poutini Ngāi Tahu ability to access, maintain and use areas and resources of cultural value. However, as sites of significance to Māori are currently mapped on the E-Plan over entire property records of titles, including private land, an 'in agreement with affected landowners' qualifier is needed.</p> <p>The Māori Trustee also considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of title.</p>	<p>The Māori Trustee considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of title.</p> <p>Amendments O2. Poutini Ngāi Tahu are able to, in agreement with affected landowners, access, maintain and use areas and resources of cultural value within identified sites, areas and cultural landscapes.</p>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.018	Sites and Areas of Significance to Māori	SASM - P5	Support in part	<p>The Māori Trustee is generally comfortable with the policies in the 'Sites and Areas of significance to Māori' chapter.</p> <p>The Māori Trustee supports Poutini Ngāi Tahu exercising their tino rangatiratanga and kaitiakitanga in relation to identified sites and areas of significance in Schedule Three. However, the Māori Trustee notes that not all Māori landowners are registered members of Poutini Ngāi Tahu.</p> <p>As SASM P5 currently reads, Māori landowners will be precluded in Te Tai o Poutini from having tino rangatiratanga and kaitiakitanga of their whenua and the sites and areas of significance located on them. The Māori Trustee respects Poutini Ngāi Tahu as mana whenua and kaitiaki of their</p>	<p>The Māori Trustee considers that the following amendment needs to be made policy SASM P5.</p> <p>Amendments P5. Recognise and provide for the exercise of tino rangatiratanga and kaitiakitanga by Poutini Ngāi Tahu and Māori landowners in decisions made in relation to identified sites and areas of significance in Schedule Three.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					land, however, Māori landowners are entitled to and cannot be allowed to be precluded from making decisions in relation to the identified sites in Schedule Three that are located on their land.	
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.019	Sites and Areas of Significance to Māori	SASM - P14	Support in part	The Māori Trustee supports measures being made within the Proposed Plan to maintain and 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. However, as sites of significance to Māori are currently mapped on the E-Plan over entire property records of titles, including private land, an 'in agreement with affected landowners' qualifier is needed.	The Māori Trustee considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of titles. The Māori Trustee considers that the following amendment needs to be made policy SASM P14. Amendments P14(d). Measures are taken, in agreement with affected landowners , 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.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.020	Sites and Areas of Significance to Māori	SASM - P15	Support in part	The Māori Trustee supports the use of practical mechanisms to maintain and enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for karakia, monitoring, cultural activities and ahi kā roa. However, as sites of significance to Māori are currently mapped on the E-Plan over entire property records of titles, including private land, the qualifier 'are done in agreement with affected landowners' is needed.	The Māori Trustee considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of titles. The Māori Trustee considers that the following amendment needs to be made policy SASM P15. Amendments P15(f). Any practical mechanisms to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for karakia, monitoring, cultural activities and ahi kā roa are made in agreement with affected landowners .

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Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.021	Sites and Areas of Significance to Māori	SASM -R5	Support in part	<p>The Māori Trustee is generally comfortable with the rules in the 'Sites and Areas of significance to Māori' chapter.</p> <p>However, the Māori Trustee considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property titles. This makes identifying what activities are permitted and what activities require consent ambiguous. It is suggested that the application of rules under this chapter be reviewed and an appropriate remedy be implemented until the extent of such sites are mapped.</p> <p>The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The Māori Trustee therefore considers that the tikanga of Māori landowners needs to be acknowledged alongside the tikanga of Poutini Ngāi Tahu members in this rule R5(1). This will ensure that all Māori landowners are able to hold temporary events on sites and areas in Schedule Three that are on their whenua.</p>	<p>The Māori Trustee suggests that the application of rules under this chapter be reviewed and an appropriate remedy be implemented until the extent of sites of significance to Māori are mapped in the E-Plan.</p> <p>The Māori Trustee considers that the following amendment needs to be made policy SASM R5(1).</p> <p>Amendments R5(1) These are Poutini Ngāi Tahu or Māori landowner cultural events in accordance with tikanga; or</p>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.022	Ecosystems and Indigenous Biodiversity	ECO- O1	Support in part	<p>The Māori Trustee is generally comfortable with the objectives in the 'Ecosystems and Indigenous Biodiversity' chapter.</p> <p>However, the Māori Trustee considers that the identification and protection of significant indigenous vegetation and significant habitats of indigenous fauna should be made in conjunction with landowners.</p>	<p>The Māori Trustee considers that the following amendment needs to be made to objective ECO O1.</p> <p>Amendments O1. To identify and protect, in conjunction with landowners, areas of significant indigenous vegetation and significant habitats of indigenous fauna on the</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						West Coast/Te Tai o Poutini.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.023	Ecosystems and Indigenous Biodiversity	ECO- O3	Support in part	<p>The Māori Trustee supports Poutini Ngāi Tahu exercising tino rangatiratanga in relation to the management of areas of significant indigenous vegetation and significant habitats of indigenous fauna where these are located on Poutini Ngāi Tahu and Te Rūnanga o Ngāi Tahu land.</p> <p>However, the Māori Trustee reiterates her point made in paragraph 11 that Poutini Ngāi Tahu land and Te Rūnanga o Ngāi Tahu land need to be defined to reduce ambiguity within the plan.</p>	The Māori Trustee considers that 'Poutini Ngāi Tahu land' and 'Te Rūnanga o Ngāi Tahu land' should be defined in the definitions chapter of the Proposed Plan.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.024	Ecosystems and Indigenous Biodiversity	ECO - P2	Support in part	<p>The Māori Trustee is generally comfortable with the policies in the 'Ecosystem and Indigenous Biodiversity' chapter.</p> <p>However, the Māori Trustee considers that ECO P2(b) needs to be amended to provide for Māori landowners. The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The Māori Trustee therefore considers that the cultural activities of Māori landowners needs to be acknowledged alongside the cultural activities of Poutini Ngāi Tahu members in these policies. This will ensure that all Māori landowners are able to undertake activities within areas of significant indigenous vegetation or habitats of indigenous fauna for cultural purposes.</p>	<p>The Māori Trustee considers that the following amendments need to be made to policy ECO P2.</p> <p>Amendments P2(b). It is for a Poutini Ngāi Tahu or Māori landowner cultural purpose; or</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.025	Ecosystems and Indigenous Biodiversity	ECO - P3	Support in part	The Māori Trustee considers that ECO P3(d) needs to be amended to provide for Māori landowners. The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The Māori Trustee therefore believes that Māori landowners should be provided for, alongside Poutini Ngāi Tahu, within this policy. This will ensure that all Māori landowners are able to exercise their cultural rights and responsibilities with regards to protecting, enhancing and restoring significant indigenous biodiversity.	The Māori Trustee considers that the following amendment needs to be made to policy ECO P3. Amendments P3(d). Supporting opportunities for Poutini Ngāi Tahu and Māori landowners, where appropriate , to exercise their cultural rights and responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing areas of significant indigenous biodiversity; and
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.026	Ecosystems and Indigenous Biodiversity	ECO - P8	Support in part	The Māori Trustee considers that ECO P8(b) should be amended to 'improving access where appropriate' to areas of indigenous biodiversity which are significant to Poutini Ngāi Tahu to acknowledge that some areas of indigenous biodiversity may be located on private land.	The Māori Trustee considers that the following amendments need to be made to policy ECO P8. Amendments P8(b). Minimising adverse effects on, and providing improving access, where appropriate , to, areas of indigenous biodiversity which are significant to Poutini Ngāi Tahu and Māori landowners;
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.027	Ecosystems and Indigenous Biodiversity	ECO - R1	Support in part	The Māori Trustee is generally comfortable with the rules in the 'Ecosystem and Indigenous Biodiversity' chapter. The Māori Trustee notes that, in terms of ECO R1(3)(xi), it is difficult to form a position when the contents of the iwi management plans are not currently known or available. The Māori Trustee considers that the age requirement of vegetation (to be under 15 years old) in rule ECO R1(5)(i), to	The Māori Trustee considers a footnote should accompany ECO R1(5)(i) to provide exceptions for Māori landowners to clear mānuka, kānuka and bracken outside the coastal environment that are older than 15 years. ECO-R1 should also provide for the clearance and disturbance of indigenous vegetation for biosecurity reasons.

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					<p>permissively clear mānuka, kānuka and bracken outside the coastal environment, will likely disadvantage Māori land. Whenua Māori is historically underdeveloped and is more likely to have vegetation that is older than 15 years old on it than not. To avoid exacerbating historical inequities and unintentionally disadvantaging Māori land it is recommended that an exclusion for Māori land should be footnoted or acknowledged in ECO R1(5)(i).</p> <p>ECO-R1 also does not currently provide for indigenous vegetation clearance and disturbance outside of the coastal environment for biosecurity reasons, such as the clearance of mānuka or kānuka that are infected with myrtle rust.</p>	
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.028	Natural Features and Landscapes	NFL - O1	Support	The Māori Trustee is generally comfortable with the objective in the 'Natural features and landscapes' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.029	Natural Features and Landscapes	NFL - P1	Support in part	<p>The Māori Trustee is generally comfortable with the policies in the 'Natural features and landscapes' chapter. The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua of their lands and treaty partner of Te Tai o Poutini.</p> <p>However, the Māori Trustee considers that activities within outstanding natural landscapes and outstanding natural features should also provide for the uses of Māori landowners in conjunction with Poutini Ngāi Tahu.</p>	<p>The Māori Trustee considers that the following amendment needs to be made to policy NFL P1.</p> <p>Amendments P1(h). Poutini Ngāi Tahu and Māori landowner uses;</p>

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Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.030	Natural Features and Landscapes	NFL - P5	Support in part	<p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua and that they hold a number of historical, spiritual and cultural associations in Te Tai o Poutini.</p> <p>However, the Māori Trustee considers that NFL P5 needs to expressly address that Māori landowners will likely have their own historical, spiritual and cultural associations with outstanding natural landscapes and outstanding natural features on their whenua. Therefore, when consenting authorities are assessing proposals for land use or subdivision, Māori landowner's historical, spiritual and cultural associations are considered in the assessment.</p>	<p>The Māori Trustee considers that the following amendment needs to be made to policy NFL P5.</p> <p>Amendments P5(f). Any historical, spiritual or cultural association held by Poutini Ngāi Tahu and Māori landowners;</p>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.031	Natural Features and Landscapes	NFL - P7	Support in part	<p>The Māori Trustee is generally comfortable with NFL P7, with regards to the incorporation of mātauranga Māori principles into the design, development and operations of activities in outstanding natural features and landscapes. The Māori Trustee recognises that Poutini Ngāi Tahu are mana whenua and kaitiaki of their lands in Te Tai o Poutini. However, the Māori Trustee considers that NFL P7 should provide for the ability for Māori landowners to exercise their customary responsibilities, in respect to features and landscapes on their whenua, as they are mana whenua and kaitiaki of their land</p>	<p>The Māori Trustee considers that the following amendment needs to be made to policy NFL P7.</p> <p>Amendments P7. Consider the incorporation of mātauranga Māori principles into the design, development and/or operation of activities in outstanding natural features and landscapes with cultural, spiritual and/or historic values, interests or associations of importance to Poutini Ngāi Tahu and Māori landowners and opportunities for Poutini Ngāi Tahu and Māori landowners to exercise their customary responsibilities as mana whenua and kaitiaki in respect of the feature or landscape</p>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.032	Natural Features and Landscapes	NFL	Support	<p>The Māori Trustee is generally comfortable with the rules in the 'Natural features and landscapes' chapter.</p>	N/A

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.033	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Objectives	Support	The Māori Trustee is generally comfortable with the objectives in the 'Natural Character and margins of waterbodies' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.034	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies	Support	The Māori Trustee is generally comfortable with the policies in the 'Natural Character and margins of waterbodies' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.035	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Rules	Support	The Māori Trustee is generally comfortable with the rules in the 'Natural Character and margins of waterbodies' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.036	Activities on the surface of water	ASW - O1	Support	The Māori Trustee is generally comfortable with the objectives in the 'Activities on the surface of water' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.037	Activities on the surface of water	ASW	Support	The Māori Trustee is generally comfortable with the policies in the 'Activities on the surface of water' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.038	Activities on the surface of water	ASW - R2	Support in part	The Māori Trustee is generally comfortable with the rules in the 'Activities on the surface of water' chapter. However, the Māori Trustee considers that a provision should be included to allow access to landlocked parcels where primary and physical access can only be achieved through crossing a waterway.	The Māori Trustee considers that the following activity should be inserted in rule ASW R2(1)(b)(vii). Amendments R2(1)(b)(vii.) Access to landlocked parcels where primary and physical access is only achieved through crossing the waterway.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.039	Coastal Environment	CE - O2	Support in part	The Māori Trustee is generally comfortable with the objectives in the 'Coastal Environment' chapter. However, the Māori Trustee reiterates her point made in paragraph 11 that ancestral	The Māori Trustee considers that 'ancestral lands' should be defined in the definitions chapter of the Proposed Plan.

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					lands needs to be defined to preclude ambiguity within the Proposed Plan.	
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.040	Coastal Environment	CE - P6	Support in part	The Māori Trustee is generally comfortable with the policies in the 'Coastal Environment' chapter. However, the Māori Trustee reiterates her point made in paragraph 11 that cultural uses needs to be defined to preclude ambiguity within the Proposed Plan.	The Māori Trustee considers that 'cultural uses' should be defined in the definitions chapter of the Proposed Plan.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.041	Earthworks	EW - O1	Support	The Māori Trustee is generally comfortable with the objective in the 'Earthworks' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.042	Earthworks	Earthworks Policies	Support	The Māori Trustee is generally comfortable with the policies in the 'Earthworks' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.043	Earthworks	EarthworksRule s	Support	The Māori Trustee is generally comfortable with the rules in the 'Earthworks' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.044	Rural Zones	RURZ - O1	Support	The Māori Trustee is generally comfortable with the objective in the 'Rural zones objectives and policies' chapter.	N/A
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.045	Rural Zones	RURZ - P1	Support in part	The Māori Trustee is generally comfortable with the policies in the 'Rural Zones objectives and policies' chapter. However, the Māori Trustee considers the term 'bulk' should be replaced with 'profile' as this is a more commonly known industry term. This will also require all other chapters within the Proposed Plan that refer to 'bulk' to be amended.	The Māori Trustee considers that the following amendment needs to be made to policy RURZ P1. Amendments P1(a.) buildings and structures to have a profile and location that is characteristic of rural environment. The Māori Trustee notes that this amendment will require all other chapters within the Proposed Plan that refer to 'bulk' to be amended.

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Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.046	Rural Zones	RURZ - P17	Support in part	<p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua of their lands and treaty partner of Te Tai o Poutini.</p> <p>The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. As the policy currently reads, Māori landowners will only be able to utilise this papakāinga provision if they are registered members of Poutini Ngāi Tahu. The Māori Trustee therefore considers that the definition of papakāinga needs to be amended as suggested in paragraph 9. The Māori Trustee also notes that the use of 'Poutini Ngāi Tahu whānui' is not currently referenced in the papakāinga definition. To maintain consistency with the Proposed Plan it is suggested that 'whānui' be removed from this policy.</p>	<p>The Māori Trustee considers that the following amendment needs to be made to policy RURZ P17.</p> <p>Amendments P17. Enable the housing needs of Poutini Ngāi Tahu whānui and Māori landowners to be met in rural areas and locations safe from significant natural hazards.</p>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.047	General Rural Zone	GRUZ - R4	Support in part	<p>The Māori Trustee is generally comfortable with the rules in the 'General Rural Zone' chapter.</p> <p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua of their lands and treaty partner of Te Tai o Poutini.</p> <p>The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The Māori Trustee notes that papakāinga developments in GRUZ</p>	<p>The Māori Trustee considers that the Papakāinga definition in the definitions chapter needs to include reference to Māori landowners.</p>

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					R4 only provides for Poutini Ngāi Tahu. The Māori Trustee reiterates her previous point in paragraph 9 that the definition of papakāinga needs to be amended to include Māori landowners. This will ensure that all Māori landowners will benefit from papakāinga provisions.	
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.048	Māori Purpose Zone	MPZ - O1	Support in part	<p>The Māori Trustee is generally comfortable with the objectives in the 'Māori Purpose Zone' chapter.</p> <p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua of their lands and their ability to exercise tino rangatiratanga over their whenua. However, the Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The Māori Trustee considers that all Māori landowners with land zoned Māori Purpose should be able to exercise tino rangatiratanga over their whenua.</p> <p>Furthermore, the Māori Trustee reiterates her point made in paragraph 11 that ancestral lands, Poutini Ngāi Tahu land and Te Rūnanga o Ngāi Tahu needs to be defined to preclude ambiguity within the Proposed Plan.</p>	<p>The Māori Trustee considers that 'ancestral lands', 'Poutini Ngāi Tahu land' and 'Te Rūnanga o Ngāi Tahu land' should be defined in the definitions chapter of the Proposed Plan.</p> <p>The Māori Trustee considers that the following amendment needs to be made to objective MPZ O1.</p> <p>Amendments O1. The use and possession of ancestral land by Poutini Ngāi Tahu, Te Rūnanga o Ngāi Tahu and Māori landowners is recognised and provided for within the MPZ - Māori Purpose Zone, within which Ngāi Tahu and Māori landowners are able to exercise tino rangatiratanga.</p>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.049	Māori Purpose Zone	MPZ - O2	Support in part	<p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua and treaty partner in Te Tai o Poutini. The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and</p>	<p>The Māori Trustee considers that the following amendment needs to be made to objective MPZ O2.</p> <p>Amendments O2. The MPZ - Māori Purpose Zone</p>

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					notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. As some of the lands we administer are within the Māori Purpose Zone, it is integral that the zone recognises and provides for all Māori landowner needs and activities not just those that are registered members of Poutini Ngāi Tahu.	specifically provides for Poutini Ngāi Tahu and Māori landowners' needs and activities, including residential, social, cultural, environmental and economic use and development to:
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.050	Māori Purpose Zone	MPZ - P2	Support in part	<p>The Māori Trustee is generally comfortable with the policies in the 'Māori Purpose Zone' chapter.</p> <p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua of their lands and the exercise of tino rangatiratanga over these lands. However, the Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The Māori Trustee reiterates her position to MPZ O2 that the Māori Purpose Zone should benefit all Māori landowners, whether they are registered members of Poutini Ngāi Tahu or not.</p> <p>The Māori Trustee also considers that there needs to be consistency in the Proposed Plan with reference to Poutini Ngāi Tahu as stated in paragraph 10.</p>	<p>The Māori Trustee considers the following amendments need to be made to policy MPZ P2.</p> <p>Amendments P2. Enable the use and development of the land in the MPZ - Māori Purpose Zone for a wide range of activities to support the Poutini Ngāi Tahu community and Māori landowners, including:</p>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.051	Māori Purpose Zone	MPZ - P6	Support in part	<p>The Māori Trustee supports and acknowledges Poutini Ngāi Tahu position as mana whenua and treaty partner in Te Tai o Poutini. The Māori Trustee administers whenua Māori on behalf of Māori landowners in Te Tai o Poutini and</p>	<p>The Māori Trustee considers the following amendment needs to be made to policy MPZ P6.</p> <p>Amendments P6. Support the future application of the</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					notes that it is likely that not all Māori landowners are registered members of Poutini Ngāi Tahu. The Māori Trustee reiterates her previous point in MPZ O2 that the Māori Purpose Zone should benefit and meet the needs of all Māori landowners within the zone. This will provide consistency in the objectives, policies and rules of the Māori Purpose Zone.	MPZ - Māori Purpose Zone to locations where it will enable the use and development of land in accordance with tikanga Māori and to meet Poutini Ngāi Tahu and Māori landowners' needs.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.052	Notable Trees	TREE	Support in part	The Māori Trustee supports the listing of TREE 58 and 59 in Schedule two of the Proposed Plan that are located on lands administered by the Māori Trustee. However, the Māori Trustee reiterates her point made under the 'Notable Trees' chapter that this schedule should clearly identify which trees are considered of value to Poutini Ngāi Tahu.	The Māori Trustee considers that notable trees of value to Poutini Ngāi Tahu need to clearly be identified in Schedule Two of the Proposed Plan.
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.053	Sites and Areas of Significance to Māori	SASM	Support in part	The Māori Trustee partially supports the 12 listed SASM in Schedule three of the Proposed Plan that are located on lands administered by the Māori Trustee. However, as previously stated in the SASM O2 section of this submission, the proposed E-Plan indicates that sites of significance to Māori cover the extent of entire property records of title. Therefore, the Māori Trustee considers that the extent of these sites of significance need to be clearly identified in Schedule Three.	The Māori Trustee considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of titles. This applies to the following sites: SASM 18 SASM 133 SASM 149 SASM 151 SASM 153 SASM 157 SASM 158 SASM 178 SASM 179 SASM 180 SASM 181 SASM 183
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.054	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support in part	The Māori Trustee supports the listing of NCA 18 and 21 in Schedule seven of the Proposed Plan that are located on the lands she administers.	N/A

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.055	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support in part	The Māori Trustee supports the listing of NCA 17, 20, 22 and 25 in Schedule seven of the Proposed Plan that are located on the lands she administers.	N/A
The Coda Trust (S480)	S480.001	Natural Hazards	NHR52	Oppose	The rule requires unreasonably high floor levels. Building consents approved recently are unlikely to meet the specified floor levels creating a peppered landscape in Westport.	Reconsider the heights in the rule to reflect the heights building consents have been approved to recently.
The Coda Trust (S480)	S480.002	Natural Hazards	NHR52	Amend	WCRC has been considering flood protection options for some time and there is no certainty about what measures will be created or if they will achieve the outcome required by the rule.	Provide confirmation of the timeframe and extent of construction of flood protection measures required to achieve NH 52(1)
The Coda Trust (S480)	S480.003	Planning Maps and Overlays	Natural Hazards	Amend		Provide greater clarification on the extent of the flood hazard maps for Westport including an independent peer review to ensure it is fit for purpose.
The Coda Trust (S480)	S480.004	Natural Hazards	NHR52	Amend	The rules framework will generate a massive amount of technical reports and getting resource consent more difficult and costly	Provide a mechanism to seek floor level heights or minimum building heights associated with subdivision from the District or Regional Council on a case by case basis similar to the service provided by Environment Canterbury.
The Coda Trust (S480)	S480.005	General Residential Zone	GRZ - R1	Amend	The Height in Relation to Boundary and Setback rules mean that combined with the natural hazard requirements in Westport resource consent will be required for every new build/retrofit	Exempt buildings from height in relation to boundary and setback standards where they are required to have elevated floor levels under the natural hazard rules
The O'Conor Institute Trust Board (S466)	S466.001	Planning Maps and Overlays	Hospital Zone	Support	The O'Conor Institute Trust Board ('the Board') own the property at 190 Queen Street, Westport that is zoned 'Hospital Zone' in the proposed TTPP (Map 150). It is noted that the whole property is covered	Retain Hospital Zone over property at 190 Queen Street, Westport

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					by this zoning (8.9790Ha) which the Board supports	
The O'Connor Institute Trust Board (S466)	S466.002	Planning Maps and Overlays	Rezoning Requests	Amend	The proposed zoning pattern would result in different setback rules applying to the O'Connor Home site at 190 Queen Street, Westport.	Rezone Stafford Street beside the O'Connor Home as General Residential Zone.
The O'Connor Institute Trust Board (S466)	S466.003	Hospital Zone	HOSZ - P1	Amend	Although the O'Connor Home is within the proposed Hospital Zone, aged care is only mentioned in the overview and objectives, but not specifically in the policies.	That 'aged care facilities and associated residential activities, including independent living' be added to the Hospital Zone Policy 1 (HOSZ - P1).
The O'Connor Institute Trust Board (S466)	S466.004	Hospital Zone	HOSZ - R1	Support	The board requests that 'aged care facilities and associated residential activity, including independent living' be incorporated into clause (k) of this definition as a part of ensuring the activities long established at 190 Queen Street, Westport are provided for.	That 'aged care facilities and associated residential activity, including independent living' be incorporated into clause (k) of this definition as a part of ensuring the activities long established at 190 Queen Street, Westport are provided for. It is also noted that the above 'o' point has 'laundries' misspelt as 'laudries' which needs to be corrected also.
The O'Connor Institute Trust Board (S466)	S466.005	Hospital Zone	HOSZ - R3	Amend	HOSZ - R1.3 and HOSZ - R1.5 contradict each other. R1.3 says the maximum building length is 20m where this is within 5m of an adjoining RESZ- Residential zone but R1.5 says that all buildings must be set back 5m from any residential zone. It is submitted that these rules need to be amended to ensure the TTPP is clear in its intentions.	Amend rules R1.3 and R1.5 so they don't contradict each other.
The O'Connor Institute Trust Board (S466)	S466.006	Hospital Zone	HOSZ - R3	Amend	There are no setback requirements for boundaries zoned 'General Rural Zone' which is supported, however a 2m setback from a General Rural Zone boundary may be appropriate.	Consider whether a 2m setback from a General Rural Zone boundary may be appropriate.
The O'Connor Institute Trust Board (S466)	S466.007	Hospital Zone	HOSZ - R1	Support in part	HOSZ - R10 - Residential Activity not provided for as a Permitted Activity. This is supported, so long as 'aged care facilities and associated residential activity, including independent living' is provided for	Retain provision for "aged care facilities and associated residential activity, including independent living' is provided for in HOSZ - R1.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					in HOSZ - R1. Aged care and associated residential activity including independent living, is necessary to ensure the O'Conor Home can continue to serve and provide for a vital community need.	
The O'Conor Institute Trust Board (S466)	S466.008	Natural Hazards	Westport Hazard Overlay	Amend	The definition of the Westport Hazard Overlay is supported, and in particular, the reference to the area to "be protected". It is however interpreted that the protection works planned by the WCRC Long Term Plan will provide that level of mitigation required by the wider planning framework, and addressed in the specific provisions addressed below. As such, it is submitted that the definition of the Westport Hazard Overlay be extended	Include the words "This applies to the area certified by the WCRC as protected noting the impacts of climate change have been included in the design, development and implementation of the Westport Flood and Coastal Erosion Protection Scheme".
The O'Conor Institute Trust Board (S466)	S466.009	Interpretation	Definitions	Amend	to avoid uncertainty and simplify the administration of the TTPP.	Any reference to AEP and ARI be appropriately defined
The O'Conor Institute Trust Board (S466)	S466.010	Natural Hazards	NHP13	Amend	The relationship of this policy with the protection to be provided by the WCRC Long Term Plan (via the Westport Hazard Overlay), and with Policy NH - R52, is unclear. It is assumed that the planning framework would require new development to mitigate against the Westport (flood) Hazard in advance of the protection provided by the WCRC being completed / certified. However once the LTP protection is certified, it is also expected that no such mitigation would be required. As such, the relevant policies and rules should clearly set out those expectations, while also providing for ease of administration and interpretation. It is submitted that the current provisions will not lead to this outcome.	Clauses a, b and c within Policy NH - P13 should be deleted, or at least remove any uncertainty as to whether the planned LTP works will provide the stated level of protection.

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The O'Conor Institute Trust Board (S466)	S466.011	Natural Hazards	NHR1	Amend	The 2-year timeframe imposed within clause 3 of this policy is opposed. Two years is a very short timeframe for all design, consenting and construction to be completed.	That clause 3 be deleted and integrated into what is currently clause 4.
The O'Conor Institute Trust Board (S466)	S466.012	Natural Hazards	NHR52	Amend	As set out under items 7 and 8 above, it is considered that the purpose and intent of this rule needs to be clearly stated, so that it leads to clear interpretation that is easy to administer. The current rule does not clearly apply the 'protection' to be provided by the WCRC and applied to the rules within the Westport Hazard Area. Likewise, it is in the communities interest for the O'Conor Home site to be further developed in future given the services it provided to the Buller community, including the provision of independent living. It is submitted that clause 1 need not contain the protection standard after the words 'Westport Flood and Coastal Erosion Protection Scheme' and before the words 'as certified by the West Coast Regional Council'.	Remove from clause 1 the protection standard after the words 'Westport Flood and Coastal Erosion Protection Scheme' and before the words 'as certified by the West Coast Regional Council'.
The O'Conor Institute Trust Board (S466)	S466.013	Historic Heritage	HH - R1	Amend		Amend the Rule so that it is clear that internal alterations not effecting the external appearance of the historic heritage building are be permitted.
The O'Conor Institute Trust Board (S466)	S466.014	Historic Heritage	HH - R2	Support	Given the requirement to comply with HH-R1, it is considered impossible to achieve the intent of providing for the activities in HH - R2 without triggering the need for resource consent approval. Likewise, it is considered that there are many suitably qualified and experience architects that do not necessarily fall within the definition of 'heritage architect'.	Suitably qualified and experienced architects should be provided for in R2 rather than 'heritage architects' specifically.

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The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.001	Tangata Whenua	Poutini Ngāi Tahu and the Management of Natural Resources	Amend	'tino Rakatirataka' (full exclusive authority) for Maori Reserves and the Arahura River will be managed by the present day owners and their future descendants	all reference to Te Tai o Poutini Maori Reserves and the Awa Arahura be deleted from the proposed 'One Plan' except a statement in the One Plan that the 'tino Rakatirataka' (full exclusive authority) as to the Treaty that the Maori Reserves and the Arahura River on Te Tai o Poutini will be managed by the present day owners and their future descendants using parliamentary law as a guide for management.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.002	Tangata Whenua	Tangata Whenua-Te Tangata Whenua	Amend	The proposed 'One Plan' needs to address the Treaty's 'tino Rakatirataka' of the owners of the reserves that have never been ceded to the Crown.	If the 'One Plan' committee views that the issue is beyond them then Mawhera Inc submits the Following:-Throughout the proposed "One Plan" document the document makes reference to Poutini Kai Tahu. Address if the reference directed at Poutini Kai Tahu the iwi (people) or the Mana Whakahono a Rohe group composed of Te Runaka o Kati Waewae, Te Runaka o Mahaki and Te Runaka o Kai Tahu who have named their group Poutini Kai Tahu. The document does not distinguish which Poutini Kai Tahu reference is directed to. No such reference is highly confusing.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.003	Tangata Whenua	Tino Rangatiratanga	Amend	Maori land that was not ceded or acquired by the Crown then as to Article 2 of the Maori version of 'tino Rakatirataka' applies.	Amend to address address if local government law applies to Maori land that has never been ceded to the Crown.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.006	Energy Infrastructure and Transport	Energy Infrastructure and Transport	Not Stated	Not stated	Not stated

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The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.007	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Amend	All the ancestral land within the boundaries of the 1860 Arahura Deed of Purchase known by the Kai Tahu Tipuna and their present day descendants as Te Tai o Poutini is a present day interpretation as a Site of Significant to them.	Amend the plan to include all the ancestral land within the boundaries of the 1860 Arahura Deed of Purchase, known by the Kai Tahu Tipuna and their present-day descendants as Te Tai o Poutini, as a Site of Significance to them.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.008	Interpretation	POUTINI NGĀI TAHU	Support	Other Kai Tahu hapu members who were titled to Te Tai o Poutini lands by the 1879 Young Commission have the right to be known as Poutini Kai Tahu also.	Amend definition to include other Kai Tahu hapu members who were titled to Te Tai o Poutini lands by the 1879 Yong Commission
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.009	Whole Plan	Whole plan	Amend	As the Maori name was the first name on the landscape then the Maori name precede the English name throughout any 'One Plan' future documents.	amend plan to Maori name precedes the English name throughout
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.010	Glossary	mana whenua	Amend	Manawhenua has diverse meanings and not just the meaning as stated in the proposed 'One Plan' document.	Amend meaning of mana whenua in relation to the properties that Mawhera Inc manage
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.011	Glossary	tangata whenua	Amend	Mawhera Inc. iwi that the incorporation represents possess exclusive Takata Whenua status over the properties that Mawhera Inc. manages for them.	Amend meaning of tangata whenua in relation to the area that Mawhera Inc. manages
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.012	Introduction	Description of the Districts	Amend	Within 2nd paragraph of Buller District Te Waipounamu is spelt with an hyphenated 's'. There is no 's' in the Maori language.	amend to read: Today economic activity in the Buller District is established around coal mining, dairy farming and fishing and the District is the home of the largest coal mining operation at Stockton in New Zealand/Aotearoa me Te Waipounamu's largest coal mining operation at Stockton. ...

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The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.013	Introduction	Description of the Districts	Amend	Westland District 2nd Paragraph."taoka for Kati Mahaki ki Makawhio".... Aotea is also a taoka of the ancestral descendants of the tipuna that were allocated land in Awarua (South Westland) by the 1879 Young Commission.	amend to read: ... aotea stone, which is a taonga for Ngāti Māhaki ki Makaawhio and the ancestral descendants of the tipuna that were allocated land in Awarua (South Westland) by the 1879 Young Commission, ...
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.014	Introduction	Description of the Districts	Amend	Mawhera river - 5th paragraph. Mawheranui is the full name of the river.	Amend Mawhera to Mawheranui
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.015	How The Plan Works	Satutory Context	Amend	By Mawhera Inc. legislative Order in Council Mawhera Inc. is legislated as an iwi authority to manage Maori Reserved Land on Te Tai o Poutini that has never been ceded to the Crown.	Amend second paragraph under figure 2 to include that Mawhera Inc is the legislated as an iwi authority over properties owned and managed by Mawhera Inc.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.016	How The Plan Works	Cross Boundary Matters	Amend	As Mawhera Inc possess manawhenua status then Mawhera Inc. be included in the integrated management of cross boundary issues.	Amend to include Mawhera Inc in the integrated management of cross boundary issues.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.017	Sites and Areas of Significance to Māori	Overview	Amend	Mawhera Inc. does not recognise the Mana Whakahono a Rohe that council's acknowledge.	Amend to include other groups that possess manawhenua status within Te Tai o Poutini rohe.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.018	Sites and Areas of Significance to Māori	Overview	Amend	Mawhera Inc. submits it has a legislative mandated authority to represent the iwi that are part of Mawhera Inc.	Consequential amendment from Tangata Whenua definition
The Proprietors of Mawhera Tiamana Mawhera	S621.019	Sites and Areas of Significance to Māori	Overview	Amend	A deed between Te Runaka o Kai Tahu and The Proprietors of Mawhera was executed on the 23 September 1997	Amend to read that vesting all Pounamu within the catchment of the Arahura river is

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Incorporation (S621)					vesting all Pounamu within the catchment of the Arahura river in The Proprietors of Mawhera.	vested in The Proprietors of Mawhera.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.020	Sites and Areas of Significance to Māori	Overview	Amend	3rd Paragraph. 1 & 2 makes reference to Poutini Kai Tahu. Who is the reference meant for, Poutini Kai Tahu the iwi or Poutini Kai Tahu the Mana Whakahono a Rohe group.	Consequential amendment from definition of Poutini Ngai Tahu
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.021	Sites and Areas of Significance to Māori	Overview	Amend	Confusing with the listed activities as it is not clear for who the activities will benefit (ie) Poutini Kaitahu the iwi or Poutini Kaitahu the Mana Whakahono a Rohe group and who of Poutini iwi will be consulted to implement the activities.	Subsequent amendment from Poutini Ngai Tahu definition Amend to read Sites and Areas of Significance to Māori Poutini Kai Tahu iwi
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.022	Tangata Whenua	Tangata Whenua-TeTangata Whenua	Amend	First paragraph states:- Kai Tahu comprises people who descend from the tribes five primary hapu as well as earlier Rapuwai, Hawea, Waitaha (insert Kati Wairaki) and Kati Mamoe ancestors.	Amend first paragraph to read Ngai Tahu comprises people who descend from the tribes five primary hapu as well as earlier Rapuwai, Hawea, Waitaha, Kati Wairaki and Kati Mamoe ancestors.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.023	Tangata Whenua	Tangata Whenua-TeTangata Whenua	Amend	The Kai Tahu Claims Settlement Act does not diminish or over-ride Mawhera Inc Order in Council that set up Mawhera Inc.	Amend second paragraph to include that the Ngai Tahu Claims Settlement Act does not give Te Runaka o Kai Tahu a mandate over Kai Tahu organisation(s) that were in existence who owned and managed ancestral land for Kai Tahu owners before the commencement of the act.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.024	Tangata Whenua	Tangata Whenua-TeTangata Whenua	Amend	There were iwi of other Kai Tahu hapu that were given Maori Reserved Land on Te Tai o Poutini at the time of the 1879 Young Commission that gave them manawhenua status over their land which their descendants today inherit	Amend to acknowledge iwi of other Ngai Tahu hapu that were given Māori Reserved land on Te Tai o Poutini at the time of the 1879 Young Commission
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.025	Tangata Whenua	Tangata Whenua-TeTangata Whenua	Oppose	Opposed by Mawhera Inc. as the incorporations legislative Order in Council mandates the incorporation to represent those Kati Waewae iwi who are shareholders in the incorporation	delete the reference to Te Runanga o Kati Waewae having the mandate to represent all Ngai tahu iwi

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The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.026	Tangata Whenua	Mana Whakahono aRoheAgreements	Oppose	No consultation was held with the present day ancestral descendants of the 1879 Young Commission	Consequential deletion re mandate of Poutini Ngai Tahu
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.027	Sites and Areas of Significance to Māori	Poutini Ngāi TahuRoles	Oppose	Mawhera Inc. possesses the exclusive right of those values that exist relating to the properties that the incorporation owns and manages.	Amend to state that Mawhera Inc. possess the exclusive right of Rakatirataka, Kaitiakitaka, Mauri, Mahika Kai Ki Uta Ki Tai, Waihi Tapu, Taoka, and Resources of Significance.values over the properties that Mawhera own and manage
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.028	Tangata Whenua	Treaty Settlement Requirements	Oppose	Poutini Kai Tahu and the Poutini Mana Whakahono a Rohe group possess no right to exercise 'tino Rakatirataka or Kaitiakitaka over the properties that Mawhera own and manage	Delete
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.029	Tangata Whenua	Hapu and Iwi Planning Documents	Oppose	Mawhera Inc. be consulted as the incorporation has exclusive 'tino Rakatirataka' over its properties that it owns and manages	Delete
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.030	Māori Purpose Zone	Māori Purpose Zone	Oppose	Mawhera Inc. opposes any type of zoning categorized over Mawhera Inc. property	Oppose zoning OSREZ - P6' CMUZ - P1, CMUZ -PREC 1, P1, P3, P5 c, GRUZ -18 e,GRUZ - R25 e, RLZ - R15 e, BCZ 4 e, MINZ -P6, MPZ, SVZ- P5 & P6 and R5 d over Mawhera Inc property
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.031	DESIGNATIONS	Westland District Council Designations	Amend	Why isn't 'Whare Rakau' Urupa, the water supply tanks and the water supply extraction and pumping building at Arahura recorded	Include 'Whare Rakau' Urupa, the water supply tanks and the water supply extraction and pumping building at Arahura recorded in the Area Specific Matters, Westland District Council Designations.
The Proprietors of Mawhera Tiamana Mawhera	S621.032	Appendix Three: Design Guidelines	Appendix Three: Design Guidelines	Oppose	2.1 Context. Oppose Paragraphs 1, 2, & 4. 2.2 Guidelines: Oppose Paragraphs IW1, IW2, IW5, IW6, & IW7.	delete

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Incorporation (S621)						
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.033	Appendix Four: Accidental Discovery Protocols	Appendix Four: Accidental Discovery Protocols	Oppose	If Koiwi is accidentally discovered on Mawhera owned and managed lands then Mawhera Inc. will decide who is contacted	delete
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.034	Whole Plan	Whole plan	Oppose	Te Runaka o Kati Waewae does not exclusively possess the tino Rakatirataka over the whole of the Kai Tahu takiwa.	Delete reference to Te Runanga o Ngati Waewae exclusively possessing the 'tino Rangatiratanga over the whole of the Ngai Tahu takiwa.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.035	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Amend	opposes the proposed sectionalizing of Te Tai o Poutini into Sites of Significant to Maori	All the land and all the lands constituent components, mountains, water, forests, flora and fauna within the boundaries of the 1860Arahura Deed of Purchase is ancestral land to the present day iwi who are descendants of the individual iwi that were allocated as owners of the Native Reserves by the 1879 Young Commission.
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.036	How The Plan Works	Satutory Context	Amend	Consequential amendment from definition of Tangata Whenua and manawhenua	Consequential amendment from definition of Tangata Whenua and manawhenua
The Proprietors of Mawhera Tiamana Mawhera Incorporation (S621)	S621.037	How The Plan Works	Satutory Context	Amend	Amend to state that Mawhera inc interests are represented by the incorporation	Amend to state that Mawhera inc interests are represented by the incorporation
Thomas McGaveston (S193)	S193.001	Planning Maps and Overlays	General Residential Zone	Support	I would like the proposed rezoning to residential to be retained as my family own that land and plan to develop the land into housing to provide alternative housing options outside the flood plain areas.	I support the proposed rezoning of the land at 5/153 Alma Road, Westport to residential.

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TiGa Minerals and Metals Limited (S493)	S493.001	Whole Plan	Whole plan	Neutral	To enable alternative relief which may give effect to the matters in the submission.	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.
TiGa Minerals and Metals Limited (S493)	S493.002	Introduction	Description of the Districts	Support	Highlight the strong history of mining, and current reliance on mining as a key industry.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.003	How The Plan Works	Mineral Extraction Zone	Amend	To reflect the dominant use, and to enable those activities as appropriate.	Amend the explanation of the Mineral Extraction Zone as follows: Locations Areas where mineral extraction and ancillary activities are enabled and expected to be the predominant use.
TiGa Minerals and Metals Limited (S493)	S493.004	Interpretation	Definitions	Amend	A new definition is sought - PRIMARY PRODUCTION	Insert PRIMARY PRODUCTION definition as follows: means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.
TiGa Minerals and Metals Limited (S493)	S493.005	Interpretation	CULTURAL LANDSCAPE	Amend	The definition of cultural landscape is vague.	Amend the definition to: a. refer to a schedule which specifically identifies landscapes of cultural significance to Poutini Ngai Tahu and b. refer to specific areas which are identified as cultural landscapes, to provide clarity to plan users about where the corresponding provisions apply.

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TiGa Minerals and Metals Limited (S493)	S493.006	Interpretation	EARTHWORKS	Amend	Would currently capture mineral extraction, exploration and prospecting.	Amend to read: means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavating of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, mineral prospecting, mineral extraction, mineral exploration and disturbance of land for the installation of fenceposts.
TiGa Minerals and Metals Limited (S493)	S493.007	Interpretation	FUNCTIONAL NEED	Support	TiGa support the inclusion of the National Planning Standards definition of Functional Need.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.008	Interpretation	LAKE	Support	TiGa supports that a lake excludes a dredge pond.	Retain as notified or expressly exclude a dredge pond.
TiGa Minerals and Metals Limited (S493)	S493.009	Interpretation	MINERAL EXPLORATION	Amend	Should provide for ancillary activities which are reasonably necessary to occur.	has the same meaning as in the Crown Minerals Act 1991 (as set out below) ... includes any drilling, dredging or excavations (whether surface or subsurface) and any ancillary activities that are reasonably necessary to determine the nature and size of a mineral deposit.
TiGa Minerals and Metals Limited (S493)	S493.010	Interpretation	MINERAL EXTRACTION	Amend	The inclusion of indigenous vegetation clearance/vegetation clearance.	Amend: means the excavation,... and includes ancillary activities such as earthworks, indigenous vegetation clearance/vegetation clearance , landscaping and rehabilitation works ...
TiGa Minerals and Metals Limited (S493)	S493.011	Interpretation	MINERAL PROSPECTING	Amend	Should provide for ancillary activities which are reasonably necessary to occur.	Amend: has the same meaning as in the Crown Minerals Act 1991 (as set out below) ... iii. Taking samples by hand or hand held methods; and iv. Taking small samples offshore by low-impact mechanical methods-; and v. ancillary activities reasonably necessary to identify land likely to

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						contain mineral deposits or occurrences.
TiGa Minerals and Metals Limited (S493)	S493.012	Interpretation	OPERATIONAL NEED	Support	Support the inclusion of the National Planning Standards definition of Operational Need.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.013	Glossary	Glossary	Amend	There are a number of terms referenced in SCHEDULE THREE which are not defined.	Amend the Glossary to include new terms, as follows: wāhi tohu, wāhi taonga, mahinga kai, nohoanga, Māori Reserve, tohu, whenua marae
TiGa Minerals and Metals Limited (S493)	S493.014	STRATEGIC DIRECTION	Strategic Directions Overview	Support	Objectives and policies are achieved consistent with the strategic directions.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.015	STRATEGIC DIRECTION	Connections and Resilience Strategic Objectives	Amend	Do not recognise the critical importance of land transport infrastructure.	Add new objective: To recognise and provide for the critical role land transport infrastructure plays in supporting communities including emergency services, and economic activity on the West Coast/Te Tai o Poutini.
TiGa Minerals and Metals Limited (S493)	S493.016	STRATEGIC DIRECTION	CR - O2	Support	Includes vital land transport networks which are crucial for economic activity.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.017	STRATEGIC DIRECTION	MIN - O1	Support	Recognises and provides for mining.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.018	STRATEGIC DIRECTION	MIN - O2	Support	Recognises that mineral extraction, prospecting and exploration occur.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.019	STRATEGIC DIRECTION	MIN - O3	Support	Require consenting pathways where other activities may be considered inappropriate.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.020	STRATEGIC DIRECTION	MIN - O4	Amend	Concern about the use of the word "existing", may preclude consideration of new activity.	Amend: To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic

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						generation."
TiGa Minerals and Metals Limited (S493)	S493.021	STRATEGIC DIRECTION	MIN - O6	Support	There may be effects associated with mining.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.022	STRATEGIC DIRECTION	NENV - O3	Amend	Should also recognise the fixed-in-location nature of minerals extraction.	Amend NENV - O3 as follows: To recognise: a. ...; b. The functional and operational need for infrastructure and mineral extraction activities to sometimes be located in significant areas; and c. ...
TiGa Minerals and Metals Limited (S493)	S493.023	STRATEGIC DIRECTION	NENV - O4	Amend	That some areas of the West Coast must be protected, which is directive.	Amend: To clearly identify: a. Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which require a greater degree of protection must be protected; and b. ...
TiGa Minerals and Metals Limited (S493)	S493.024	STRATEGIC DIRECTION	POU - P10	Amend	Management of potential adverse effects on the values.	Amend: Protect Manage adverse effects on Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three while ensuring Poutini Ngāi Tahu's key role in decision making around their management.
TiGa Minerals and Metals Limited (S493)	S493.025	Transport	Transport Objectives	Amend	To give effect to the West Coast Regional Policy Statement.	Include two new objectives in the Transport objectives as follows: 1. To provide for the safe, effective and efficient operation and use of land transport infrastructure to enable the movement of goods and people across the region. 2. Land transport corridors and land transport infrastructure are protected from incompatible land use activities and subdivision development, where these are defined as critical infrastructure.

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TiGa Minerals and Metals Limited (S493)	S493.026	Transport	TRN - O1	Amend	This objective should be located in the Strategic Directions chapter.	Retain, but move to CONNECTIONS AND RESILIENCE under STRATEGIC DIRECTIONS.
TiGa Minerals and Metals Limited (S493)	S493.027	Transport	TRN - O2	Oppose	Introduces the requirement to consider amenity effects of land transport infrastructure.	Delete objective TRN - O2, or Amend: To provide for the safe and efficient operation manage the effects of of land transport infrastructure on the character, landscape and amenity of the towns, settlements and rural areas and minimise while managing adverse effects on the surrounding environment.
TiGa Minerals and Metals Limited (S493)	S493.028	Transport	TRN - O3	Amend	Introduces the requirement to consider amenity effects of land transport infrastructure.	Amend: To enable accessibility, safety and connectivity of land transport infrastructure and consider the amenity of for all transport users, including pedestrians and cyclists.
TiGa Minerals and Metals Limited (S493)	S493.029	Transport	Transport Policies	Amend	Do not adequately protect or enable vital land transport links.	Include an additional policy as follows: "Recognise, protect and enable the function of land transport infrastructure to ensure the safe and efficient movement of people and goods. "
TiGa Minerals and Metals Limited (S493)	S493.030	Transport	TRN - P1	Amend	Because existing housing is located in close proximity to roads, difficult to achieve.	Amend TRN - P1 as follows: The road and rail networks shall; a. Be maintained or enhanced to provide safe and efficient transportation; b. Consider the needs of all transport users and modes of transport; and c. Minimise effects on adjoining properties including the impacts of vibration, noise and glare.
TiGa Minerals and Metals Limited (S493)	S493.031	Hazardous Substances	HS - P3	Amend	Does not reference the Minerals Extraction Zones.	Amend: Provide for the establishment and expansion of major hazard facilities within the Industrial, Port, Minerals Extraction and General Rural Zones, where adequate separation distances are maintained from

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						sensitive activities and valued natural, cultural and historic heritage features.
TiGa Minerals and Metals Limited (S493)	S493.032	Sites and Areas of Significance to Māori	SASM - O3	Amend	These sites often coincide with beach locations and mineral sand deposits.	Amend SASM - O3 as follows: The values of sites and areas of significance to Māori and cultural landscapes are protected from by managing adverse effects associated with inappropriate subdivision, use and development including inappropriate modification, demolition or destruction.
TiGa Minerals and Metals Limited (S493)	S493.033	Sites and Areas of Significance to Māori	SASM - P1	Amend	Amendment for consistency with proposed amendments to SASM-O3.	Amend: Protect Poutini Ngāi Tahu cultural landscapes from significant adverse effects of inappropriate subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use.
TiGa Minerals and Metals Limited (S493)	S493.034	Sites and Areas of Significance to Māori	SASM - P6	Amend	To ensure that unintentional disturbance through mineral extraction is not captured.	Amend: Within the Pounamu and Aotea Management overlay, enable tino rangatiratanga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu and avoid the intentional disturbance or intentional removal of this resource by non-hapū members.
TiGa Minerals and Metals Limited (S493)	S493.035	Sites and Areas of Significance to Māori	SASM - P7	Amend	A wording amendment is proposed to reflect changes requested to SASM - O3.	Amend SASM - P7 as follows: Protect and maintain sites and areas of significance to Māori from adverse effects by: a. ... b. Requiring activities on sites and areas of significance to Māori to minimise manage adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu.

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TiGa Minerals and Metals Limited (S493)	S493.036	Sites and Areas of Significance to Māori	SASM - P8	Amend	Should also recognise that activities may have an operational need to locate in areas.	Amend SASM - P8 as follows: Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: a. ...; c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional or operational needs of the activity it is not possible to avoid all adverse effects; and d. ...
TiGa Minerals and Metals Limited (S493)	S493.037	Sites and Areas of Significance to Māori	SASM - P11	Amend	This policy is directive and seeks avoidance of mining and quarrying.	Amend SASM P11 as follows: Recognise the significance to Poutini Ngāi Tahu ..., these areas; a. Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea; b.
TiGa Minerals and Metals Limited (S493)	S493.038	Sites and Areas of Significance to Māori	SASM - P12	Amend	May preclude mining in vast areas identified as areas of significance.	Delete SASM - P12, or amend to exclude minerals exploration, prospecting and exploration.
TiGa Minerals and Metals Limited (S493)	S493.039	Sites and Areas of Significance to Māori	SASM - P15	Amend	To ensure provision of any activity that has a functional or operational need in these areas.	Amend: Allow any other use and development on sites and areas of significance to Māori in Schedule Three where it can be demonstrated that the identified values of the site or area are protected and maintained, having regard to: ...
TiGa Minerals and Metals Limited (S493)	S493.040	Sites and Areas of Significance to Māori	SASM -R6	Amend	It is not considered appropriate for this rule to also apply to these activities.	Amend SASM - R6 as follows: SASM - R6 Earthworks (excluding minerals extraction, exploration and prospecting) Buildings and Structures not Provided for in SASM - R2 in Schedule Three - Sites and Areas of Significance to Māori
TiGa Minerals and Metals Limited (S493)	S493.041	Sites and Areas of Significance to Māori	SASM -R7	Amend	The use of a written approval to determine permitted activity status.	Amend SASM - R7 as follows: Activity Status Permitted Where: 1. ...; 3. In relation to other mineral extraction and quarrying activity: i. The mineral

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						extraction or quarrying activity complies with the Pounamu Vesting Act. Written approval is provided by the relevant Poutini Ngāi Tahu rūnanga—Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio, that the activity can occur within the Pounamu and/or Aotea overlay(s) and the written confirmation shall be provided to the relevant district council at least 10 working days prior to the activity commencing.
TiGa Minerals and Metals Limited (S493)	S493.042	Sites and Areas of Significance to Māori	SASM - R11	Amend	To enable mineral extraction to be notified to the relevant runanga.	Amend SASM-R11 as follows: Activity Status Discretionary Notification: Applications for farm quarries and mineral extraction on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga (absent their written approval).
TiGa Minerals and Metals Limited (S493)	S493.043	Sites and Areas of Significance to Māori	SASM - R15	Amend	Non-complying activity status may be prohibitive.	Amend activity status: SASM - R15 Mineral Extraction by other than by Poutini Ngāi Tahu in Sites and Areas of Significance to Māori Activity Status Non-complying Restricted Discretionary, with discretion restricted to the protection of the specific values associated with the SASM under Schedule 3.
TiGa Minerals and Metals Limited (S493)	S493.044	Sites and Areas of Significance to Māori	SASM - R19	Oppose	A prohibited activity status is problematic, minerals extraction may coincide with target resource.	Delete SASM - R19
TiGa Minerals and Metals Limited (S493)	S493.045	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Amend	Recognises a greater degree of protection by virtue of being in public conservation land.	Add objective: When considering resource consent applications which have effects on ecosystems and indigenous biodiversity, have regard to the protection afforded to other similar ecosystems and indigenous

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						biodiversity within public conservation land.
TiGa Minerals and Metals Limited (S493)	S493.046	Ecosystems and Indigenous Biodiversity	ECO- O2	Support	Supports mineral extraction where values can be maintained.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.047	Ecosystems and Indigenous Biodiversity	ECO- O4	Support	This objective supports the maintenance of the range and diversity of ecosystems on the West Coast.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.048	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	Should similarly recognise that activities may also have an operational need to locate.	Amend: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: a. ... d. The activity has a functional or operational need to be located in the area; e. The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat.
TiGa Minerals and Metals Limited (S493)	S493.049	Ecosystems and Indigenous Biodiversity	ECO - P3	Support	Minerals extraction activities often provide the ability for restoration and rehabilitation.	Retain subsections b and c as notified.
TiGa Minerals and Metals Limited (S493)	S493.050	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Inconsistent with the same policy in the West Coast Regional Policy Statement.	Amend: When assessing consents for subdivision, use and development, avoid activities which will: a. ...; b. Result in a degradation of the threat status, further measurable loss of indigenous cover (with the exception of Manuka and Kanuka) or disruption to ecological processes, functions or connections in land environments in category one or two ...
TiGa Minerals and Metals Limited (S493)	S493.051	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	The policy recognises the need to provide for offsetting or compensation to deal with residual adverse effects, and this is supported. This policy should also recognise the fixed-in-location nature of minerals extraction, and the fact that sometimes the location of minerals	Amend: When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters: a. ...; h. The functional or operational need for the activity to occur within areas of significant

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					locations coincide with, and have a functional and/or operational need to occur within, areas containing indigenous biodiversity.	indigenous vegetation or significant habitats of indigenous fauna; and hi . The appropriateness of any biodiversity offsetting or compensation in accordance with Policy 9 to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied.
TiGa Minerals and Metals Limited (S493)	S493.052	Ecosystems and Indigenous Biodiversity	ECO - P8	Amend	Inconsistent with the Coastal Environment chapter of the West Coast RPS and NZCP 2010.	Amend ECO - P8 as follows: Maintain indigenous habitats and ecosystems across the West Coast/Te Tai o Poutini by: a. ...; b. Minimising Managing adverse effects on, and providing access to, areas of indigenous biodiversity which are significant to Poutini Ngāi Tahu; c. Restricting Managing adverse effects arising from the modification or disturbance of coastal indigenous vegetation, dunes, estuaries and wetlands; d. Preserving Managing adverse effects on protected wildlife; and e. ...
TiGa Minerals and Metals Limited (S493)	S493.053	Ecosystems and Indigenous Biodiversity	ECO - P10	Amend	To fully give effect to Policy 9.1 of the West Coast Regional Policy Statement.	Amend ECO - P9 as follows: Protect indigenous biodiversity in the coastal environment from inappropriate subdivision, use and development by: a. ... b. Avoiding, remedying or mitigating other significant adverse effects on other indigenous vegetation, habitats and species within the coastal environment.
TiGa Minerals and Metals Limited (S493)	S493.054	Ecosystems and Indigenous Biodiversity	ECO - R1	Support	Provides for a number of vegetation clearance activities and the unique context.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.055	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	Unduly restrictive and unnecessary for the protection of coastal character.	Delete ECO - R2. Alternatively, set a higher vegetation clearance activity, such as 2,000m2 and allow any activity (not just residential, network utility, tracks etc) to

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						carry out limited clearance works.
TiGa Minerals and Metals Limited (S493)	S493.056	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	The functional and/or operational need to carry out such vegetation clearance.	<p>Include functional and operational need in ECO - P7 as per relief sought above, and/or amend ECO - R5 as follows:</p> <p>Discretion is restricted to:</p> <p>a.... g. Effects on recreational values of public land; and</p> <p>h. The matters outlined in Policies ECO - P6 and ECO - P7; and i. The functional or operational need for the activity to locate within the areawhere indigenous vegetation clearance is proposed to occur.</p>
TiGa Minerals and Metals Limited (S493)	S493.057	Ecosystems and Indigenous Biodiversity	ECO - R7	Support	The discretionary activity status for vegetation clearance within the specified areas is supported	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.058	Natural Features and Landscapes	NFL - P1	Amend	Should recognised the fixed-in-location nature and functional or operational need.	Amend: a. ...; j. Activities with a functional or operational need to locate within these areas.
TiGa Minerals and Metals Limited (S493)	S493.059	Natural Features and Landscapes	NFL - P2	Support	Recognises that sometimes adverse effects are not possible to avoid.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.060	Natural Features and Landscapes	NFL - P3	Amend	Should also include minerals extraction, exploration and prospecting.	Amend: Recognise that there are settlements, farms, minerals extraction, exploration and prospecting , and infrastructure located
TiGa Minerals and Metals Limited (S493)	S493.061	Natural Features and Landscapes	NFL - P5	Amend	To include consideration of short term, in addition to temporary, effects.	Amend NFL P4 as follows: Minimise adverse effects on outstanding natural landscapes and outstanding natural features by considering the following matters when assessing proposals for land use or subdivision: a. ...; d. The temporary, short term or permanent nature

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						of any adverse effects;
TiGa Minerals and Metals Limited (S493)	S493.062	Natural Features and Landscapes	NFL - R6	Amend	Other provisions already provide for these activities to be assessed.	Amend: Earthworks, excluding minerals extraction, exploration and prospecting activities , within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six ... Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.
TiGa Minerals and Metals Limited (S493)	S493.063	Natural Character and Margins of Waterbodies	NC - O1	Support	Provides for activities to occur, provided adverse effects are avoided or mitigated.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.064	Natural Character and Margins of Waterbodies	NC - O3	Amend	Should recognise that some activities also have an operational need to locate.	Amend: To provide for activities which have a functional or operational need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.
TiGa Minerals and Metals Limited (S493)	S493.065	Natural Character and Margins of Waterbodies	NC - P2	Amend	That some activities also have an operational need to locate within these environments.	Amend: Provide for indigenous vegetation removal, minerals extraction, exploration and prospecting activities and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable and:
TiGa Minerals and Metals Limited (S493)	S493.066	Natural Character and Margins of Waterbodies	NC - P3	Amend	That some activities also have an operational need to locate within these environments.	Amend NC - P3 as follows: Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these: a. Have a functional or operational need for their location; and

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TiGa Minerals and Metals Limited (S493)	S493.067	Natural Character and Margins of Waterbodies	NC - R3	Amend	Other provisions already adequately provide for these activities to be assessed.	Amend: Indigenous Vegetation Clearance and Earthworks excluding minerals extraction, exploration and prospecting activities , not meeting the Permitted Activity Rules Activity Status Discretionary. Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.
TiGa Minerals and Metals Limited (S493)	S493.068	Activities on the surface of water	ASW - R6	Amend		Amend: Specifically exclude suction dredging activities
TiGa Minerals and Metals Limited (S493)	S493.069	Activities on the surface of water	ASW - R7	Amend		Amend to specifically exclude suction dredging activities
TiGa Minerals and Metals Limited (S493)	S493.070	Coastal Environment	CE - O1	Support	Many people in the region derive benefit from the coastal environment.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.071	Coastal Environment	CE - O3	Amend	Some activities also have an operational need to locate within these environments.	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
TiGa Minerals and Metals Limited (S493)	S493.072	Coastal Environment	CE - P3	Amend	There are other activities which also have an operational need to locate.	Amend CE - P3 as follows: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. ... e. It is National Grid infrastructure an activity that has a functional and operational need to locate in

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						these areas.
TiGa Minerals and Metals Limited (S493)	S493.073	Coastal Environment	CE - P5	Support	The functional and operational need for buildings and structures.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.074	Coastal Environment	CE - R4	Oppose	District Plans allowed for moderately sized agricultural buildings.	Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is inline with what is permitted in the current District Plans.
TiGa Minerals and Metals Limited (S493)	S493.075	Earthworks	EW - O1	Support	Submission seeks for minerals extraction, exploration and prospecting activities to be excluded from earthworks.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.076	Earthworks	EW - P1	Amend	Enable all earthworks, instead of just temporary or small scale earthworks.	Amend: Enable temporary and small scale earthworks... .
TiGa Minerals and Metals Limited (S493)	S493.077	Earthworks	EW - R1	Amend	The spreading of vegetative matter is provided for within this permitted activity rule.	Amend EW - R1 as follows: All Permitted activities must comply with the following relevant standards.; All fill must consist of cleanfill material except for any vegetative matter which is being used as fill on the same site;
TiGa Minerals and Metals Limited (S493)	S493.078	Earthworks	EW - R2	Amend	Other provisions already adequately provide for these activities to be assessed.	Amend: EW - R2 Earthworks excluding minerals extraction, exploration and prospecting activities - All Zones
TiGa Minerals and Metals Limited (S493)	S493.079	Earthworks	EW - R4	Amend	Other provisions already adequately provide for these activities to be assessed.	Amend: Earthworks excluding minerals extraction, exploration and prospecting activities in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FUZ - Future Urban Zone, AIRPZ - Airport Zone, any OSRZ - Open Space and Recreation Zone and the MPZ - Māori Purpose Zone

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TiGa Minerals and Metals Limited (S493)	S493.080	Earthworks	EW - R6	Oppose	Control over earthworks separately is not considered necessary.	Delete EW - R6
TiGa Minerals and Metals Limited (S493)	S493.081	Earthworks	EW - R8	Amend	Other provisions already adequately provide for these activities to be assessed.	Amend EW - R8 as follows: EW - R8 Earthworks excluding minerals extraction, exploration and prospecting activities in any Zone not meeting Permitted Activity standards
TiGa Minerals and Metals Limited (S493)	S493.082	Light	LIGHT - O2	Amend	Not always possible while providing for operational lighting requirements.	Amend LIGHT - O2 as follows: Artificial outdoor lighting ..., the safe operation of the transport network, protects views of the night sky , the habitats and ecosystems of nocturnal native fauna and the species themselves.
TiGa Minerals and Metals Limited (S493)	S493.083	Light	LIGHT - P1	Amend	The wording of this policy is inconsistent with the corresponding objective.	Amend: Provide for the use of artificial outdoor lighting that: a. ... ; d. Minimises sky glow and light spill; and e. Protects Minimises the adverse effects on the health and well-being of people and ecosystems.
TiGa Minerals and Metals Limited (S493)	S493.084	Light	LIGHT - P2	Amend	Not always necessary to protect these views and doing so could affect operational requirements.	Amend LIGHT - P2 as follows: Control the intensity, location and direction of any artificial outdoor lighting to: a. ... ; c. Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in areas of outstanding coastal natural character;
TiGa Minerals and Metals Limited (S493)	S493.085	Light	LIGHT - R1	Oppose	Requires the discretion of the relevant territorial authority to assess compliance.	Delete LIGHT - R1
TiGa Minerals and Metals Limited (S493)	S493.087	Light	LIGHT - R4	Amend	A limit which is consistent with the current plans generally is sought.	Amend LIGHT - R4 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am - 10.00pm: 10 Lux; and b.

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						10:00pm – 7:00am: 2 Lux;
TiGa Minerals and Metals Limited (S493)	S493.088	Noise	NOISE - R6	Amend	A consistent time is sought for every day of the week.	Amend: Where: 1. Noise generated by any activity shall not exceed the following noise limits at any point within the notional boundary of any sensitive activity within any site receiving noise: a. 7:00am to 10:00pm Monday to Sunday Friday and 8:00am to 8:00pm weekends and public holidays : 55 dB LAeq (15 min) b. 10:00pm to 7:00am Monday to Sunday Friday and 8:00pm to 8:00am weekends and public holidays : 45 dB LAeq (15min) c. 10:00pm to 7:00am all days - 75 dB LAFmax
TiGa Minerals and Metals Limited (S493)	S493.089	Noise	NOISE - R11	Support	TiGa supports the inclusion of an appropriate noise standard for the Mineral Extraction Zone.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.090	Rural Zones	RURZ - O1	Amend	This objective is enabling of activities in the rural zones, however wording could be improved, and should refer to primary production which is defined in the National Planning Standards 2019.	Amend: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."
TiGa Minerals and Metals Limited (S493)	S493.091	Rural Zones	RURZ - O5	Amend	Wording amendments are suggested to improve this objective.	Amend: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised managed and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.

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TiGa Minerals and Metals Limited (S493)	S493.092	Rural Zones	RURZ - P1	Support	This policy supports a wide range of activities, which includes minerals extraction.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.093	Rural Zones	RURZ - P3	Amend	Should be extended to all primary production activities.	Amend RURZ - P3 as follows: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values.
TiGa Minerals and Metals Limited (S493)	S493.094	Rural Zones	RURZ - P15	Support	The policy provides for management of reverse sensitivity effects and is supported.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.095	Rural Zones	RURZ - P18	Amend	Include the ability to offset or compensate to provide for effects management hierarchy.	Amend RURZ - P18 as follows: Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or mitigated, offset or compensated for .
TiGa Minerals and Metals Limited (S493)	S493.096	Rural Zones	RURZ - P19	Amend	This policy is supported, however amendments are sought for consistency	Amend: Manage conflicts ...: a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and b.
TiGa Minerals and Metals Limited (S493)	S493.097	Rural Zones	RURZ - P21	Support	This policy requires the provision of adequate information to assess effects and is supported.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.098	Rural Zones	RURZ - P22	Support	This policy requires rehabilitation of land in an appropriate manner.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.099	Rural Zones	RURZ - P23	Support	Co-ordination which will avoid duplication of effort in resource consent processes.	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
TiGa Minerals and Metals Limited (S493)	S493.100	Rural Zones	RURZ - P24	Support	This policy supports the creation of Minerals Extraction Zones.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.101	Rural Zones	RURZ - P25	Amend	Does not reflect the full effects management hierarchy.	Amend: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: a. ... ; d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna;
TiGa Minerals and Metals Limited (S493)	S493.102	General Rural Zone	GRUZ - R11	Support	This rule provides for minerals exploration and prospecting and is supported.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.103	General Rural Zone	GRUZ - R12	Support	This rule provides for minerals extraction as a permitted activity, albeit in limited volumes.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.104	General Rural Zone	GRUZ - R24	Oppose	Non-rural activities is not defined. Without any definition it is unclear what is sought.	Delete
TiGa Minerals and Metals Limited (S493)	S493.105	General Rural Zone	GRUZ - R25	Amend	Matters of discretion include water quality. This is not a district planning matter and should be addressed through discharge permits sought through regional consenting. In order to be consistent with GRUZ-R11, this rule should apply to minerals prospecting and exploration also.	Amend: GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards ... Discretion is restricted to: a....k. Effects on riparian margins and water quality; l. ...
TiGa Minerals and Metals Limited (S493)	S493.106	General Rural Zone	GRUZ - R32	Oppose	Subsequent amendments to sub request GRUZ-R25, this rule becomes superfluous.	Delete GRUZ-32.
TiGa Minerals and Metals Limited (S493)	S493.107	Planning Maps and Overlays	Mineral Extraction Zone	Amend	Should be extended to include areas where Mining Permits have been issued by NZPAM.	Amend the planning maps to include additional Mineral Extraction Zones where mining permits have been granted by New

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						Zealand Petroleum and Minerals, including permits 60785, 51803 and 60917.01.
TiGa Minerals and Metals Limited (S493)	S493.108	Planning Maps and Overlays	Rezoning Requests	Amend	TiGa supports the inclusion of the Mineral Extraction Zone in the Proposed Plan, which recognises the significant economic contribution mining makes to the region, and the importance of enabling these activities. The Minerals Extraction Zones that have been mapped do not sufficiently cover mineral extraction activities on the West Coast and should be extended to include areas where Mining Permits have been issued by New Zealand Petroleum and Minerals	Rezone the following land to Mineral Extraction Zone: Lot 2 DP 314606, Sections 1-2 Block 1 Waiwhero SD, Lot 2 DP 402366, Part RS 3870, RS 2605, RS 431, RS 3250 Block 1 Waiwhero SD, Lot 2 DP 423442, RS 2841, Lot 1 DP 412689, RS 2847, Section 4-6 Block V Waiwhero SD, Section 7-8 Block V Waiwhero SD, RS 2931, RS 2932, Part RS 2639, RS 2933, Section 4033 Block V Waiwhero SD, RS 3316, Lot 1 DP 335367, RS 2930, RS 2929, Part RS 2928, Lot 1 DP 2719, Lot 2 DP 339364, Part RS 2635, Part RS 2634, Lot 1 DP 2178, Lot 1 DP 790, RS 4033, RS 2847, RS 3250
TiGa Minerals and Metals Limited (S493)	S493.109	Planning Maps and Overlays	Mineral Extraction Zone	Support	That the Mineral Extraction Zone over the resource consent application area is retained.	Retain the Minerals Extraction Zone over Lot 1 DP 412689, RS 2847, and Section 5 Block V Waiwhero SD on the Barrytown Flats as notified, with amendments as proposed in relation to specific provisions throughout this submission.
TiGa Minerals and Metals Limited (S493)	S493.110	Mineral Extraction Zone	MINZ - O1	Support	This objective enables mineral extraction activities in the MINZ and is supported	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.111	Mineral Extraction Zone	MINZ - O2	Amend	To allow for the full effects management hierarchy.	Amend: To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone minimises manages adverse effects on the environment, the community and the relationship of Poutini Ngāi Tahu with their ancestral lands, sites and areas of significance, water, wāhi tapu and other taonga.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
TiGa Minerals and Metals Limited (S493)	S493.112	Mineral Extraction Zone	MINZ - P1	Support	The recognition of important mineral resources through mineral extraction zones	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.113	Mineral Extraction Zone	MINZ - P2	Support	Recognises the need to protect mineral resources from reverse sensitivity effects .	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.114	Mineral Extraction Zone	MINZ - P3	Amend	To refer to the best practicable environmental outcome rather than best practice.	Amend: To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to the best practicable practice environmental standards
TiGa Minerals and Metals Limited (S493)	S493.115	Mineral Extraction Zone	MINZ - P4	Amend	To allow for the full effects management hierarchy.	Amend MINZ - P4 as follows: Maintain ... as far as practicable by: a. ... d. Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
TiGa Minerals and Metals Limited (S493)	S493.116	Mineral Extraction Zone	MINZ - P5	Support	Provides for adverse effects to be managed using the effects management hierarchy.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.117	Mineral Extraction Zone	MINZ - P6	Support	This policy recognises the need for Poutini Ngai Tahu involvement in certain resource consent processes and is supported.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.118	Mineral Extraction Zone	MINZ - P7	Amend	A wording amendment is proposed for consistency.	Amend: Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Performance standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of adjacent areas are met; ...
TiGa Minerals and Metals Limited (S493)	S493.119	Mineral Extraction Zone	MINZ - P8	Support	This policy seeks to ensure coordination with the West Coast Regional Council.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.120	Mineral Extraction Zone	Permitted Activities	Amend	Add farming activity and buildings as a permitted activity.	Include GRUZ-R1 as Permitted Activity in MINZ.

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TiGa Minerals and Metals Limited (S493)	S493.121	Mineral Extraction Zone	MINZ - R2	Amend	It is unclear why this rule is required.	Add advice note: This rule does not override the protection of consented activities under Section 9(3)(a) of the Resource Management Act 1991 or existing use rights provided for under Section 10 of the Act.
TiGa Minerals and Metals Limited (S493)	S493.122	Mineral Extraction Zone	MINZ - R3	Support	This rule provides for ancillary activities and is supported.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.123	Mineral Extraction Zone	MINZ - R6	Support	The activity status for vegetation clearance is supported.	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.124	Mineral Extraction Zone	MINZ - R7	Support	The activity status for mineral extraction activities is supported	Retain as notified.
TiGa Minerals and Metals Limited (S493)	S493.125	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	Concerned about the accuracy of some sites.	TiGa seeks that the identified sites of significance to Maori are reviewed for accuracy and further information is provided on the cultural values associated with each site.
TiGa Minerals and Metals Limited (S493)	S493.126	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 33	Amend	The accuracy of this SASM is questioned.	TiGa seeks that SASM33 is re-evaluated to provide an accurate area on the planning maps showing the location of the kainga sites.
TiGa Minerals and Metals Limited (S493)	S493.127	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - W034	Amend	Part of the proposed PUN-W034 SNA has been mapped over the Coastal Marine Area.	Remove the part of PUN-W034 where it is within the Coastal Marine Area.
TiGa Minerals and Metals Limited (S493)	S493.128	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	Include the mineral extraction and processing area within Minerals Mining Permit 60785.	Include any lawfully established minerals processing and extraction area within MP60785 at the time decisions are made on this Proposed Plan.

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TiGa Minerals and Metals Limited (S493)	S493.129	Appendix Seven: Mineral Extraction Management Plan Requirements	Outline of Content Requirements for a Mineral Extraction Management Plan	Amend	Requirements are presented in a confusing manner, not all matters listed may be required.	Amend: 1. ... 3. Management of Environmental Effects i. ... ii. Landscape values and Amenity (address all that are relevant) a. Landscape values b. Neighbouring landuses iii. Management of hazardous substances iv. Acid mine management v. Dust vi. Noise vii. Erosion and Sediment Control viii. Traffic ix. Lighting x. Archaeological and cultural values xi. Weed and pest management xii. Site rehabilitation and mine closure Appendices: Specific Management Plans (if required) 4. Key issues to be managed i. Heritage and Culture (address all that are relevant) a. Any archaeological or historic heritage values b. Poutini Ngāi Tahu Cultural landscape values ii. Acid Mine Drainage Management (where relevant) a. Prevention and minimisation measures b. Treatment and Control measures c. Monitoring, maintenance and contingency programme iii. Erosion and Sediment Control a. Drawings and specifications of erosion control measures b. Sizing and location of sediment controls (eg diversions, silt fences etc) c. Management of sediment retention ponds (where relevant) d. Decommissioning of sediment control structures e. Chemical treatment programme for sediment laden water (where relevant) f. Monitoring, maintenance and contingency programme iv. Waste Rock/Overburden Management a. Waste rock placement methods and procedures b. Slope stability c. Monitoring and maintenance 5. Specific Management Plans i. Hazardous Substances & Spill Contingency Management Plan ii. Dust

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						Management Plan iii. Noise Management Plan iv. Traffic Management Plan v. Lighting Management Plan vi. Fire Management Plan vii. Archaeological Management Plan viii. Annual Monitoring Plan ix. Site Rehabilitation Management Plan x. Weed and Pest Management Plan xi. Mine Closure Plan
TiGa Minerals and Metals Limited (S493)	S493.135	Light	LIGHT - R2	Amend	The Minerals Extraction Zones should also allow for 10 lux spill 24 hours of the day.	Amend LIGHT - R2 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am - 10.00pm: 25 Lux; b. 10.00pm - 7.00am: 10 Lux in the PORTZ - Port Zone, and MINZ - Mineral Extraction Zone; and c. 10.00pm - 7am: 5 Lux in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, HOSZ - Hospital, STADZ - Stadium, AIRPZ - Airport and all INZ - Industrial Zones;
Tim and Phaedra Robins (S579)	S579.001	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The line which identifies the ONL and HCNC is inappropriate and includes highly modified residential subdivision	Amend to align the ONL boundary with existing propertylines.
Tim and Phaedra Robins (S579)	S579.002	Natural Hazards	NHR33	Amend	Any residential activity (by definition of "sensitive activity") will require resource consent	Amend to remove Restricted discretionary activity status for existing subdivisions
Tim and Phaedra Robins (S579)	S579.003	Natural Hazards	NHR33	Amend	Any residential activity (by definition of "sensitive activity") will require resource consent	Alternative relief amend to exclude residential activities other than primary residential dwellings from this rule
Tim and Phaedra Robins (S579)	S579.004	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The line which identifies the ONL and HCNC is inappropriate and includes highly modified residential subdivision	Alternative relief, give effect to the decisions sought in respectof particular provisions set out below.
Tim and Phaedra Robins (S579)	S579.005	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	The 500m2 clearance rule is considered to be unduly restrictive and unnecessary	Delete ECO - R2

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Tim and Phaedra Robins (S579)	S579.006	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	The 500m2 clearance rule is considered to be unduly restrictive and unnecessary	Alternative relief, increase vegetation clearance volume to more accurately reflect the vegetation clearance required in a typical build
Tim and Phaedra Robins (S579)	S579.007	Natural Features and Landscapes	NFL - P3	Support	Recognises that there are settlements, farms and infrastructure located within ONL and ONF	REtain
Tim and Phaedra Robins (S579)	S579.008	Natural Features and Landscapes	NFL - R5	Amend	The maximum height limit above 5m does not reflect the topography of the land	Amend to remove 5m building limit for established subdivisions.
Tim and Phaedra Robins (S579)	S579.009	Natural Features and Landscapes	NFL - R5	Amend	The maximum height limit above 5m does not reflect the topography of the land	Alternative relief, provide a more realistic building height limit which considers the sloping topography of the area, and amend relevant definitions as necessary.
Tim and Phaedra Robins (S579)	S579.010	Natural Features and Landscapes	NFL - R6	Oppose	The cut height is unduly restrictive and not reflective of the topography	Delete 3.a.
Tim and Phaedra Robins (S579)	S579.011	Natural Features and Landscapes	NFL - R6	Amend	The cut height is unduly restrictive and not reflective of the topography	alternative relief, amend to provide a more generous cut height which enables residential development as intended in existing subdivisions.
Tim and Phaedra Robins (S579)	S579.012	Natural Features and Landscapes	NFL - R6	Amend	The cut height is unduly restrictive and not reflective of the topography	Remove reference to Coastal Environment.
Tim and Phaedra Robins (S579)	S579.013	Natural Features and Landscapes	NFL - R8	Amend	Residential buildings are not included in the list of permitted activities	Amend 6.a. to remove 3m height limit as it is arbitrary, particularly given the topography of NFL's.
Tim and Phaedra Robins (S579)	S579.014	Natural Features and Landscapes	NFL - R8	Amend	Residential buildings are not included in the list of permitted activities	Alternative relief, provide a more realistic building height limit which considers the sloping topography of the area.
Tim and Phaedra Robins (S579)	S579.015	Natural Features and Landscapes	NFL - R8	Support	there are rural residential subdivisions located within the NFL	Amend to include of residential buildings as a permitted activity, and increase floor area to 250m2 minimum to enable houses.

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Tim and Phaedra Robins (S579)	S579.016	Natural Features and Landscapes	NFL - R10	Oppose	Is ambiguous and uncertain	Deletecontrolled activity standard 2.
Tim and Phaedra Robins (S579)	S579.017	Coastal Environment	CE - O1	Support	Seeks to preserve the character of the coastal environment	Retain
Tim and Phaedra Robins (S579)	S579.018	Coastal Environment	CE - P5	Amend	The provisions which flow on from this policy do not reflect what is appropriate	Amend: a. Are existing lawfully established structures or sites ;
Tim and Phaedra Robins (S579)	S579.019	Coastal Environment	CE - P6	Support	the provision for buildings and structures within the coastal environment	Retain
Tim and Phaedra Robins (S579)	S579.020	Coastal Environment	CE - P7	Support	allows for development in areas already modified and expansion of existing settlements	REtain
Tim and Phaedra Robins (S579)	S579.021	Coastal Environment	CE - R4	Oppose	Unduly restrictive and do not provide for residential or rural activities	Delete CE-R4.2.iii.1
Tim and Phaedra Robins (S579)	S579.022	Coastal Environment	CE - R4	Amend	Unduly restrictive and do not provide for residential or rural activities	Alternative relief, replace with a more appropriate ground floor area limit which appropriately provides for reasonably sized residential dwellings
Tim and Phaedra Robins (S579)	S579.023	Coastal Environment	CE - R8	Oppose	maximum height limit does not reflect the topography of the land	Remove height limit
Tim and Phaedra Robins (S579)	S579.024	Coastal Environment	CE - R8	Amend	maximum height limit does not reflect the topography of the land	alternative relief: amend to set more appropriate heightlimit where subdivision is in place.
Tim and Phaedra Robins (S579)	S579.025	Coastal Environment	CE - R11	Amend	Earthworks are not enabled in an area that has been approved for subdivision	Amend to Include access and building platforms as a permitted activity.
Tim and Phaedra Robins (S579)	S579.026	Coastal Environment	CE - R16	Amend	Unduly restrictive for an identified and established subdivision.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Tim and Phaedra Robins (S579)	S579.027	Coastal Environment	CE - R18	Support	Unduly restrictive for an identified and established subdivision.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values

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Tim and Phaedra Robins (S579)	S579.028	Earthworks	EW - R1	Amend	Duplication of regional council rules.	Amend to remove 1.5 metre cut height or alternatively provide a more generous cut height which enables residential development as intended in existing subdivisions.
Tim and Phaedra Robins (S579)	S579.029	Earthworks	EW - R3	Oppose	500m2 is insufficient	Remove 500m2 limit on earthworks in the RLZ .
Tim and Phaedra Robins (S579)	S579.030	Earthworks	EW - R3	Amend	500m2 is insufficient	Alternative relief, amend to provide a more generous earthworks limit such as 2000m2
Tim Burden (S585)	S585.001	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Support	Recognising the importance of farming, quarrying and mining to the West Coast	retain provisions relating to farming, quarrying and mining to the West Coast
Tim Burden (S585)	S585.002	Rural Zones	Rural Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Tim Burden (S585)	S585.003	Open Space and Recreation Zones	Open Space and Recreation Zones	Support	Providing for mineral extraction in zones	retain provisions for mineral extractions in zones
Tim Burden (S585)	S585.004	Mineral Extraction Zone	Mineral Extraction Zone	Support		Retain
Tim Burden (S585)	S585.005	Planning Maps and Overlays	Rezoning Requests	Amend	Amend to Mineral Extraction Zone	Sections 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Part Lot 2 DP 315 be rezoned to Mineral Extraction Zone
Tim Macfarlane (S482)	S482.001	Planning Maps and Overlays	Natural Features and Landscapes	Oppose	Oppose ONL 31 - The line which identifies the ONL is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the ONL boundary with existing property lines.
Tim Macfarlane (S482)	S482.002	Planning Maps and Overlays	High Natural Character	Oppose	Re NCA 37 and NCA 38 - the line which identifies the HCNC is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been	Align the HCNC boundary with existing property lines

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					drawn to identify this overlay appears to have been arbitrarily drawn.	
Tim Macfarlane (S482)	S482.003	Natural Hazards	NHR33	Oppose	Any residential activity (by definition of "sensitive activity") will require resource consent within the Land Instability Overlay. Given that there is an approved subdivision with existing dwellings and ancillary buildings, this is unduly restrictive.	Remove Restricted discretionary activity status for existing subdivisions. Alternatively, exclude residential activities other than primary residential dwellings from this rule.
Tim Macfarlane (S482)	S482.004	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	The 500m2 clearance in the coastal environment is unduly restrictive and unnecessary for the protection of the coastal character or indigenous biodiversity. It does not enable clearance for a typical rural dwelling and access and is inconsistent with the underlying zoning of the property as rural residential.	Delete ECO - R2 Alternatively, increase vegetation clearance area in the coastal environment to more accurately reflect the vegetation clearance required in a typical build.
Tim Macfarlane (S482)	S482.005	Natural Features and Landscapes	NFL - P3	Support	Recognises that there are settlements, farms and infrastructure located within outstanding natural landscapes or outstanding natural features and provide for new activities and existing uses in these areas where the values that contribute to the outstanding natural landscape or feature are not adversely affected.	Retain as notified
Tim Macfarlane (S482)	S482.006	Natural Features and Landscapes	NFL - R5	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or its intended purpose as a rural residential subdivision. The limit is unduly prohibitive.	Remove 5m building limit for established subdivisions. Alternatively, provide a more realistic building height limit which considers the sloping topography of the area, and amend relevant definitions as necessary
Tim Macfarlane (S482)	S482.007	Natural Features and Landscapes	NFL - R6	Oppose	The cut height is unduly restrictive and not reflective of the topography of NFL's on the West Coast. Particularly in existing subdivisions which are intended for residential subdivision and have existing dwellings.	Remove 1 metre cut height or alternatively provide a more generous cut height which enables residential development as intended in existing subdivisions. Remove reference to Coastal Environment.

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Tim Macfarlane (S482)	S482.008	Natural Features and Landscapes	NFL - R8	Oppose	Residential buildings within an NFL are not included in the list of permitted activities, despite there being rural residential subdivisions located within the NFL. The maximum height limits for buildings is unduly prohibitive, particularly where the majority of the Coasts NFL areas are sloping in nature. The floor limits would also be unduly restrictive for a residential build which the submitter seeks to include.	Remove 3m height limit as it is arbitrary, particularly given the topography of NFL's. Alternatively, provide a more realistic building height limit which considers the sloping topography of the area. Inclusion of residential buildings as a permitted activity, and increase floor area to 250m2 minimum to enable houses.
Tim Macfarlane (S482)	S482.009	Natural Features and Landscapes	NFL - R10	Oppose	Controlled activity standard 2. Is ambiguous and uncertain	Delete controlled activity standard 2.
Tim Macfarlane (S482)	S482.010	Coastal Environment	CE - O1	Support	The submitter supports this objective which seeks to preserve the character of the coastal environment while recognising that the coastal environment is important in providing for people's social and economic wellbeing.	Retain as notified
Tim Macfarlane (S482)	S482.011	Coastal Environment	CE - P5	Oppose	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment. In addition, the policy does not recognise that there are existing subdivisions within the coastal environment where only some lots have been developed and some remain to be developed.	Include as additional text: a. Are existing lawfully established structures or sites;
Tim Macfarlane (S482)	S482.012	Coastal Environment	CE - P6	Support	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	Retain as notified
Tim Macfarlane (S482)	S482.013	Coastal Environment	CE - P7	Support	The submitter supports this provision, which allows for development in	Retain as notified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					areas already modified and expansion of existing settlements, however is concerned that the provisions which flow on from this policy are inappropriate.	
Tim Macfarlane (S482)	S482.014	Coastal Environment	CE - R4	Oppose	The coastal environment covers vast areas of the West Coast Region. The proposed restrictions on building in the Coastal Environment are unduly restrictive and do not provide for residential or rural activities which are anticipated by the zones. Many established buildings are already 200m2 and the rule would trigger a resource consent for almost every dwelling. The floor heights and floor area are unduly restrictive.	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.1. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,
Tim Macfarlane (S482)	S482.015	Coastal Environment	CE - R8	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or for sites which are already identified as a rural residential subdivision. The limit is unduly prohibitive.	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.
Tim Macfarlane (S482)	S482.016	Natural Features and Landscapes	NFL - R11	Oppose	Earthworks are not enabled in an area that has been approved for subdivision and which has a number of dwellings which are established.	Include access and building platforms as a permitted activity.
Tim Macfarlane (S482)	S482.017	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Tim Macfarlane (S482)	S482.018	Coastal Environment	CE - R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
Tim Macfarlane (S482)	S482.019	Earthworks	EW - R1	Support	This rule is a duplication of regional council rules and the 1.5m cut height is unduly	Remove 1.5m cut height or alternatively provide a more generous cut height which

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					restrictive, particularly in existing subdivisions with existing dwellings,.	enables residential development as intended in existing subdivisions.
Tim Macfarlane (S482)	S482.020	Earthworks	EW - R3	Oppose	500m2 is insufficient for building platform and access on land which has been identified for subdivision and where existing residential dwellings in the subdivision is well established.	Remove 500m2 limit on earthworks in the RLZ . Alternatively, provide a more generous earthworks limit such as 2000m2
Tim Macfarlane (S482)	S482.021	Subdivision	SUB - S1	Oppose	4ha is too large for a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle.	Remove the minimum 4ha and replace with something more practical for today's lifestyle housing requirements eg 5000m2 or 1ha
Tim Macfarlane (S482)	S482.022	General Rural Zone	GRUZ - R3	Oppose	4ha is too large for residential density in a bush block where it is possible to have a sense of spaciousness and rural character and where privacy can be gained without adverse effects to neighbours seeking a rural lifestyle.	Remove the minimum 4ha and replace with something more practical for today's lifestyle housing requirements eg 5000m2 or 1ha
Tim Macfarlane (S482)	S482.023	Planning Maps and Overlays	Planning Maps and Overlays	Amend	a. there are existing controls in place in relation to the section which enable development of the section in a manner that is harmonious with the surroundings; b. the highly modified nature of the pockets of land to the south at Point Elizabeth Heights and to the north with other subdivisions c. The land will be zoned as rural lifestyle zone under the TTPP and the controls in place in the overlays are inappropriate; d. the West Coast Regional Land and Water Plan places restrictions on the clearance of vegetation on this property as it sits within the Greymouth Earthworks control area. Additional controls are considered an unnecessary duplication.	Pull the overlays back to the boundary of the Point Elizabeth Heights subdivision at Cobden to where it abuts the Rapahoe Scenic Range Reserve.
Tim Penlington, Katie Deans, Karl and Brenda Feyen,	S137.001	Planning Maps and Overlays	Natural Hazards	Amend	We have determined from your TTPP rezoning maps that despite our building platforms being unaffected by the 100 year	Remove Coastal Severe Hazard overlay from property at Cuttance Road and replace with Coastal Hazard Alert overlay

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Catherine Woods, Richard Wallis (S137)					flooding in the recent 20 years that we have owned the above properties, the majority of our building platform have been zoned red (coastal severe hazard). These platforms were built to the approved elevation by the Westland district Council.	as per the attached diagram.
Tim Penlington, Katie Deans, Karl and Brenda Feyen, Catherine Woods, Richard Wallis (S137)	S137.002	Planning Maps and Overlays	Natural Hazards	Amend	The surrounding land is existing subdivision land is identical to the land on the south and the forestry land east of the sections has been zoned blue (alert).	Include the shaded green area at in the attached diagram within the Coastal Alert Overlay.
Tim Penlington, Katie Deans, Karl and Brenda Feyen, Catherine Woods, Richard Wallis (S137)	S137.003	Natural Hazards	Natural Hazards	Not Stated	We would like to see Council create a guideline booklet for landowners to help negotiate and understand these changes. Some suggested titles: a. resource consent applications and deadlines b. flood protection advice c. economical building solution and recommended structures d. council policy to buy back land that is unworkable e. insurance recommendation f. strategy for generational ownership and development g. council strategy for flood mitigation	Provide non-regulatory material to support landowners negotiate and understand natural hazard overlays and their implications.
Toka Tū Ake EQC (S612)	S612.001	STRATEGIC DIRECTION	CR - O1	Support	Adaptation to climate change is necessary for increased resilience	No Change
Toka Tū Ake EQC (S612)	S612.002	STRATEGIC DIRECTION	CR - O2	Support	Support building resilience and efforts to increase the resilience of critical infrastructure	No Change
Toka Tū Ake EQC (S612)	S612.003	STRATEGIC DIRECTION	CR - O3	Support	Support the development of critical infrastructure away from natural hazards	No Change
Toka Tū Ake EQC (S612)	S612.004	STRATEGIC DIRECTION	CR - O4	Support	Support the development of self-sufficient critical infrastructure	No Change

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Toka Tū Ake EQC (S612)	S612.005	STRATEGIC DIRECTION	TRM - O1	Amend	It is important that tourism developments recognise and minimise the risks from natural hazards.	Add: 9. Recognise the risk of natural hazards whereby new developments are located in less hazardous locations.
Toka Tū Ake EQC (S612)	S612.006	STRATEGIC DIRECTION	UFD - O1	Amend	Support the strategic objective to situate new developments in less hazardous locations	Amend: To have urban environments, and intensification , and built form... 11. to avoid intensification in higher hazard areas:
Toka Tū Ake EQC (S612)	S612.007	Energy	ENG - P2	Support	Support the building of community resilience and reduction of greenhouse gas emissions	No change
Toka Tū Ake EQC (S612)	S612.008	Infrastructure	INF - O4	Support	Support considering natural hazard mitigation and the effects of climate change	No change
Toka Tū Ake EQC (S612)	S612.009	Infrastructure	INF - P2	Support	Support the management of infrastructure and utilities in a way which considers resilience	No change
Toka Tū Ake EQC (S612)	S612.010	Infrastructure	INF - P4	Support	Support the treatment and safe disposal of stormwater	No change
Toka Tū Ake EQC (S612)	S612.011	Infrastructure	INF - P5	Support	We support the development of infrastructure which minimises stormwater runoff, thur reducing flooding risk.	No change
Toka Tū Ake EQC (S612)	S612.012	Infrastructure	INF - R2	Support		Retain
Toka Tū Ake EQC (S612)	S612.013	Infrastructure	INF - R16	Support	Support the councils' consideration of flood hazard management	No change
Toka Tū Ake EQC (S612)	S612.014	Infrastructure	INF - R19	Support	Support the councils' consideration of resilience to natural hazards and climate change	No change
Toka Tū Ake EQC (S612)	S612.015	Infrastructure	INF - R21	Support	Support the councils' consideration of natural hazards	No change
Toka Tū Ake EQC (S612)	S612.016	Transport	TRN - O4	Support	Support resilience to natural hazards and climate change	No change
Toka Tū Ake EQC (S612)	S612.017	Transport	TRN - R7	Support	Support the councils' consideration of flood hazard mitigation	No Change
Toka Tū Ake EQC (S612)	S612.018	Transport	TRN - R8	Support	Support the councils' consideration of flood hazard mitigation	No Change

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Toka Tū Ake EQC (S612)	S612.019	Transport	TRN - R9	Support	We support the councils' consideration of flood hazard mitigation	No Change
Toka Tū Ake EQC (S612)	S612.020	Hazardous Substances	HS - P2	Amend	It is our opinion that other (i.e. less than major) hazardous facilities should also be located away from areas at risk of natural hazards	Include hazardous facilities within the policy, and define what constitutes a significant natural hazard
Toka Tū Ake EQC (S612)	S612.021	Planning Maps and Overlays	Natural Hazards	Amend	The West Coast region has a number of active onshore and offshore faults around Westport and Buller which are not included on the TTPP planning map.	Add all active faults in the region to planning maps, including exclusion zones.
Toka Tū Ake EQC (S612)	S612.022	Natural Hazards	NHO1	Support	We support a regionally consistent, risk-based approach to natural hazard management for the West Coast Region	No Change
Toka Tū Ake EQC (S612)	S612.023	Natural Hazards	NHO2	Support	The reduction of risk from natural hazards and promoting community resilience and wellbeing.	No Change
Toka Tū Ake EQC (S612)	S612.024	Natural Hazards	NHO3	Neutral	Define the level of hazard deemed "significant" by the TTPP	Define what constitutes a significant natural hazard
Toka Tū Ake EQC (S612)	S612.025	Natural Hazards	NHO4	Support	We support the protection of natural features which reduce the impact of natural hazards on communities.	No Change
Toka Tū Ake EQC (S612)	S612.026	Natural Hazards	NHO5	Support	It is important to factor in the current and future impacts of climate change on natural hazard risk.	No Change
Toka Tū Ake EQC (S612)	S612.027	Natural Hazards	NHO6	Support	Ensure that natural hazard risk reduction measures do not increase risk or cause negative effects	No Change
Toka Tū Ake EQC (S612)	S612.028	Natural Hazards	NHP1	Support in part	It is important to define the level of hazard deemed "significant" by the TTPP	Define what constitutes a significant natural hazard
Toka Tū Ake EQC (S612)	S612.029	Natural Hazards	NHP2	Amend	It is important to define the level of hazard deemed "significant" by the TTPP	Define what constitutes a significant natural hazard
Toka Tū Ake EQC (S612)	S612.030	Natural Hazards	NHP4	Support	Consideration of climate change and changing environmental conditions in management of natural hazard risk	No change

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Toka Tū Ake EQC (S612)	S612.031	Natural Hazards	NHP5	Support	The consideration of managed retreat in minimising the risk posed to communities	No Change
Toka Tū Ake EQC (S612)	S612.032	Natural Hazards	NHP6	Amend	Suggest the Earthquake Hazard overlay be extended	Amend policy to extend if avoidance zones around faults to include areas of distributed and off-fault deformation, areas between fault strands and splays, and areas where the fault trace is uncertain.
Toka Tū Ake EQC (S612)	S612.033	Natural Hazards	NHP7	Support	Appropriate for unoccupied structures to be built in the Earthquake Hazard	No Change
Toka Tū Ake EQC (S612)	S612.034	Natural Hazards	NHP8	Support	The avoidance of critical response, health, community, educational, and hazardous facilities within the Coastal Tsunami Hazard Overlay	No Change
Toka Tū Ake EQC (S612)	S612.035	Natural Hazards	NHP9	Support	Restricting development of sensitive activities within areas at risk from natural hazards.	No Change
Toka Tū Ake EQC (S612)	S612.036	Natural Hazards	NHP10	Support	We support restricting development of sensitive activities within areas at risk from natural hazards.	No Change
Toka Tū Ake EQC (S612)	S612.037	Natural Hazards	NHP11	Support	Restricting development of sensitive activities within areas at risk from natural hazards.	No Change
Toka Tū Ake EQC (S612)	S612.038	Natural Hazards	Natural Hazards	Support	Support the thorough consideration of all aspects and impacts of natural hazard risk	No Change
Toka Tū Ake EQC (S612)	S612.039	Natural Hazards	NHP13	Oppose	Consider that further restrictions on subdivision, use and development within the Westport Hazard Overlay are appropriate.	Further limit subdivision, use, and development within the Westport Hazard Overlay
Toka Tū Ake EQC (S612)	S612.040	Natural Hazards	NHP14	Oppose	Consider that further restrictions on subdivision, use and development within the Hokitika Coastal Hazard Overlay are appropriate	Further limit subdivision, use, and development within the Hokitika Coastal Hazard Overlay
Toka Tū Ake EQC (S612)	S612.041	Natural Hazards	NHR1	Oppose	It is not appropriate to rebuild structures used for sensitive activities	Amend NH-R1 to prohibit reconstruction of buildings used for sensitive activities within the Flood Severe and Earthquake 20m zone

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Toka Tū Ake EQC (S612)	S612.042	Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Amend	That the highest flood risk category includes all areas which are expected to have >1m flood depths in a 1% AEP flood	<p>Amend Flood Severe and Flood Susceptibility to include all areas which are expected to have >1m flood depths in a 1% AEP flood
Toka Tū Ake EQC (S612)	S612.043	Natural Hazards	NHR8	Amend	Permitting commercial and industrial activities puts people in danger in their workplaces	Amend activity status for new commercial and industrial buildings and additions and alterations to existing buildings for critical response facilities in the flood severe overlay
Toka Tū Ake EQC (S612)	S612.044	Natural Hazards	NHR10	Support	The requirement of a finished floor level of 500mm above the 1% AEP flood event	No Change
Toka Tū Ake EQC (S612)	S612.045	Natural Hazards	NHR11	Support	Critical response facilities situated at risk from natural hazards	Retain
Toka Tū Ake EQC (S612)	S612.046	Natural Hazards	NHR12	Oppose in part	Commercial and industrial activities should be avoided within the Flood Severe Overlay	Amend activity status for new commercial and industrial buildings within the flood severe overlay to non-complying or prohibited.
Toka Tū Ake EQC (S612)	S612.047	Natural Hazards	NHR14	Support	The avoidance of sensitive activities within the flood severe overlay	Retain
Toka Tū Ake EQC (S612)	S612.048	Planning Maps and Overlays	Natural Hazards	Amend	The MfE guidelines state that uncertainty, fault complexity and distributed deformation should be included in fault avoidance zones.	Incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.049	Natural Hazards	NHR16	Support	The avoidance of sensitive activities within the earthquake hazard overlays	REtain
Toka Tū Ake EQC (S612)	S612.050	Natural Hazards	NHR17	Support	The avoidance of sensitive activities within the earthquake hazard overlays	retain
Toka Tū Ake EQC (S612)	S612.051	Natural Hazards	NHR15	Amend	Occupied buildings' is not defined	Amend wording of 'unoccupied building'
Toka Tū Ake EQC (S612)	S612.052	Natural Hazards	NHR19	Amend	Occupied buildings' is not defined	Amend term 'occupied building'

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Toka Tū Ake EQC (S612)	S612.053	Natural Hazards	NHR19	Amend	Occupied buildings' is not defined	Amend term 'occupied building'
Toka Tū Ake EQC (S612)	S612.054	Natural Hazards	NHR21	Amend	As written, the rules allow for development of sensitive activities within areas which may suffer severe ground deformation during a rupture of the Alpine fault	Amend to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.055	Natural Hazards	NHR22	Support in part	The rules allow for development of sensitive activities areas of severe ground deformation during a rupture of the Alpine fault.	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.056	Natural Hazards	NHR23	Support	We support the avoidance of community, education, and health facilities within the Earthquake Hazard Overlays	Retain
Toka Tū Ake EQC (S612)	S612.057	Natural Hazards	NHR24	Amend	Occupied buildings' is not defined	Amend 'occupied building'
Toka Tū Ake EQC (S612)	S612.058	Natural Hazards	NHR25	Amend	The rules allow for development of sensitive activities within areas which may suffer severe ground deformation during a rupture of the Alpine fault	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.059	Natural Hazards	NHR26	Amend	The rules allow for development of sensitive activities within areas which may suffer severe ground deformation during a rupture of the Alpine fault.	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.060	Natural Hazards	NHR27	Amend	Occupied buildings' is not defined	Amend 'occupied building'
Toka Tū Ake EQC (S612)	S612.061	Natural Hazards	NHR28	Amend	As written, the rules allow for development of sensitive activities within areas which	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					may suffer severe ground deformation during a rupture of the Alpine fault.	distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.062	Natural Hazards	NHR29	Amend	the current Earthquake Hazard Overlays are insufficient,	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.063	Natural Hazards	NHR30	Amend	Occupied buildings' is not defined,	Amend 'occupied building'
Toka Tū Ake EQC (S612)	S612.064	Natural Hazards	NHR31	Amend	The rules allow for development of sensitive activities within areas which may suffer severe ground deformation during a rupture of the Alpine fault.	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.065	Natural Hazards	NHR32	Amend	The rules allow for development of sensitive activities within areas which may suffer severe ground deformation during a rupture of the Alpine fault.	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.
Toka Tū Ake EQC (S612)	S612.066	Natural Hazards	Land Instability Overlay	Support	We support the restriction of development in areas at risk from land instability.	Retain
Toka Tū Ake EQC (S612)	S612.067	Natural Hazards	NHR33	Support	We support the restriction of development in areas at risk from land instability	Retain
Toka Tū Ake EQC (S612)	S612.068	Natural Hazards	NHR36	Support	We support the restriction of development in areas at risk from lake tsunami/seiche waves	Retain
Toka Tū Ake EQC (S612)	S612.069	Natural Hazards	Lake Tsunami Hazard Overlay	Support	We support the restriction of development in areas at risk from lake tsunami/seiche waves.	Retain

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Toka Tū Ake EQC (S612)	S612.070	Natural Hazards	NHR38	Oppose	reconstruction of buildings within hazard overlays should be subject to the same rules and policies as new buildings	Amend to Avoid reconstruction of buildings used for sensitive activities within the Coastal Severe Hazard Overlay,
Toka Tū Ake EQC (S612)	S612.071	Natural Hazards	NHR40	Amend	If industrial buildings are permitted in the coastal severe overlay, alert systems and evacuation planning should be mandated.	Add new condition: 3. Industrial buildings in the coastal severe overlay, alert systems and evacuation planning systems shall be in place.
Toka Tū Ake EQC (S612)	S612.072	Natural Hazards	NHR42	Support	If industrial buildings are permitted in the coastal severe overlay, alert systems and evacuation planning should be mandated.	Add: h Alert systems and evacuation planning
Toka Tū Ake EQC (S612)	S612.073	Natural Hazards	NHR43	Support	We support the restriction of development in areas at risk from coastal hazards	Retain
Toka Tū Ake EQC (S612)	S612.074	Natural Hazards	NHR44	Support	The restriction of development in areas at risk from coastal hazards	Retain
Toka Tū Ake EQC (S612)	S612.075	Natural Hazards	NH - R45	Support	Support the restriction of development in areas at risk from coastal hazards.	REtain
Toka Tū Ake EQC (S612)	S612.076	Natural Hazards	NHR46	Support	We support the restriction of development in areas at risk from coastal hazards	Retain
Toka Tū Ake EQC (S612)	S612.077	Natural Hazards	NHR47	Support	We support the restriction of development in areas at risk from tsunami	Retain
Toka Tū Ake EQC (S612)	S612.078	Natural Hazards	NHR48	Support	The restriction of development in areas at risk from tsunami.	REtain
Toka Tū Ake EQC (S612)	S612.079	Natural Hazards	NHR49	Support	The restriction of development in areas at risk from tsunami	Retain
Toka Tū Ake EQC (S612)	S612.080	Natural Hazards	Hokitika Coastal Overlay	Amend	Terminology for the Hokitika Coastal Overlay differs	Amend to use the preferred nomenclature for flood hazard and coastal inundation of %AEP (annual exceedence probability).
Toka Tū Ake EQC (S612)	S612.081	Natural Hazards	NHR50	Amend	Residual risk exists for buildings within the Hokitika Flood and Coastal Erosion Protection Scheme	Amend to require minimum finished floor levels 500mm above the 100-year ARI coastal inundation level for residential properties and 300mm above the 100-year ARI coastal inundation level for commercial and industrial buildings for all structures within the Hokitika Coastal

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						Hazard Zone.
Toka Tū Ake EQC (S612)	S612.082	Natural Hazards	NHR51	Support	We support the restriction of development in areas at risk from coastal hazards and flooding	Retain
Toka Tū Ake EQC (S612)	S612.083	Natural Hazards	Westport Hazard Overlay	Amend	Terminology for the Westport Hazard Overlay differs	Amend to use the preferred nomenclature for flood hazard and coastal inundation is using %AEP (annual exceedence probability), and to distinguish between flood ponding areas and flood stream/overland flow paths for lower and higher flood hazard, respectively.
Toka Tū Ake EQC (S612)	S612.084	Natural Hazards	NHR52	Amend	Residual risk exists for buildings within the Westport Flood and Coastal Erosion Protection Scheme	Amend: minimum finished floor levels 500mm above the 100-year ARI coastal inundation level for residential properties and 300mm above the 100-year ARI coastal inundation level for commercial and industrial buildings for all structures within the Westport Hazard Zone.
Toka Tū Ake EQC (S612)	S612.085	Natural Hazards	NHR53	Support	We support the restriction of development in areas at risk from coastal hazards and flooding	Retain
Toka Tū Ake EQC (S612)	S612.086	Subdivision	SUB - O2	Amend	It is important to define the level of hazard deemed "significant" by the TTPP	Define what constitutes a 'significant' natural hazard
Toka Tū Ake EQC (S612)	S612.087	Subdivision	SUB - O5	Support	We support the use of esplanade reserves and strips	Retain
Toka Tū Ake EQC (S612)	S612.088	Subdivision	SUB - P1	Support	Subdivision which minimises the risk from natural hazards to lives and property	Retain
Toka Tū Ake EQC (S612)	S612.089	Subdivision	SUB - P2	Support	The requirement that infrastructure ensures treatment and safe disposal of stormwater	Retain
Toka Tū Ake EQC (S612)	S612.090	Subdivision	SUB - P4	Amend	Instances described in SUB-P4, subdivision should be avoided entirely	Amend "Manage significant risks from natural hazards by restricting subdivision that..." to "Manage significant risks from

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						natural hazards by avoiding subdivision that:....".
Toka Tū Ake EQC (S612)	S612.091	Subdivision	SUB - P6	Support	Avoiding subdivision which creates new allotments within the Earthquake Hazard Overlays.	Retain
Toka Tū Ake EQC (S612)	S612.092	Subdivision	SUB - P9	Support	Widening of the esplanade strip where appropriate to provide extra protection from natural hazards	Retain
Toka Tū Ake EQC (S612)	S612.093	Subdivision	Subdivision Rules	Support	The inclusion of natural hazards in matters of control for restricted and restricted discretionary activities	Retain
Toka Tū Ake EQC (S612)	S612.094	Subdivision	SUB - R3	Support	We support Natural Hazards being included in matters of control	Retain
Toka Tū Ake EQC (S612)	S612.095	Subdivision	SUB - R4	Support	Natural Hazards being included in matters of control	Retain
Toka Tū Ake EQC (S612)	S612.096	Subdivision	SUB - R5	Support	Exclusion of areas within the Overlays	Retain
Toka Tū Ake EQC (S612)	S612.097	Subdivision	SUB - R6	Amend	The inclusion of Natural hazards or geotechnical constraints as matters of control	Amend to include Natural hazards or geotechnical constraints as matters of control
Toka Tū Ake EQC (S612)	S612.098	Subdivision	SUB - R8	Support	The inclusion of Natural hazards or geotechnical constraints as matters of control	Amend to include Natural hazards or geotechnical constraints as matters of control
Toka Tū Ake EQC (S612)	S612.099	Subdivision	Restricted Discretionary Activities	Amend	The inclusion of Natural hazards or geotechnical constraints as matters of control	Amend to include of Natural hazards or geotechnical constraints as matters of discretion
Toka Tū Ake EQC (S612)	S612.100	Subdivision	SUB - R12	Amend	It is essential that future growth adequately considers exposure to natural hazards	Include natural hazards and geotechnical consriants in matters of discretion
Toka Tū Ake EQC (S612)	S612.101	Subdivision	SUB - R13	Amend	Should not lead to use of the land for critical response facilities within any natural hazard overlay.	Amend The subdivision will not lead to use of the land within the Coastal Tsunami Overlay for critical response facilities; The subdivision will not lead to use of the land within natural hazard overlays for

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						critical response facilities;
Toka Tū Ake EQC (S612)	S612.102	Subdivision	SUB - R20	Support	We support discretionary status for subdivision in the Westport Hazard Overlay	Retain
Toka Tū Ake EQC (S612)	S612.103	Subdivision	SUB - R21	Support	Discretionary status in the Coastal Severe and Flood Severe Natural Hazard Overlays	Retain
Toka Tū Ake EQC (S612)	S612.104	Subdivision	SUB - R26	Support	Non-complying status for subdivision in the Earthquake Hazard Overlays	Retain
Toka Tū Ake EQC (S612)	S612.105	Subdivision	SUB - R28	Support	Prohibited status for subdivision to create allotments in the 20m Earthquake Hazard Overlay	Retain
Toka Tū Ake EQC (S612)	S612.106	Subdivision	SUB - S2	Support	Indicative building platforms be outside of any natural hazard overlays	No Change
Toka Tū Ake EQC (S612)	S612.107	Subdivision	SUB - S4	Support	Where the means of stormwater disposal is to ground, that area shall not be subject to instability, slippage or inundation, or used for the disposal of wastewater.	Retain
Toka Tū Ake EQC (S612)	S612.108	Subdivision	SUB - S5	Amend	Effluent disposal does not cause land instability issues	Amend to read: 1. All allotments must provide the means for disposal of wastewater from all potential land uses that could be established on the respective allotments that does not involve a direct discharge to fresh or coastal water or exacerbate/trigger land instability issues.
Toka Tū Ake EQC (S612)	S612.109	Future Urban Zone	FUZ	Support in part	Land identified for future urban development is subject to land instability.	Amend rule framework for future urban zones in areas subject to land instability to include provision for requiring/encouraging/ enabling- or even leading/implementing area- wide/global land stability mitigation measures prior to development rather than allowing an ad-hoc development of potentially unstable slopes.
Toka Tū Ake EQC (S612)	S612.110	Future Urban Zone	Future Urban Zone	Support	The identification and management of land for future urban development	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Toka Tū Ake EQC (S612)	S612.111	Future Urban Zone	FUZ - O2	Support	Future urban land being made available for managed retreat.	Retain
Toka Tū Ake EQC (S612)	S612.112	Future Urban Zone	FUZ - O4	Amend	Urbanisation of FUZ sites in a planned manner	Amend to include the process that will be used to identify risk levels regarding natural hazard risk, identification of levels of risk tolerance/risk thresholds and whether risk tolerance levels have been met, an opportunity for engagement or for external agencies and individuals to submit on the plan. The opportunity/ possibility of considering and including area-wide land stability mitigation prior to development as part of defining the infrastructure requirements for the FUZ
Toka Tū Ake EQC (S612)	S612.113	STRATEGIC DIRECTION	UFD - O1	Support	Support the strategic objective to situate new developments and intensification in less hazardous locations, and to avoid intensification in higher hazard areas	Retain 4.
Toka Tū Ake EQC (S612)	S612.114	Planning Maps and Overlays	Natural Hazards	Amend	The Flood Severe and Flood Susceptibility overlays are inconsistent with the rest of New Zealand	Amend Flood Severe hazard overlay to areas where flood waters in a 1% AEP flood are expected to be above 1 m, consistent with flood mapping in other NZ territorial authorities
Toka Tū Ake EQC (S612)	S612.115	Planning Maps and Overlays	Natural Hazards	Amend	There is no consideration of areas prone to liquefaction	Include potentially liquefiable land in maps.
Toka Tū Ake EQC (S612)	S612.116	Natural Hazards	Natural Hazards Rules	Support	National guidelines regarding how to treat ground or design foundations to mitigate	Set rules for building on liquefiable land that are consistent with MBIE guidance on liquefiable land.
Toka Tū Ake EQC (S612)	S612.117	Natural Hazards	Other Relevant Provisions	Amend	It should be noted that lake seiche can occur with ground shaking alone, and lake tsunamis can be generated by landsides falling into lake not just fault	Investigate hazards to all lakes
Toka Tū Ake EQC (S612)	S612.118	Natural Hazards	Other Relevant Provisions	Support	Some areas are subject to multiple hazards	Amend to add a framework for an appropriate management method for areas subject to multiple hazards

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						include their identification and then managing them by taking a multi-hazard, precautionary approach limiting future development or sensitive/ post emergency response activities within the area.
Toka Tū Ake EQC (S612)	S612.119	Natural Hazards	NHR1	Amend	Amend	Prohibit reconstruction of buildings used for critical response, health, community, education or hazardous facilities within any natural hazard overlay.
Toka Tū Ake EQC (S612)	S612.120	Natural Hazards	NHR1	Amend		Require buildings reconstructed within the Flood Susceptibility Overlay to have the same finished floor level above the 1% AEP flood level as a new building in the same category.
Toka Tū Ake EQC (S612)	S612.121	Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Amend	The lower-risk flood hazard category in the TTPP is poorly defined and not well explained.	Amend to distinguish between flood ponding areas and flood stream/overland flow paths for lower and higher flood hazard, respectively
Toka Tū Ake EQC (S612)	S612.122	Natural Hazards	Natural Hazards	Support	The preferred nomenclature for flood hazard is using %AEP (annual exceedance probability)	Retain %AEP (annual exceedance probability)
Toka Tū Ake EQC (S612)	S612.123	Natural Hazards	NHR8	Amend	Flood early warning systems and evacuation plans are mandated for all occupied buildings in the Flood Severe overlay	Add a new condition: 3. Flood early warning systems and evacuation plans are mandated for all occupied buildings.
Toka Tū Ake EQC (S612)	S612.124	Natural Hazards	NHR8	Amend	Relocate critical response facilities out of flood areas	Add a condition: 4. All critical response facilities to be relocated out of the flood severe area and preferably the flood susceptibility area, unless their location is a critical part of their purpose/function
Toka Tū Ake EQC (S612)	S612.125	Natural Hazards	NHR12	Amend	Buildings located within the Flood Severe overlay require flood early warning systems and evacuation plans	Add matter for discretion: h. The installation of flood early warning systems

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						and implementation of evacuation plans.
Toka Tū Ake EQC (S612)	S612.126	Natural Hazards	NHR38	Amend		Add new condition. 3. There is risk mitigation measures for buildings used for sensitive activities reconstructed within the Coastal Alert Hazard Overlay.
Toka Tū Ake EQC (S612)	S612.127	Natural Hazards	NHR40	Oppose	Critical Response Facilities should be relocated out of the coastal severe overlay, and preferably the coastal alert overlay.	Exclude Critical Response Facilities in the coastal severe overlay, and preferably the coastal alert overlay.
Toka Tū Ake EQC (S612)	S612.128	Natural Hazards	NHR42	Amend	Critical Response Facilities should be relocated out of the coastal severe overlay, and preferably the coastal alert overlay.	Amend to state that Critical Response Facilities be relocated out of the coastal severe overlay, and preferably the coastal alert overlay.
Toka Tū Ake EQC (S612)	S612.129	Subdivision	SUB - P4	Support	Important to define the level of hazard deemed "significant" by the TTPP	define what constitutes a significant hazard.
Toka Tū Ake EQC (S612)	S612.130	Subdivision	SUB - R5	Support	The inclusion of Natural hazards or geotechnical constraints as matters of control	Retain
Toka Tū Ake EQC (S612)	S612.131	Subdivision	SUB - R6	Support	exclude areas subject to overlays	Retain
Toka Tū Ake EQC (S612)	S612.132	Subdivision	SUB - R8	Support	Exclusion of areas within the Overlays	Retain
Toni Chittock (S61)	S61.001	Sites and Areas of Significance to Māori	SASM -R4	Oppose	{SASM 197 Okuru; SASM - R4 Indigenous vegetation clearance} This rule should not be valid on the parcels of freehold land affected. Major effects on Haast farming community, affects the mental health and well-being of the community. Oppose the immediate legal effect, should be changed to 'not effective' on freehold land and only affect Crown Leasehold or Maori land.	Remove SASM - R4 provisions as apply to SASM 197 on private land. Rule should be "not effective" on freehold land
Toni Chittock (S61)	S61.002	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Amend	SASM should be identified correctly on the map and not with a random line.	Review boundary of SASM 197 at Okuru

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Toni Chittock (S61)	S61.003	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Amend	Lack of evidence in the Haast area.	Clarify the reasons why some areas are identified as SASM.
Tony Barrett (S110)	S110.001	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	HOC - 093	Support in part	The area designated as HOC-093 SNA has previously been utilised as a cattle grazing block, but this has not continued to recent times and as such the submitter acknowledges the area could be redesignated through this process. However, and further redesignation of this type will significantly disadvantage current and future landowners of the block through land value and land utilisation decreases.	Agree with the redesignation of area identified as HOC-093 as SNA under this plan. However, this agreement subject to confirmation no further land designation of this type is attributed to any other land owned by the submitter.
Tony Schroder (S343)	S343.001	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA33	Oppose	I do not believe the area South of Chesterfield and the Road North of the Waimea Creek meet the criteria as High Natural Character. The area has been modified over decades and is not correctly mapped. The natural character scales are not defined in the RMA or NZCPS. There are adverse impacts on current and future owners of freehold rural land with the identification.	Remove the area South of Chesterfield and north of the Waimea Creek from the High Natural Character Schedule.
Tony Schroder (S343)	S343.002	Planning Maps and Overlays	High Natural Character	Oppose	I do not believe the area South of Chesterfield and the Road North of the Waimea Creek meet the criteria as High Natural Character. The area has been modified over decades and is not correctly mapped. The natural character scales are not defined in the RMA or NZCPS. There are adverse impacts on current and future owners of freehold rural land with the identification	Remove the area South of Chesterfield and the Road North of the Waimea Creek from being mapped within the High Natural Character overlay.
Tony Schroder (S343)	S343.003	Planning Maps and Overlays	Coastal Environment	Oppose	60% of the property is within the coastal environment, but most of it has no connection with the coast.	Move coastal environment boundary on our property and realign to the terrace edge

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Tony Schroder (S343)	S343.004	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	Needs clarification and amendment re Permitted Activities and Clearance areas	Clarify the rule and make it less restrictive for freehold rural landowners. Provide for basic West Coast landowner/homesteading activities.
Tony Schroder (S343)	S343.005	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	Needs clarification and amendment re Permitted Activities and Clearance areas	Clarify the rule and make it less restrictive for freehold rural landowners. Provide for basic West Coast landowner/homesteading activities.
Totally Tourism Limited (S449)	S449.001	Airport Zone	Airport Zone	Support	The intention of the Zone to ensure that the Franz Josef Heli port continues to operate as significant tourism and industry infrastructure is fully supported.	Retain the Franz Josef Heliport Airport Zone.
Totally Tourism Limited (S449)	S449.002	Airport Zone	AIRPZ - R1	Support	The submitter supports the definition of Airport Activities and Rule AIRPZ-R1 which provides for airport activities as a Permitted Activity.	Retain definition of Airport Activities and Rule AIRPZ - R1 as notified.
Totally Tourism Limited (S449)	S449.003	Interpretation	AIRPORT ACTIVITIES	Support	The submitter supports the definition of Airport Activities and Rule AIRPZ-R1 which provides for airport activities as a Permitted Activity.	Retain the definition as notified.
Totally Tourism Limited (S449)	S449.004	Planning Maps and Overlays	Airport Zone	Amend	Re Airport Noise Boundary: The 50dB Ldn noise contour identified on the proposed plan maps is understood to be based upon helicopter operations based on levels of use as of 2017. This should be summer 2018 or 2019 as these would reflect a busier period. Limiting helicopter operations to the 2017 level of operations will have a potential adverse effect on the economic well-being of the submitter, other aircraft operators, and the Franz Josef community if flight operations are restricted.	Amend Airport Noise Boundary at Franz Josef to reflect the maximum air movements - either from the 2018 or 2019 if these are greater than the 2017 year.
Totally Tourism Limited (S449)	S449.005	Noise	NOISE - R3	Support	The submitter agrees with the identification of an air noise boundary within which new buildings housing noise sensitive activities shall be required to meet minimum levels of acoustic insulation.	Support acoustic requirements for sensitive activities within the Airport Noise Boundary,

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Totally Tourism Limited (S449)	S449.006	Noise	NOISE - R10	Support	The submitter acknowledges and supports the consenting pathway available if noise limits from aircraft operations at Franz Josef Airport exceed the 50db Ldn noise contour as a Restricted Discretionary Activity as per proposed Rule NOISE R10(5).	Retain as notified including RDA where Permitted Activity standards exceeded.
Totally Tourism Limited (S449)	S449.007	Planning Maps and Overlays	Settlement Zone	Support	Re Lot 2 Deposited Plan 408756 & Lot 9 Deposited Plan 1433 which are located off Cook Flat Road, Fox Glacier. The submitter fully supports the 'up-zoning' of Lot 2 DP 408756 to Settlement Zone. It is considered that this provides for a logical consolidation of residential, commercial, recreational, and rural community uses in close proximity to the existing 'Town Centre' / Scenic Visitor Zone. Enabling this type of land use will help to prevent the spread of urban development further down Cook Flat Road and into the rural environment further west of the existing township.	Retain Settlement Zone for Lot 2 Deposited Plan 408756 & Lot 9 Deposited Plan 1433 which are located off Cook Flat Road, Fox Glacier
Totally Tourism Limited (S449)	S449.008	Planning Maps and Overlays	Rezoning Requests	Oppose	Re Lot 33 Deposited Plan 409401. The site is located off Donovan Drive, Franz Josef and comprises a land area of 72.79Ha. The zoning is opposed. The land was previously zoned Tourist Zone and Residential Zone. Revoking this Zoning significantly de-values the submitters land and changes the anticipated level of commercial and community development for those residential lot owners who have already bought land and established residences in the Franz Alpine Resort. [refer submission for more information]	Rezone the 72.79 ha of land (Lot 33 Deposited Plan 409401) located off Donovan Drive, Franz Josef at to Settlement Zone - Settlement Centre Precinct.
Totally Tourism Limited (S449)	S449.009	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The location of the Outstanding Natural Landscape "ONL" line over the eastern part of the site is incongruous with Settlement Zone boundary. Specifically, it seems at	Move the ONL boundary so that <i>Lot 33 Deposited Plan 409401</i> at Donovan Drive Franz Josef does not have any ONL located on

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					odds to apply a zoning that enables residential, commercial, and recreational land use and then apply an ONL status to the same land. The ONL line should follow the eastern edge of the Settlement Zone boundary and only encapsulate the submitters land contained in the General Rural Zone	it.
Totally Tourism Limited (S449)	S449.010	Planning Maps and Overlays	Settlement Zone	Neutral	Overall, the submitter does not oppose the Settlement Zoning of these properties and the location of the Earthquake Hazard Overlay's. The submitter acknowledges that the existing Township is affected by natural hazard issues and that the re-zoning of the land north east of State Highway to 'Scenic Visitor Zone' is a response to increase the townships resilience to natural hazards.	Retain Settlement Zone as notified over parts of Franz Josef that are affected by Earthquake Hazard Overlay at the submitters properties at Cron St and Graham Place.
Totally Tourism Limited (S449)	S449.011	Natural Hazards	NHR14	Support	it is important to maintain a commercial presence along the State Highway to draw people into the Township and to maintain the existing commercial investments in this area provided that the existing risk is 'tolerable' and not exacerbated.	Retain the Permitted Activity provisions for: <ul style="list-style-type: none"> Repairs and maintenance of existing occupied and unoccupied buildings. New unoccupied buildings. Reconstruction and replacement of lawfully established buildings destroyed by natural disaster or act of god.
Totally Tourism Limited (S449)	S449.012	Natural Hazards	Earthquake Hazard Overlays - All	Support	It is important to maintain a commercial presence along the State Highway to draw people into the Township and to maintain the existing commercial investments in this area provided that the existing risk is 'tolerable' and not exacerbated.	Retain the proposed Restricted Discretionary and Discretionary consent pathways for additions and alterations to residential and commercial buildings within the Earthquake Hazard Overlays.
Totally Tourism Limited (S449)	S449.013	Natural Hazards	NHR19	Amend	The Proposed Plan should include provision for reconstruction and replacement of existing buildings in the	Provide for the reconstruction and replacement of existing buildings in the Earthquake Hazard Overlays other than

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					Earthquake Hazard Overlay's other than where they have been damaged/destroyed by natural disaster. This would create the ability to replace their existing buildings to modernise them but retain the existing gross floor area and internal occupancy levels and therefore, not exacerbating the potential risk to life. Rather, a modern replacement building is likely to have less risk to life than the existing structures on the submitter's properties.	where they have been damaged/destroyed by natural disaster as a Restricted Discretionary Activity.
Totally Tourism Limited (S449)	S449.014	Natural Hazards	NHR22	Amend	This would create the ability to replace their existing buildings to modernise them but retain the existing gross floor area and internal occupancy levels and therefore, not exacerbating the potential risk to life. Rather, a modern replacement building is likely to have less risk to life than the existing structures on the submitter's properties.	Provide for the reconstruction and replacement of existing buildings in the Earthquake Hazard Overlays other than where they have been damaged/destroyed by natural disaster as a Restricted Discretionary Activity.
Totally Tourism Limited (S449)	S449.015	Natural Hazards	NHR26	Amend	This would create the ability to replace their existing buildings to modernise them but retain the existing gross floor area and internal occupancy levels and therefore, not exacerbating the potential risk to life. Rather, a modern replacement building is likely to have less risk to life than the existing structures on the submitter's properties.	Provide for the reconstruction and replacement of existing buildings in the Earthquake Hazard Overlays other than where they have been damaged/destroyed by natural disaster as a Restricted Discretionary Activity.
Totally Tourism Limited (S449)	S449.016	Settlement Zone	Rules	Support	These provide for appropriate use of the submitters land on Cook Flat Road, Fox Glacier.	Retain the rules as notified.
Totally Tourism Limited (S449)	S449.017	Rural Zones	Rural Zones - Objectives and Policies	Support	These allow for an appropriate mix of development within the Settlement Zone.	Retain objectives and policies as relate to the Settlement Zone, as notified.
Transpower New Zealand Limited (S299)	S299.001	Interpretation	Contaminated Land	Support	Transpower supports this definition as it reflects the National Planning Standards.	Retain the definition

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Transpower New Zealand Limited (S299)	S299.002	Interpretation	CRITICAL INFRASTRUCTURE	Support	On the basis the definition applies to the National Grid, Transpower supports the definition.	Retain the definition
Transpower New Zealand Limited (S299)	S299.003	Interpretation	EARTHWORKS	Support	Transpower supports this definition as it reflects the National Planning Standards. Earthworks are an activity which can directly impact on the National Grid and Transpower supports the provision of a nationally consistent definition.	Retain the definition
Transpower New Zealand Limited (S299)	S299.004	Interpretation	ENERGY ACTIVITY	Support	Transpower supports the definition on the basis it includes reference to energy transmission., which although is not specific to the National Grid, would encompass the National Grid electricity transmission network.	Retain the definition
Transpower New Zealand Limited (S299)	S299.005	Interpretation	FUNCTIONAL NEED	Support	Transpower supports this definition as it reflects the National Planning Standards.	Retain the definition
Transpower New Zealand Limited (S299)	S299.006	Interpretation	Infrastructure	Support	Transpower supports this definition as it reflects the RMA definition.	Retain the definition
Transpower New Zealand Limited (S299)	S299.007	Interpretation	MAINTENANCE	Support	Notwithstanding that the NESETA regulates maintenance associated with existing National Grid lines, the definition of maintenance is supported as it recognises activities associated with the ongoing operation and functioning of existing infrastructure.	Retain the definition
Transpower New Zealand Limited (S299)	S299.008	Interpretation	NATIONAL GRID	Amend	Transpower supports the inclusion of a definition for the National Grid, as the term is used numerous times throughout the Plan. However, Transpower requests that the meaning is amended to refer to the definition in the National Policy Statement on Electricity Transmission 2008 (NPSET), rather than incorporating the current NPSET definition directly. This ensures that the definition remains consistent with the NPSET without requiring a plan	Amend the definition as follows: NATIONAL GRID has the same meaning as provided in the National Policy Statement on Electricity Transmission 2008. means the assets used or owned by Transpower NZ Limited. The term 'National Grid' should be capitalised throughout the Plan

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					change, if the NPSET definition is updated at any point during the life of the Plan. It also provides clarity to plan users that the definition reflects that in the NPS.	
Transpower New Zealand Limited (S299)	S299.009	Interpretation	NATIONAL GRID YARD	Amend	The provision of a definition specific to the National Grid is supported on the basis it gives effect to the NPSET and specifically polices 10 and 11 which establish the mandate for the yard (corridor) approach applying to the electricity transmission network (being the assets used or owned by Transpower). Notwithstanding the support for the inclusion of the definition, Transpower seeks a minor amendment so that (b) refers to the outer 'visible' edge. The underground components of support structures, for example, foundations, may extend further than the outermost point of the structure above ground level, but do not have any bearing on activities that occur aboveground. Additionally, it can be difficult for the public to determine the extent of structures below ground.	Amend the definition as follows: NATIONAL GRID YARD means as illustrated in red below: the area located 10m either side of the centreline of an overhead 66kV or 110kV National Grid transmission line on single poles; the area located 12m in any direction from the outer visible edge of a support structure for an overhead 66kV or 110kV National Grid transmission line; and the area located 12m either side of the centreline of any 66kV or 110kV overhead National Grid transmission line on pi poles or towers (including tubular steel towers where these replace steel lattice towers). The measurement of setback distances from the National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line and the outer visible edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. [See submission for replacement diagram to be added as part of definition]
Transpower New Zealand Limited (S299)	S299.010	Interpretation	NATIONAL GRID SUBDIVISION CORRIDOR	Amend	The provision of a definition specific to the National Grid is supported on the basis it gives effect to the NPSET and specifically polices 10 and 11 which establish the mandate for the yard (corridor) approach applying to electricity transmission network (being the assets used or owned by Transpower). Notwithstanding the support for the inclusion of the definition,	Amend the definition as follows: NATIONAL GRID SUBDIVISION CORRIDOR means the area measured either side of the centreline of above ground National Grid transmission and distribution lines as follows (and illustrated in green below): 14m for 66kV or 110kV transmission lines on single poles; 16m for 110kV transmission lines on pi poles; and 32m

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					Transpower seeks amendment to provide clarity in the application of the definition, and specifically deletion of reference to 'distribution' within the definition. The reference to 'distribution' is opposed on the basis it is confusing to plan users and means the subdivision corridor provisions also apply to the local distribution lines. Transpower does not support this approach. NPSET policies 10 and 11 establish the mandate for the corridor approach applying to the electricity transmission network (being the assets used or owned by Transpower) and not distribution. Amendment to the text would avoid confusion and ensure the correct application of the NPSET. Further text is also sought to provide guidance on how the corridor is to be measured, and to ensure consistency with the 'National Grid Yard' definition.	for 110kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers). The measurement of setback distances from National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. [See submission for replacement diagram to be added as part of definition]
Transpower New Zealand Limited (S299)	S299.011	Interpretation	NETWORK UTILITY OPERATOR	Support	Transpower supports this definition as it reflects the meaning from s166 of the RMA.	Retain the definition
Transpower New Zealand Limited (S299)	S299.012	Interpretation	OPERATIONAL NEED	Support	Transpower supports this definition as it reflects the National Planning Standards.	Retain the definition
Transpower New Zealand Limited (S299)	S299.013	Interpretation	Reverse sensitivity	Support	Transpower supports this definition as it provides clarity to plan users.	Retain the definition
Transpower New Zealand Limited (S299)	S299.014	Interpretation	SENSITIVE ACTIVITY	Support	Transpower supports this definition as it is generally consistent with the definition of 'sensitive activities' in the National Policy Statement on Electricity Transmission 2008.	Retain the definition
Transpower New Zealand Limited (S299)	S299.015	Interpretation	SIGNIFICANT ELECTRICITY DISTRIBUTION LINE	Support	Transpower supports this definition as it provides a clear distinction between the National Grid and other distribution lines.	Retain the definition

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Transpower New Zealand Limited (S299)	S299.016	Interpretation	SIGNIFICANT NATURAL AREA	Amend	While Transpower does not oppose the definition itself, the lack of identification of such areas (outside Grey District) has implications for linear infrastructure such as the National Grid. The lack of identification will lead to uncertainty and plan interpretation and application issues given the lack of certainty.	Identify SNAs on the planning maps for the entire area
Transpower New Zealand Limited (S299)	S299.017	Interpretation	SUBSTATION (ZONE)	Amend	The wording is used within rule ENG-R2 and R11. Transpower supports the inclusion of definitions and provisions that relate specifically to substations. However, the intent of this definition is unclear. It includes both the term 'sub-transmission' which indicates it would not apply to Transpower's substations, but also states that it applies to 33kV and higher - no upper limit is provided. There are no other substation definitions that clearly apply to substations that convert transmission to distribution voltages. Transpower requests that this definition is amended to clarify that it does not apply to National Grid substations, or alternatively, the definition be amended to apply to all substations. Note: a consequential amendment is required to Rule ENG-R11 to provide for other substations not captured by the definition.	Amend the definition as follows: SUBSTATION (ZONE) means the ground-mounted equipment used to convert sub-transmission voltage (33kV and higher) to distribution voltages (22 or 11kV), and this equipment is generally enclosed in a fenced yard. This does not include substations that are directly connected to the National Grid
Transpower New Zealand Limited (S299)	S299.018	Interpretation	TRANSMISSION LINES	Amend	Transpower supports the inclusion of a definition for transmission lines, as the term is used numerous times throughout the Plan. However, Transpower requests that the meaning is amended to refer directly to the definition in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA). This ensures that the definition remains	Amend the definition as follows: TRANSMISSION LINES has the same meaning as provided in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. means: the facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the national grid and: includes

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					consistent with the NESETA without requiring a plan change, if the NESETA definition is updated at any point during the life of the Plan.	transmission line support structures, telecommunication cables, and telecommunication devices to which paragraph a) applies; but does not include an electricity substation.
Transpower New Zealand Limited (S299)	S299.019	Interpretation	UPGRADING	Support	Notwithstanding that the NESETA regulates upgrading associated with existing National Grid lines, the definition of upgrading is supported as it recognises activities associated with the ongoing operation and functioning of existing infrastructure.	Retain the definition
Transpower New Zealand Limited (S299)	S299.020	Interpretation	Definitions	Amend	The term 'minimise' is used across the plan in multiple policies and matters of discretion. Transpower has concerns with the use of the term when applied to non-quantifiable effects and would refer the directive to 'avoid, remedy or mitigate' or greater articulation within policies as to what is sought to be achieved. Given the importance of the term, should it be retained. The provision of a definition would assist with plan interpretation.	Insert a definition as follows: MINIMISE means to reduce to the smallest amount reasonably practicable
Transpower New Zealand Limited (S299)	S299.021	STRATEGIC DIRECTION	Connections and Resilience	Support	While Transpower supports CR-O1 to CR-O4, they are not specific to the operation, upgrade or development of infrastructure, rather are linked to natural hazards and resilience. While Transpower does not oppose this, in order to recognise the significance and importance of the National Grid and give effect to the NPSET, Transpower would support the provision of a strategic objective specific to the National Grid.	Provide a new Strategic Direction CR-O5 as follows: CR-O5 National Grid The national significance of the National Grid is recognised, and sustainable, secure and efficient electricity transmission is provided through and within the district.
Transpower New Zealand Limited (S299)	S299.022	STRATEGIC DIRECTION	Urban form and development	Support	Transpower supports this objective, particularly the following point: 8. Promote the safe, efficient and effective provision and use of infrastructure, including the	Retain the definition.

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					optimisation of the use of existing infrastructure and protection of critical infrastructure.	
Transpower New Zealand Limited (S299)	S299.023	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Support	It appears that the SASM chapter applies to National Grid activities. Transpower is not opposed to this approach, although it would prefer that all provisions relating to the National Grid are located in the Energy Chapter. It is important that the objectives and policies already in the ENG chapter are applied to any National Grid activity. The overall approach in the SASM chapter, as it relates to the National Grid, is generally consistent with the NPSET.	No specific relief sought
Transpower New Zealand Limited (S299)	S299.024	Sites and Areas of Significance to Māori	SASM - P8	Support	Transpower supports the approach outlined in this policy where an activity is proposed within a Schedule Three area, but requests that clause c. provides for 'operational need' alongside 'functional need'. This recognises that the location in which some activities are able to take place are severely limited due to operational constraints, and, via clause d. continues to require that the values of the site are protected, maintained or enhanced.	Amend the policy as follows: SASM - P8 Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood; The accidental discovery protocol in Appendix Four is adopted for any earthworks; Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional needs or operational need of the activity it is not possible to avoid all adverse effects; and Any residual effects that cannot be practicably avoided are mitigated in a way that protects, maintains or enhances the values of the site or area
Transpower New Zealand Limited (S299)	S299.025	Sites and Areas of Significance to Māori	SASM - P13	Support	Transpower supports an enabling policy for maintenance, operation, repair and upgrading of critical infrastructure (on the basis that this applies to the National Grid).	Retain the policy

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Transpower New Zealand Limited (S299)	S299.026	Sites and Areas of Significance to Māori	SASM - P15	Support	Notwithstanding its sought 'seek to avoid policy" within the Energy Chapter which would apply to sites and areas of significance to Māori in Schedule Three, Transpower supports this policy which provides for activities to be undertaken where there is functional or operational need for it to occur in that location, and where the values of the site or area are protected.	Retain the policy
Transpower New Zealand Limited (S299)	S299.027	Energy	Energy	Amend	Transpower's preference is for the Energy chapter to be entirely self-contained, so that other chapters in the plan do not apply to the National Grid. However, should this approach not be adopted, Transpower has made submissions on other chapters in the Proposed Plan to indicate what changes would be required, whether they are incorporated into the Energy Chapter or remain in their current location.	Amend the Energy Chapter so that it is self-contained, and reference to other chapters is not required
Transpower New Zealand Limited (S299)	S299.028	Energy	Other relevant Te Tai o Poutini Plan provisions	Amend	Transpower supports the provision of an energy chapter and in particular supports the recognition of the National Grid and NPSET. Transpower does not support the approach that other rules in the plan potentially apply. Such an approach does not achieve a stand-alone Energy chapter and provides an overly complicated and potentially contradictory rule framework for energy activities. Amendments are suggested to address this.	Amend parts of the overview as follows: ... The Energy Chapter contains the objectives, policies, rules for managing energy activities. Infrastructure Chapter rules and the Area Specific Provisions (Zone chapters) do not apply to energy activities., however the Overlay chapters and other District Wide also apply where relevant. Provisions in other chapters do not apply. ... Overlay Chapters – the Overlay Chapters have relevant provisions in relation to Sites and Areas of Significance to Māori; Ecosystems and Indigenous Biodiversity; Landscape and Natural Features; Natural Character and Margins of Waterbodies; Natural Hazards; and the Coastal Environment. Where an energy activity is located within an overlay area (as identified in the planning maps) then

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						the relevant overlay provisions apply. Other relevant Te Tai o Poutini Plan provisions – It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-wide Matters chapters also contain provisions that may be relevant for energy activities, including: Overlay Chapters – the Overlay Chapters have relevant provisions in relation to Sites and Areas of Significance to Māori; Ecosystems and Indigenous Biodiversity; Landscape and Natural Features; Natural Character and Margins of Waterbodies; Natural Hazards; and the Coastal Environment. Where an energy activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply. Subdivision – The Subdivision chapter sets out the requirements for the development of new electricity connections as part of subdivision activities. Financial Contributions – The Financial Contributions chapter sets out the requirements for contributions of costs for activities which impact on infrastructure. General District Wide Matters – provisions in relation to Activities on the Surface of Water, Noise and Earthworks in particular may be relevant to energy activities
Transpower New Zealand Limited (S299)	S299.029	Energy	ENG - O1	Support	Transpower supports this objective, noting that ENG-O4 is specific to the National Grid and gives effect to Policy 1 of the NPSET.	Retain the objective
Transpower New Zealand Limited (S299)	S299.030	Energy	ENG - O2	Support	Transpower supports this objective, and particularly that it recognises functional and operational need for energy activities.	Retain the objective

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Transpower New Zealand Limited (S299)	S299.031	Energy	ENG - O3	Support	Transpower supports the objective noting that ENG-O4 is specific to the National Grid and gives effect to the NPSET.	Retain the objective
Transpower New Zealand Limited (S299)	S299.032	Energy	ENG - O4	Support	Transpower supports this objective as it specifically recognises the significance of the National Grid and the criticality of its continuing and safe operation. The objective informs the policies and gives effect to the NPSET. It also gives effect to Chapter 6 policies 2, 4 and 7 of the RPS.	Retain the objective
Transpower New Zealand Limited (S299)	S299.033	Energy	ENG - P1	Support	Transpower supports this policy, noting that policies ENG-P7, ENG-P8 and ENG-P9 are specific to the National Grid.	Retain the policy
Transpower New Zealand Limited (S299)	S299.034	Energy	ENG - P2	Support	Transpower supports this policy noting that policies ENG-P7, ENG-P8 and ENG-P9 are specific to the National Grid.	Retain the policy
Transpower New Zealand Limited (S299)	S299.035	Energy	ENG - P3	Amend	Transpower generally supports this policy, noting that policies ENG-P7, ENG-P8 and ENG-P9 are specific to the National Grid. However, the interpretation of the policy would be assisted by defining what is required by the term 'minimise'. Transpower is concerned with how the 'minimise' requirement would be applied.	Retain the policy but define 'minimise', as per other submission points
Transpower New Zealand Limited (S299)	S299.036	Energy	ENG - P4	Amend	Transpower generally supports the policy, noting that policies ENG-P7, ENG-P8 and ENG-P9 are specific to the National Grid. However, as identified in other submission points, the interpretation of the policy would be assisted by defining what is required by the term 'minimise'. Transpower is concerned with how the 'minimise' requirement would be applied.	Retain the policy but define 'minimise', as per other submission points.
Transpower New Zealand Limited (S299)	S299.037	Energy	ENG - P5	Amend	Specific to clause b. of the policy, 'transmission infrastructure' is not defined in the proposed plan, rather transmission lines are (to which Transpower has submitted seeking amendment to the definition reflect that provided in the	Amend the policy as follows: ENG-P5 When considering proposals to develop, operate, maintain and upgrade new and existing energy activities: Recognise their functional constraints and operational requirements; and Where new

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					NESETA). Transpower supports the intent of this policy, however the way it is currently drafted it appears that (b) would apply to the National Grid. On the basis of the specific National Grid policy ENG-P7, Transpower seeks either deletion or modification of clause b so that it does not apply to transmission activities which are undertaken by the National Grid. It is not necessary or efficient to have policies specific to the National Grid.	transmission infrastructure significant electricity distribution lines and major upgrades to transmission infrastructure significant electricity distribution lines are proposed have regard to the extent to which any adverse effects have been minimised in the route, site and method selection.
Transpower New Zealand Limited (S299)	S299.038	Energy	ENG - P6	Support	Transpower supports this policy, noting that policies ENG-P7, ENG-P8 and ENG-P9 are specific to the National Grid.	Retain the policy
Transpower New Zealand Limited (S299)	S299.039	Energy	ENG - P7	Amend	Transpower supports this policy as it gives effect to the NPSET and the RPS. Minor amendments to (c)(ii) to reflect that activities might include new infrastructure or major upgrades.	Amend the policy as follows: ENG-P7 Recognise and provide for the national, regional and local benefits of the National Grid, including by: Enabling the operation, maintenance and minor upgrading requirements of existing National Grid assets; Providing for other upgrades and the effective development of new National Grid assets; and When considering measures to avoid, remedy and mitigate adverse effects of National Grid activities, have regard to: The technical and operational constraints of the National Grid; and The extent to which proposals for new National Grid infrastructure or major upgrades to existing National Grid infrastructure have avoided, remedied and mitigated effects through the route, site and method selection.
Transpower New Zealand Limited (S299)	S299.040	Energy	ENG - P8	Amend	Transpower is generally supportive of this policy as it gives effect to the NPSET (and in particular the 'seek to avoid' direction in Policy 8 of the NPSET), but it requires amendments to provide appropriate	Amend the policy as follows: ENG-P8 Manage the adverse effects of the National Grid by: Where appropriate, using substantial upgrades as an opportunity to reduce existing adverse effects Seeking to

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					<p>application of the seek to avoid approach. Transpower has requested changes to reflect this. Transpower also notes that not all of the Schedules are relevant to this policy, and therefore requests that references to 'Schedules' are amended to refer specifically to 'Schedules 1-8' only. There may be potential for some conflict between this policy and others in the Plan. Transpower seeks an amendment to this policy to make it clear that this policy takes precedence, reflecting the national, regional and local significance of the National Grid. An amendment is also sought to clause d. so that it only applies to the coastal environment, thereby reconciling the NPSET and NESETA. Outside the Coastal Environment, such a directive is not appropriate in context of the NPSET. A new clause d. is sought to provide a catch all requirement to remedy or mitigate other adverse effects.</p>	<p>avoid adverse effects on areas identified in Schedules 1-8; Where the National Grid has a functional or operational need to locate within the Coastal Environment, manage adverse effects by: Seeking to avoid adverse effects on Overlay Chapter areas identified in Schedules 1-8 and where it is not practicable to avoid, to remedy or mitigate; Where it is not practicable to avoid adverse effects on the values of the areas identified in Schedules 1-8 because of the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values. Seeking to avoid significant adverse effects on: other areas of natural character natural attributes and character of other natural features and natural landscapes indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010. seeking to avoid significant adverse effects on other areas of natural character, natural attributes and character of natural features and landscapes and indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010; and d. v. Recognise that there may be some areas within the sites and areas identified in Schedules 1-8 where avoidance of adverse effects is required to protect the identified values and characteristics. d. Remedy or mitigate any adverse effects from the operation, maintenance, upgrade, major upgrade or development of the National Grid which cannot be avoided, to the extent practicable. In the event of any conflict with any other objectives and policies</p>

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						within the Plan, Policy ENG-P8 takes precedence.
Transpower New Zealand Limited (S299)	S299.041	Energy	ENG - P9	Amend	<ul style="list-style-type: none"> Transpower is generally supportive of this policy as it gives effect to the NPSET, but requests amendments to: Make it clear what is meant by 'incompatible land use' in terms of outlining the effects which are to be avoided. Ensure that (c) only applies within the National Grid Subdivision Corridor Retain provision for access for maintenance and upgrade works. 	Amend the policy as follows: ENG-P9 Manage activities within the National Grid Yard and the National Grid Subdivision Corridor to: Ensure the safe and efficient operation, maintenance, repair, upgrading and development of the National Grid is not compromised; Avoid incompatible land use, buildings and structures that may directly affect or otherwise compromise the National Grid or result in reverse sensitivity effects on the National Grid; Manage subdivision within the National Grid Subdivision Corridor to avoid subsequent land use activities from compromising the operation, maintenance, upgrading and development of the National Grid; Achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) and avoid exposure to health and safety risks from the National Grid; Maintain ongoing access for maintenance and upgrading works on the National Grid; and Avoid potential for reverse sensitivity effects on the National Grid.
Transpower New Zealand Limited (S299)	S299.042	Energy	Energy Rules	Oppose	Transpower considers that point 1 does not provide sufficient clarity on the application of other chapters for energy activities. Transpower does not support the approach that other rules in the plan potentially apply. Such an approach does not achieve a stand-alone Energy chapter and provides an overly complicated and potentially contradictory rule framework for energy	Amend the Energy Chapter so that it is self-contained, and reference to other chapters is not required. Amend the note as follows: Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In the case of Energy Activities, however, neither the objectives, policies and rules of the Infrastructure Chapter other chapters or

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					activities. Amendments are suggested to address this. Transpower supports the inclusion of points 2, 3 and 4 as they alert plan users to other enactments that may apply.	the Part 3: Area Specific Matters do not apply. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach. Compliance with the New Zealand Code of Practice for Electrical Safe Distances (NZECO34: 2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by Te Tai o Poutini Plan. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. For any activity that relates to the operation, maintenance and upgrading of existing National Grid transmission lines, the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 apply.
Transpower New Zealand Limited (S299)	S299.043	Energy	ENG - R1	Support	Transpower supports the provision of a permitted activity, and the default activity status provided.	Retain the rule
Transpower New Zealand Limited (S299)	S299.044	Energy	ENG - R2	Support	Transpower is neutral on this rule on the proviso that the definition of substations (zone) is amended to make it clear this does not apply to its substations.	Amend definition of substation (zone) as above. No changes required to the rule.

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					Transpower's existing substations are designated and Transpower accepts it appropriate that any new substations require resource consent as a restricted discretionary activity under ENG-R11.	
Transpower New Zealand Limited (S299)	S299.045	Energy	ENG - R4	Amend	Transpower is neutral on the rule as it is not directly applicable to Transpower given the NESETA. The reference in the rule to the NESETA is specifically supported. However, Transpower does query the reference in the rule to 'new distribution and transmission lines' given the permitted activity status and that new standards relate to new lines.	Amend the rule to clarify if it applies to new transmission lines
Transpower New Zealand Limited (S299)	S299.046	Energy	ENG - R7	Amend	Transpower supports the inclusion and wording of this rule as it is consistent with the direction provided in the NPSET. The NPSET directs that sensitive activities should not be located within the National Grid Yard and for the avoidance of doubt, Transpower requests an amendment to reflect this.	Amend the rule as follows: ENG - R7 - Buildings, Structures and Activities within the National Grid Yard Activity Status Permitted Where: These are the following activities where they are also Permitted within the relevant zone and overlay: Fences less than 2.5m high; Alterations and additions to existing buildings and structures used for sensitive activities that do not involve an increase in the building or structure height or footprint; Infrastructure undertaken by a Network Utility Operator within a transport corridor or any part of electricity infrastructure that connects the National Grid; Non - habitable farm or horticultural buildings or structures excluding commercial greenhouses, protective canopies, wintering barns, produce packing facilities, dairy and milking sheds; The activity is not a sensitive activity. An accessory building or structure associated with an existing residential activity that is less than 10m ² and 2.5m in height; All buildings, structures and activities permitted by 1. above

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						<p>must have: A minimum vertical clearance of at least 10m below the lowest point of a conductor - or meet the electrical distances required by NZECP 34: 2001 under all transmission line and building operation conditions; Not result in the loss of vehicle access to a National Grid support structure; Be located at least 12 metres from the outer visible edge of a foundation of a National Grid transmission support structure except where it is: Infrastructure undertaken by a network utility operator, or any part of electricity infrastructure that connects the National Grid; A fence not exceeding 2.5m in height that is located at least: 6m from the outer visible edge of a foundation of a National Grid transmission line tower; or 5m from the outer visible edge of a foundation of a National Grid transmission line pole; An artificial crop protection structure or crop support structure not exceeding 2.5m in height and located at least 8m from a National Grid transmission line pole that: Is removable or temporary to allow a clear working space of 12m from the pole for maintenance; and Allows all weather access to the pole and sufficient area for maintenance equipment including a crane; or A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34: 2001</p>
Transpower New Zealand Limited (S299)	S299.047	Energy	ENG - R9	Amend	Notwithstanding the NESETA regulates temporary activities associated with existing National Grid assets, Transpower supports this rule as it provides a clear and permissive pathway for responding to an emergency. A timeframe for removal of structures from the site would provide	Amend the rule as follows: ENG - R9 - Temporary Energy Activities Activity Status Permitted Where: The temporary energy activity is for up to a period of 24 months following a national, regional or local state of emergency declaration; All performance standards in Rule ENG - R1

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					greater clarity, and Transpower requests that six months is provided. Installation of temporary structures and networks may be complex and sufficient time would be required for their safe removal.	are complied with; and Any temporary structures are removed from the site and the site is rehabilitated within six months of the when operation ceases and the sites is rehabilitated
Transpower New Zealand Limited (S299)	S299.048	Energy	ENG - R11	Amend	It appears that the intent is that any of Transpower's substations that are not designated would be captured by this rule. Clarification to the definition for 'substation (zone)' are sought to confirm this is the case and amendment to the rule to also apply to other substations not otherwise provided for. Transpower supports this rule and seeks an amendment to (g) to refer to Schedules 1-8, rather than overlay chapters. Transpower is seeking that all provisions relating to energy be captured in the Energy Chapter, so reference to overlay chapters would not be required.	Amend the rule as follows: ENG - R11 - Substations not meeting Permitted Activity standards, or not otherwise provided for
Transpower New Zealand Limited (S299)	S299.049	Energy	ENG - R12	Amend	Transpower supports this rule as it applies to new electricity transmission lines. However, on the basis activities relating to existing lines are covered by the NESETA, Transpower seeks deletion of reference to transmission in context of operating existing lines. If Transmission applies to activities other than the National Grid, this should be made clear within the rule such that the rule not apply to National Grid Transmission lines.	Amend the rule as follows: ENG - R12 - Operating existing transmission and distribution lines, new distribution and transmission lines, maintaining, minor upgrading, strengthening, upgrading and replacing support structures and foundations not meeting Permitted Activity standards Activity Status Restricted Discretionary
Transpower New Zealand Limited (S299)	S299.050	Energy	ENG - R19	Amend	Transpower supports the default non-complying activity status. However, Transpower seeks amendments so that the rule only applies to activities within the National Grid Yard - 'in and around' is very vague and would give rise to potential plan interpretation and application issues. Transpower does not support and seeks	Amend the rule as follows: ENG - R19 Activities within and around the National Grid Yard and between the Significant Electricity Transmission Lines , that do not comply with Permitted Activity standards Activity Status Non-complying

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					deletion of reference to the term 'Significant Electricity Transmission Lines' as the term is not defined in the proposed plan, the RMA or any other higher order policy document, and gives rise potential for confusion with the National Grid which is addressed within the National Grid Yard (which is defined in the proposed plan). If the reference to 'transmission' is an error and instead the term is 'Significant Electricity Distribution Lines' (which is defined in the proposed plan) Transpower is neutral on its retention.	
Transpower New Zealand Limited (S299)	S299.051	Energy	Energy Rules	Support	The Energy Chapter does not appear to contain a catch-all rule for any activities not specifically provided for. Transpower seeks the inclusion of a new rule with discretionary activity status to provide for these activities.	Add a new rule as follows: ENG - RXX Any energy activity which is not a permitted, controlled, restricted discretionary or discretionary activity Activity Status Discretionary Activity status where compliance not achieved: N/A
Transpower New Zealand Limited (S299)	S299.052	Infrastructure	Overview	Amend	While the National Grid is addressed within the Energy Chapter, but the National Grid also falls within the definition of 'infrastructure' and therefore the overview needs to clearly state how the Infrastructure chapter would apply (given the National Grid falls within the definition). This sentence in the overview, along with the text in the overview of the Energy Chapter provide clear guidance on the application of each chapter's provision. Transpower supports the approach described in the overview.	... The Infrastructure Chapter also does not apply to energy activities nor National Grid activities as these are addressed in the Energy Chapter nor does it apply to Transport Activities that are addressed in the Transport Chapter.
Transpower New Zealand Limited (S299)	S299.053	Subdivision	Subdivision	Amend	The objectives and policies within the Subdivision zone do not address the effects of subdivision on network utilities/infrastructure/energy activities. Instead the matter is addressed in ENG-P3	Provide a cross reference within SUB-R8 to the Energy chapter policies ENG-P3 and ENG-P10

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					and the recommended Transpower specific policy ENG-R10. If SUB-R8 is to be retained within the subdivision chapter, at a minimum cross reference is required to the policies within the Energy chapter.	
Transpower New Zealand Limited (S299)	S299.054	Subdivision	SUB - R2	Support	Transpower supports this provision as it provides for those limited situations where subdivision may be required for its National Grid infrastructure. The permitted activity standards are appropriate, as is controlled activity status where the standards are not met.	Retain this rule
Transpower New Zealand Limited (S299)	S299.055	Subdivision	SUB - R8	Amend	Transpower supports the provision of a rule relating to subdivision within proximity of the National Grid. However, amendments are sought to the rule as follows: As sought in the definitions chapter, Transpower seeks amendment to the rule title to refer to the 'National Grid Subdivision Corridor'. Notwithstanding Transpower's concerns with "Electricity Transmission and Distribution Yard" the reference to 'yard' is confusing to plan users in that the 'yard' essentially relates to land use whereas the rule relates to subdivision and therefore 'subdivision corridor' is the correct term (as reflected in the definitions). The provision of a corridor approach gives effect to NPSET policies 10 and 11, noting the NPSET does not apply to energy distribution activities. The bulk of the amendments seek deletion of provisions which do not relate to the effects of the subdivision on the National Grid but instead are general subdivision matters for consideration. The appropriate approach is to address these matters under the underlying zoning or overlay subdivision rule and not conflate these effects with	SUB - R8 - Subdivision to create allotment(s) of Land that contains or is within the National Grid Subdivision Corridor Electricity Transmission and Distribution Yard Activity Status Restricted discretionary Controlled Where: All resulting allotments, except allotments for access or a public work, demonstrate they are capable of accommodating the principal building or any dwelling or sensitive activity located entirely outside of the National Grid Yard. Vehicle access to National Grid assets is maintained. Matters of discretion are: The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN01140663; The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued access to existing transmission lines (including support structures) for maintenance,

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					<p>effects on the National Grid: Clauses 1, 2, and 4 are not specific to effects of the National Grid and are addressed under other rules (that is SUB-R6, R10, R11 and R15) and as these rules would also apply (as noted in the Note to the subdivision rules), reference is not required within SUB-R8. Their inclusion confuses the purpose of the rule. Similarly, clauses 3, 5 and 9 are not required as the subdivision would need to comply with the rules for the subdivision in the underlying zoning or overlay and compliance with standards assessed as part of that consent. The compliance with the standards is not a matter relevant to the National Grid and is not appropriate for inclusion in the rule or assessed as part of the consent. It is also noted that the one hectare minimum allotment size referenced in clause 9 would apply to all zones and does not reflect the underlying zone features. Transpower opposes the controlled activity status and supports a restricted discretionary activity status. The main concern is that a controlled activity status is not able to be declined. Given the national significance of the National Grid and potential for adverse effects, a controlled activity status is not supported. A restricted discretionary activity status for subdivision provides an appropriate incentive and opportunity to design subdivision layouts that avoid building sites within the National Grid Yard. Subdivision is considered the most effective point at which to ensure future reverse sensitivity effects, maintenance access issues, and adverse effects of transmission lines (including amenity</p>	<p>inspections and upgrading; The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms; The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines; The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid; The outcome of any consultation with Transpower; and The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for the principal building or any dwelling or sensitive activity can be located outside of the National Grid Yard for each new allotment. This is not within a Significant Natural Area as identified in Schedule Four and subject to Rule SUB-R7; This is not within one of the following locations in the coastal environment: Outstanding Natural Landscape as identified in Schedule Five; Outstanding Natural Feature as identified in Schedule Six; High or Outstanding Coastal Natural Character as identified in Schedules Seven and Eight; or This is not within an area of: Outstanding Natural Landscape as identified in Schedule Five; Outstanding Natural Feature as identified in Schedule</p>

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					<p>issues) are avoided. This can be achieved by designing subdivision layouts to properly accommodate transmission corridors (including, for example, through the creation of reserves and/or open space where buffer corridors are located). Similarly, given the underlying zoning subdivision rule and standards would apply, amendments are sought to delete those matters not relevant to effects on the National Grid. Transpower requests non-complying activity status for any activity that cannot meet clauses 1 or 2.</p>	<p>Six; Sites of Historic Heritage as identified in Schedule One; Sites and Areas of Significance to Māori as identified in Schedule Three; Any Flood Susceptibility, Flood Plain, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay; This is not within an area of Flood Severe, Coastal Severe or Westport Hazard Overlay or the Airport Noise Control Overlay; All Subdivision Standards are complied with; and Subdivision in the MPZ – Māori Purpose Zone is in accordance with an Iwi/Papatipu Rūnanga Management Plan for the site. This is not within the Earthquake Hazard Overlay; Any allotment created can contain a 15x15m area of land which: Is located entirely outside of the Electricity Transmission and Distribution Yard; Has reasonable physical and legal access; and Could accommodate a building which can comply with all Permitted Activity standards for the Zone it is located in. The subdivision maintains any existing access to Electricity Transmission and Distribution Yard; Written documentation is provided that demonstrates consultation has occurred with the Electricity Transmission Operator including any response from the operator; and The minimum lot size for any allotment that contains any part of the Electricity Transmission Corridor shall be 1ha. Matters of control are: The size, design, shape, location and layout of allotments; Efficient use of land and compatibility with the role, function and predominant character of the Zone in which the subdivision is located; Where relevant consistency with the NZS 4404</p>

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						Code of Practice for Land Development and Subdivision infrastructure; The provision of infrastructure and services for drinking water, wastewater and stormwater, telecommunications and energy; The adequacy of water supply for firefighting; The requirement for financial contributions as outlined in Rules FC R1 to FC R12; Effects on Poutini Ngāi Tahu values or notable trees within or adjacent to the site; Management of any contaminated land; Management of reverse sensitivity effects on the national grid; The provision of esplanade reserves or strips, and the need for access to be provided to any esplanade reserve or strip created; Management of any effects on the production value of any highly productive land or high value soils such as those located at Karamea and Totara Flat; Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; and Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities or significant hazardous facilities. Advice Note: This rule does not apply to subdivisions to create allotments for network utilities, access or reserves which are subject to Rule SUB - R4
Transpower New Zealand Limited (S299)	S299.056	Subdivision	Subdivision Rules	Support	Transpower requests non-complying activity status for any rule that does not comply with SUB-R8. This rule provides that link.	Insert a new rule as follows: SUB - R27 - Subdivision to create allotment(s) of Land within the National Grid Subdivision Corridor not meeting Restricted Discretionary Activity Standards Activity Status Non-

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						complying
Transpower New Zealand Limited (S299)	S299.057	Earthworks	Earthworks	Amend	Transpower has concerns as to the provision of earthwork rules across multiple chapters. Such an approach will lead to a myriad of applicable rules which is potentially confusing to plan users and creates the potential for contradictory provisions.	Provide all relevant earthwork rules within the Earthworks Chapter
Transpower New Zealand Limited (S299)	S299.058	Earthworks	EW - P4	Support	Transpower supports Policy P4 on the basis it recognises critical infrastructure.	Retain Policy EW-P4
Transpower New Zealand Limited (S299)	S299.059	Earthworks	EarthworksRules	Amend	(a) Specific to earthworks, Transpower supports the provision of standards specific to earthworks on the basis such activities can compromise the National Grid and are a form of development contemplated by the NPSET. Specifically, earthworks restrictions are supported as earthworks have the potential to undermine transmission line structures, generate dust, and reduce the clearances between the ground and conductors. They also have the potential to restrict Transpower's ability to access the line and locate the heavy machinery required to maintain support structures around the lines and may lead to potential tower failure and significant constraints on the operation of the line. The provision of a rule framework gives effect to Policies 2 and 10 of the NPSET in that it protects the integrity of the National Grid and the ability to operate it. Based on the above, Transpower supports the provision of earthworks provisions on the basis such activities can compromise the National Grid and are a form of development contemplated by the NPSET. However, its preference is for a standalone	Amend Rule EW-R2 and EW-R7 to exclude earthworks within the National Grid and to provide a stand-alone earthworks rule:

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					<p>rule specific to the National Grid that would provide the appropriate framework and activity status for earthworks that may affect the Grid. Key features of the recommended rule are: Inclusion of reference to vertical holes as the National Planning Standards definition of earthworks specifically excludes the disturbance of land for the installation of fence posts. For this reason, the rule needs to be amended to cover vertical holes. Inclusion of conditions relating to conductor clearance (iii), stability of support structures (iv), and access (v). Such conditions are required to ensure the National Grid assets are not compromised. Insertion of a non-complying activity status where compliance with the standards within 1.a is not achieved, A non-complying activity status is considered the most effective means of giving effect to the NPSET's objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network. In particular, a non-complying activity status: Most appropriately recognises and provides for the effective operation, maintenance, upgrading and development of the network, as required by NPSET Policy 2; Is the best method to manage other activities to ensure the operation, maintenance, upgrading, and development of the network is not compromised, as required by Policy 10. The NPSET provides a strong direction that cannot be achieved by use of the restricted discretionary activity status. Such policy direction can only be achieved by way of a non-complying activity status.</p>	

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Transpower New Zealand Limited (S299)	S299.060	Coastal Environment	Coastal Environment	Support in part	<p>As currently drafted, the CE chapter would apply to the National Grid (noting the Grid is specifically referenced in CE-P3 and CE-P8). Transpower seeks clarification as to the relationship to the Energy Chapter, particularly in light of the sought National Grid specific policies within the ENG chapter which adopts a "seek to avoid" approach for the National Grid. It is noted the overview to the Energy Chapter provides "The Energy Chapter contains the objectives, policies, rules for managing energy activities - the Infrastructure Chapter rules and the Area Specific Provisions (Zone chapters) do not apply to energy activities, however the Overlay chapters and other District Wide rules also apply where relevant." While rule CE- of the Coastal Environment chapter stipulates "in the case of Energy Activities and Network Utilities the relevant Energy, Infrastructure or Transport Rules apply," it is not clear whether the policies of the Coastal Environment chapter apply to Energy activities. To clarify the relationship, Transpower seeks either: specific wording that the Coastal Environment Chapter does not apply to Energy activities, or a specific note to the recommended National Grid policy ENG-P8 that other policies in the plan do not apply; or Should the above not be accepted, Transpower supports specific policy recognition within the CE chapter subject to amendments as provided below. The discretionary status within Rule NC-R3 is supported (on the basis this is the rule that would apply to any new National Grid assets).</p>	Clarify the relationship between activities within the Energy Chapter and those within the Coastal Environment Chapter

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Transpower New Zealand Limited (S299)	S299.061	Coastal Environment	CE - O1	Support	Transpower supports CE-O1 as it recognises well-being.	Retain this objective
Transpower New Zealand Limited (S299)	S299.062	Coastal Environment	CE - O3	Amend	Notwithstanding the lack of clarity as to the relationship between the CE and ENG chapters, and what is meant by the term 'minimised', as drafted, Objective CE-O3 gives effect to the NZCPS. Transpower is not opposed to the objective but notes that the Coastal Environment Chapter is also required to give effect to the NPSET. Depending on the relationship with the ENG provisions Transpower seeks an amendment to the objective so that the National Grid is recognised within the policy framework. The National Grid is subject to operational needs as opposed to strict functional needs in that the National Grid is not dependent on the coastal resource but is constrained in its location given the linear nature of the network and that it is required to connect to generation to provide for the transmission of electricity).	Amend CE-O3 as follows: CE-O3 To provide for activities which have a functional need (or operational need in respect of the National Grid) to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features and biodiversity values are minimised
Transpower New Zealand Limited (S299)	S299.063	Coastal Environment	CE - P1	Support	Transpower supports the identification and mapping of the coastal environment, including reference to infrastructure which have modified the coastal environment.	Retain Policy CE-P1
Transpower New Zealand Limited (S299)	S299.064	Coastal Environment	CE - P2	Support	Transpower supports this policy.	Retain the policy
Transpower New Zealand Limited (S299)	S299.065	Coastal Environment	CE - P3	Oppose in part	Transpower supports the recognition (within clause e.) that there may be functional or operational need for National Grid infrastructure to locate in these areas. An amendment is sought to amend the 'and' to an 'or' to recognise both are not required and be consistent with the wording in other policies. Transpower	Amend the policy as follows: CE -P3 Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: The elements, patterns, processes and qualities that contribute to the

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					notes that clause b. does not reflect the policy title which relates to outstanding or high value areas.	outstanding or high natural character or landscape are maintained; Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding and high natural character, and outstanding coastal natural landscapes and outstanding coastal natural features are avoided; The development is of a size, scale and nature that is appropriate to the environment; It is for a Poutini Ngāi Tahu cultural purpose; or It is National Grid infrastructure that has a functional and/or operational need to locate in these areas.
Transpower New Zealand Limited (S299)	S299.066	Coastal Environment	CE - P5	Support	Transpower supports the reference to functional and operational need on the basis it gives effect to the NPSET.	Retain the policy.
Transpower New Zealand Limited (S299)	S299.067	Coastal Environment	CE - P6	Support	Transpower supports the recognition of existing communities and infrastructure.	Retain the policy.
Transpower New Zealand Limited (S299)	S299.068	Coastal Environment	CE - P8	Support	Transpower supports the specific recognition of the National Grid in this policy, and that it provides consistency with the 'seek to avoid' provisions in the Energy Chapter. However, Transpower does query the relationship of the policy with the energy policy ENG-P8.	Retain the policy
Transpower New Zealand Limited (S299)	S299.069	Coastal Environment	Coastal Environment Rules	Oppose	Transpower notes that it is unclear which rules apply to Energy Activities, and which are excluded. Some of the rules specifically note that they do not apply to energy activities, but most rules are silent. The plan should clearly state that none of the rules in this chapter apply to Energy Activities, and that only the Energy Chapter applies - this may require shifting or drafting of new rules in the Energy	Amend the rules section to state that none of the rules in this chapter apply to Energy Activities, and that only the Energy Chapter applies - this may require shifting or drafting of new rules in the Energy Chapter. Alternatively, it should be very clear which rules apply to the National Grid and whether the rules in this Chapter apply in addition to the Energy Chapter rules. Note that ENG-P8 takes precedence for

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					Chapter. Alternatively, it should be very clear which rules apply to the National Grid and whether these apply in addition to the Energy Chapter rules.	the National Grid over any policies in this chapter.
Transpower New Zealand Limited (S299)	S299.070	Coastal Environment	CE - R4	Support	Transpower supports this rule on the basis that it clearly excludes Energy Activities and refers those to the Energy Chapter rules.	Retain the rule
Transpower New Zealand Limited (S299)	S299.071	Coastal Environment	CE - R22	Amend	Given the non-complying activity status, Transpower has concerns with the lack of clarity with the term 'destroy' and how the rule would be applied. The rule provides no direction or standards relating to the scale, nature or degree of the 'destruction'. Given the strong policy directive and potential application of the rule, Transpower recommends the rule be amended to provide certainty as to its application.	Amend Rule CE-R22 to clarify/amend the term 'destroy' and the application of the rule.
Transpower New Zealand Limited (S299)	S299.072	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend	As currently drafted, the ECO chapter would apply to the National Grid and while Transpower is not necessarily opposed to this approach, it does seek clarification as to the relationship to the Energy Chapter, particularly in light of the National Grid specific policies within the ENG chapter which adopts a "seek to avoid" approach for the National Grid (specifically policy ENG-P8). It is further noted that many provisions within the ECO chapter apply to indigenous vegetation and are not confined to significant indigenous vegetation. This has wide implications for many activities. There is also a mix of terminology used. Transpower seeks clarification over the application of the rules.	Clarify the relationship between activities within the Energy Chapter and those within the Ecosystems and Indigenous Biodiversity Chapter
Transpower New Zealand Limited (S299)	S299.073	Ecosystems and Indigenous Biodiversity	ECO - P1	Oppose	Transpower understands the reasoning for not identifying areas of significant indigenous biodiversity across the region	Identify areas of significant indigenous biodiversity within the region as directed

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					but has concerns regarding the implications for any future resource consents or designations. When applied to linear infrastructure such as the National Grid, the implications are potentially significant. The approach of not identifying and mapping areas does not give effect to Objective 1 and Policy 1 of Chapter 7 the West Coast RPS, being Objective 1. 1. Identify in regional and district plans, and through the resource consent process, areas of significant indigenous vegetation and significant habitats of indigenous fauna in a regionally consistent manner. Policy 1 1. a) Areas of significant indigenous vegetation and significant habitats of indigenous fauna will be identified using the criteria in Appendix 1; they will be known as Significant Natural Areas (SNAs), and will be mapped in the relevant regional plan and district plans. b) Significant wetlands will be identified using the criteria in Appendix 2; they will be known as Significant Natural Areas (SNAs), and will be mapped in the relevant regional plan.	by the RPS
Transpower New Zealand Limited (S299)	S299.074	Ecosystems and Indigenous Biodiversity	ECO - P6	Oppose	Given the lack of identified SNA's across the region, Transpower has concerns as to the wide application of ECO-P6 given the avoid directive within the policy, and that it is not clearly confined to significant indigenous vegetation. Specific concerns are as follows: - Clause a. is very directive and could be applied such that no changes would be enabled. - Clause b. provides no reference to scale as to the site and effect that is, does it relate to the SNA as a whole or just the site), the term 'disruption' is open ended and not a commonly	Clarify the relationship between activities within the Energy Chapter and those within the Ecosystem Chapter, adopt the 'seek to avoid' approach (policy ENG-P8) for the National Grid in respect of SNA's.

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					understood ecological term, and the clause is unclear as to whether the reference to 'one or two of the Threatened Environment Classification' applies to all the clause or just 'functions or connections'. - Clause c. reflects the RPS.	
Transpower New Zealand Limited (S299)	S299.075	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	There is some crossover between 3(ii) and 3(ix), as both could apply to the operation of the National Grid. Transpower requests deletion of (ix), and amendments to (ii) to incorporate the National Grid and provide consistency with ECO-R2. The basis for the application of clause 3.(ix) to the National Grid is not clear. It is unclear whether permitted activity conditions 1-5 all apply, or an activity only needs to comply with 1. 'And' or 'or' should be inserted at the end of, or between, conditions 1-5 so it is clear if any or all of them must apply for an activity to be permitted. Specific to the National Grid, the NESETA manages the trimming, felling and removal of vegetation and earthworks, with the activity status under the NESETA determined by the provisions in the Proposed TTPP. The NESETA provides for earthworks and trimming, felling or removal of any vegetation as permitted activities subject to conditions. Therefore, the NESETA would prevail over this rule for operation, maintenance, upgrading or removal of a transmission line. ECO-R1 would remain applicable for installation.	Amend the rule as follows: ECO - R1 - Indigenous vegetation clearance and disturbance outside of the coastal environment ... ii. The maintenance, operation, and repair, upgrading and installation of lawfully established tracks, fences, structures, buildings, critical infrastructure including the National Grid , network utilities, renewable electricity generation activities or natural hazard mitigation activities; ... ix. For construction or operation of an above ground or below ground network utility or the national grid National Grid where: The construction corridor does not exceed 3m in width; and All machinery used in construction is cleaned and made free of weed material and seeds prior to entering the site; and Rehabilitation of disturbed areas is undertaken following the completion of construction; — Add 'and' or 'or' between conditions 1-5, or otherwise more clearly describe the activity status that applies to each non-compliance. The text in 'activity status where compliance not achieved' appears to have some errors and it does not clearly direct the plan user to an activity status
Transpower New Zealand Limited (S299)	S299.076	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	Specific recognition of the National Grid (or at the very least Critical infrastructure) should be provided in 1(ii), for consistency with ECO-R1. Specific to the National	Amend the rule as follows: ECO-R2 - Indigenous Vegetation Clearance in the Coastal Environment Where: This is for: Walking/cycling tracks, roads, farm tracks

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					Grid, the NESETA manages the trimming, felling and removal of vegetation and earthworks, with the activity status under the NESETA determined by the provisions in the Proposed TTPP. The NESETA provides for earthworks and trimming, felling or removal of any vegetation as permitted activities subject to conditions. Therefore, the NESETA would prevail over this rule for operation, maintenance, upgrading or removal of a transmission line. ECO-R2 would remain applicable for installation.	or fences; Operation, maintenance, repair, upgrading and installation of new network utility infrastructure and renewable electricity generation activities including the National Grid ; or Establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site
Transpower New Zealand Limited (S299)	S299.077	Ecosystems and Indigenous Biodiversity	ECO - R5	Support	ECO-R5 appears to be the default rule for indigenous vegetation clearance relating to the National Grid that is not permitted (nor within a specified area). Transpower supports the inclusion of functional or operational need for critical infrastructure as a matter for discretion.	Retain ECO-R7 on the basis the National Grid is retained within ECO-R1 and R2. Retain functional or operational need for critical infrastructure as a matter for discretion.
Transpower New Zealand Limited (S299)	S299.078	Ecosystems and Indigenous Biodiversity	ECO - R7	Support	Transpower supports the discretionary activity status. The activity status and associated policies in the Energy Chapter and ECO-P7 provide an appropriate framework in which to manage the National Grid, noting that these provisions would only apply to 'installation' of National Grid activities, as other activities are managed under the NESETA.	Retain the rule
Transpower New Zealand Limited (S299)	S299.079	Natural Features and Landscapes	Natural Features and Landscapes	Support in part	As currently drafted, the NFL chapter would apply to the National Grid and while Transpower is not necessarily opposed to this approach, it does seek clarification as to the relationship to the Energy Chapter, particularly in light of the sought National Grid specific policies within the ENG chapter which adopts a "seek to avoid" approach for the National Grid. To clarify the relationship, Transpower recommend a	Clarify the relationship between activities within the Energy Chapter and those within the Natural Features and Landscapes Chapter.

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					note to the recommended policy ENG-P8 that other policies in the plan do not apply. Should this not be accepted, Transpower seeks specific policy recognition within the NFL chapter. The discretionary status within Rule NFL-R14 and R15 is supported.	
Transpower New Zealand Limited (S299)	S299.080	Natural Features and Landscapes	NFL - P4	Oppose in part	In the absence of any certainty as to what is required by the term "minimise' Transpower has concerns as to the application of the policy, noting the requirement to 'minimise' applies to any adverse visual effects. Transpower has sought a definition for 'minimise'. Specific to the National Grid, given the technical and operational constraints associated with National Grid infrastructure, its ability to minimise adverse effects by using 'naturally occurring building platforms, materials and colour that blends into the landscape' is severely constrained.	Clarify the term 'minimise' and that the policy does not apply to the National Grid.
Transpower New Zealand Limited (S299)	S299.081	Natural Features and Landscapes	NFL - P5	Support	Transpower supports the inclusion of functional, technical, operational or locational need as a matter for consideration in this policy. As within other submission points, if the term Minimise is to be retained, a definition is sought.	Retain this policy
Transpower New Zealand Limited (S299)	S299.082	Natural Features and Landscapes	Natural Features and Landscapes Policies	Amend	Transpower supports this note as it provides some clarification as to the relationship to the Energy Chapter, particularly in light of the sought National Grid specific policies within the ENG chapter which adopts a 'seek to avoid' approach for the National Grid. Transpower requests that it is moved into the 'overview' section so that it is more visible to plan users.	Retain this text and move to the 'overview' section.

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Transpower New Zealand Limited (S299)	S299.083	Natural Features and Landscapes	NFL - R6	Support	Transpower supports this rule as it specifically links to the relevant rules in the Energy Chapter. While most of Transpower's earthworks activities are covered by the NESETA, the clear direction in this rule is useful for any new construction or other activities that fall outside the scope of the NESETA.	Retain this rule
Transpower New Zealand Limited (S299)	S299.084	Natural Character and Margins of Waterbodies	NC - R1	Amend	Transpower supports the inclusion of 'critical infrastructure' and 'network utilities' within this rule. The Advice Note should include specific reference to the Energy Chapter so that it is clear if those provisions also apply.	Retain the rule. Clarify relationship with Energy Chapter in the advice note
Transpower New Zealand Limited (S299)	S299.085	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies	Amend	Transpower supports this note as it provides some clarification as to the relationship to the Energy Chapter, particularly in light of the sought National Grid specific policies within the ENG chapter which adopts a 'seek to avoid' approach for the National Grid. Transpower requests that it is moved into the 'overview' section so that it is more visible to plan users.	Retain this text and move to the 'overview' section
Transpower New Zealand Limited (S299)	S299.086	Financial Contributions	FC - P6	Oppose	Transpower opposes the policy as: The basis for applying the policy to critical infrastructure is unclear. The basis for extending the offsetting and compensation requirement beyond significant natural areas is not clear and not supported. The policy does not adopt the mitigation hierarchy.	Either delete Policy FC-P6 or amend the policy to not apply to the National Grid.
Transpower New Zealand Limited (S299)	S299.087	Financial Contributions	FC - P7	Support in part	While Transpower opposes the requirement for financial contributions for critical infrastructure, if it is retained, Transpower is supportive of this policy.	If Policy FC-P6 is retained, also retain this policy.
Transpower New Zealand Limited (S299)	S299.088	Financial Contributions	FC - R1	Oppose	The policy support for the application of R1 to requiring authorities is not evident. A financial contribution differs from offsetting	Delete FC-R1 as it applies to the National Grid

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					and compensation. There is no clear policy direction or guidance as to the circumstances in which a contribution will be required.	
Transpower New Zealand Limited (S299)	S299.089	Financial Contributions	FC - R12	Oppose	Transpower has significant concerns with the open nature of the rule and implications for the National Grid. Transpower has concerns how the contribution would be calculated, including to address effects on landscape values.	Clarify that R12 does not apply to the National Grid
Transpower New Zealand Limited (S299)	S299.090	Interpretation	SITE	Amend	Policy 12 of the NPSET requires territorial authorities to "identify the electricity transmission network on their relevant planning maps whether or not the network is designated". Transpower supports the identification of the 'National Grid' on the planning maps. However, it does have concerns with the spatial identification of the National Grid Yard and National Grid Subdivision Corridor as the aerial mapping cannot be relied upon given the distortion created in the mapping. As an example, the following are snapshots of the 66kV Arahura - Otira A on poles. Figure 2 and Figure 3 below illustrate variations in the yard setbacks on either side of the centreline.	Retain the 'National Grid' on the planning maps. Either correct or remove the spatial extent of the National Grid Yard and National Grid Subdivision Corridor (but retain the National Grid 'centreline'. If the spatial extent is to be retained, Transpower would support the insertion of a note that the spatial extents are indicative only and the definitions within the District Plan should be relied on to determine the yard and corridor setback distances
Trevor Hayes (S377)	S377.001	Ecosystems and Indigenous Biodiversity	ECO - P2	Support	Support particularly as relate to threatened coastal forest and wetland habitats	Retain ECO - P2 as notified
Trevor Hayes (S377)	S377.002	Ecosystems and Indigenous Biodiversity	ECO - P3	Support	Support particularly as relate to threatened coastal forest and wetland habitats	Retain ECO - P3 (b) and (e) as notified
Trevor Hayes (S377)	S377.003	Ecosystems and Indigenous Biodiversity	ECO - P4	Support	Support particularly as relate to threatened coastal forest and wetland habitats	Retain ECO -P4 as notified.

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Trevor Hayes (S377)	S377.004	Ecosystems and Indigenous Biodiversity	ECO - P8	Support	Support particularly as relate to threatened coastal forest and wetland habitats	Retain ECO -P8 as notified.
Trevor Hayes (S377)	S377.005	General Rural Zone	GRUZ - R12	Oppose	<p>The permitted activity under this rule provides inadequate control where large-scale sand mining is proposed on several adjacent land parcels as is the case on the Barrytown Flats. One company, has two exploration licenses covering 797ha and a mining licence covering 800ha of the Barrytown Flats. They have a declared aim of mining the whole of the Barrytown Flats. GRUZ-R12 would permit TIGA to begin large-scale sand mining on several properties on the Barrytown Flats, with cumulative effects on traffic, dust, noise, light pollution, amenity values, wildlife disturbance and potentially other unanticipated effects.</p> <p>GRUZ-R12 is therefore not fit for purpose and needs to be removed. Mineral extraction should be regarded as a Restricted Discretionary or Discretionary activity (GRUZ - R25) in areas such as the Barrytown Flats with a mix of Rural Lifestyle and General Rural Zones, thereby allowing for appropriate levels of community consultation and adequate oversight of the consenting of mineral extraction operations.</p>	Decision sought: Remove GRUZ R12 and make Mineral extraction a restricted discretionary activity in Rural Zones
Trevor Hayes (S377)	S377.006	General Rural Zone	GRUZ - R18	Oppose	This rule only applies to previously mined locations active since 2002 and listed in Schedule 10. Schedule 10 is empty, making GRUZ R18 irrelevant. Therefore this rule should be removed.	Decision sought: Remove GRUZ R18. All proposed mineral extraction activities in General Rural Zones should be considered Restricted Discretionary or Discretionary (GRUZ R25).

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Trevor Hayes (S377)	S377.007	Planning Maps and Overlays	Mineral Extraction Zone	Support in part	We support the guidelines in the draft TTPP for designating a land parcel as a Mineral Extraction Zone. We do not support the designated Mineral Extraction Zone on the Barrytown Flats. It needs to be changed to General Rural Zone in keeping with the rest of the agricultural land on the Flats.	Rezone Barrytown Flats Mineral Extraction Zone to General Rural Zone
Trevor Hayes (S377)	S377.008	STRATEGIC DIRECTION	MIN - 06	Amend	Retain Strategic Direction MIN - 06. These are worthwhile strategic objectives. Oppose MIN - 06 (b). This objective is irrelevant where the adverse effects of industrial developments such as mining are inflicted upon communities and businesses. Biodiversity offsetting or environmental compensation will not compensate families suffering disrupted sleep resulting from night-time heavy truck movements. Neither will it compensate an ecotourism operator whose business has been adversely affected by a mining operation starting up adjacent to their business operations. Furthermore, 'offsetting' through ill-defined mechanisms is open to exploitation by mining companies offering to, for example, protect iconic species elsewhere in return for concessions in the terms of their consent. Such agreements need to be separate from the consenting process and not an integral part of the District Plan strategic objectives.	Retain Strategic Direction MIN - 06 (a); Remove MIN -06 (b)
Trevor Hayes (S377)	S377.009	General Rural Zone	GRUZ - R25	Amend	GRUZ-R25 Requires modification to address potential issues arising where multiple land parcels near to one another may be granted mining consents as is currently being proposed on the Barrytown	Decision sought: Amend the rule to take account of potential cumulative effects of multiple mining operations in the same locality as proposed on the Barrytown

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					Flats. This should include provision for maximum cumulative local transport movements, noise, dust, lighting effects and effects on local wildlife and waterways.	Flats
Trevor Hayes (S377)	S377.010	Mineral Extraction Zone	MINZ	Amend	<p>This submission addresses that objective in relation to proposed expansion of sand mining activities during the life of the TTPP and the potential for unanticipated consequences associated with the predicted rapid expansion of sand (heavy mineral concentrate) mining.</p> <p>Heavy mineral concentrate (HMC) mining is a new activity on the West Coast. These developments are recent - within the last 6 months - and if the predictions of these companies are correct, the expansion of HMC sand mining on the Coast is likely to be ongoing and substantial throughout the life of the TTPP. Large-scale HMC mining activities are different in scale and impact compared with artisanal/small-scale gold mining that has been a feature of the West Coast for over 150 years and which continues today as an accepted part of life in the Region.</p> <p>These proposed HMC mining areas are on coastal placer deposits (mostly pastoral land) which are in many cases adjacent to coastal Rural Lifestyle zones over which the council has allowed substantial subdivision and residential housing development over the last 4-5 decades. The potential for conflict between communities living in the Rural Lifestyle Zone and this new form of mining is evident, as is potential conflict between local businesses and mining activities. A major difference between HMC sand</p>	Develop new MINZ rules relating to the management of sand mining activities in support of MINZ - O2. Rules should provide for HMC mining as a Discretionary activity. Rules should include No night-time truck movements where the trucks pass within 40m of houses on RLZ properties. E.g. no heavy truck movements between 11 pm and 6 am [as currently for milk tankers]. Maximum allowable daily heavy truck movements be established for a road (or sections thereof) at the time of granting the first mining consent application using that road. Allowable truck movements for subsequent applications will be limited to the designated maximum allowable truck movements minus the existing consented daily truck movements from other mine sites. Consent applications should be widely notified.

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					<p>mining and other forms of mining is the large volumes of material being shipped from the mine site in very large articulated trucks to two ports for export. If not adequately managed, this will lead to excessive truck movements along major arterial routes and congestion close to the ports. The effect of cumulative sand mining consents needs to be considered in relation to their impacts on communities and businesses along the routes taken from mine to port in terms of noise, dust, traffic congestion, and amenity values en route.</p> <p>Large scale HMC mining thus requires some additional thinking with regards to TTPP rules and permissions.</p>	
Trevor Hayes (S377)	S377.011	Planning Maps and Overlays	High Natural Character	Support in part	The area of Pakiroa Beach as described in NCA 41 in has not been included in the mapped area. It should be amended to include NCA 41.	Amend the mapping of HNC 41 to include Pakiroa Beach and the area described in the Schedule.
Trevor Hayes (S377)	S377.012	STRATEGIC DIRECTION	Natural Environment Strategic Objectives	Support	Support Strategic Objectives to protect Natural Environment Values	Retain Natural Environment Strategic Objectives as notified.
Trevor Hayes (S377)	S377.013	Appendix One: Transport Performance Standards	TRNS14	Amend	<p>The standard does not sufficiently recognise cumulative effects of truck movements</p> <p>TRN S14 #3 States "consideration of cumulative effects with other activities in the vicinity". This needs to be changed to reflect the potentially high impact of heavy mineral concentrate trucking from multiple</p>	Decision sought: Expand and change #3 and #4 in TRNS14 (Appendix One: Transport Performance Standards) to explicitly consider the cumulative effects of t extraction-associated large bulk carrier vehicle movements from mine site to port in relation to cumulative mining truck movements all the way to the port and the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>sites along the coast to no more than 2 ports . Thus the consideration of cumulative effects needs to be in relation to the entire length of the specified journey from mine to port. It should also consider all HMC truck movements from existing mining consents, including the potential impact of several HMC trucking operations converging at the ports.</p> <p>TRN S14 #4 States "Whether there are any effects from the anticipated trip generation and how they are to be mitigated where activities will generate more than 250hvm/d." The provision for 250 hvm/d in TRN S14 #4 is arbitrary and excessive. This provision needs to be removed and replaced with an explicit process that evaluates the impact of the proposed additional trucking on existing businesses and communities where effects associated with the activity are likely to be at least minor along the entire route from mine to port in relation to existing vehicle movements and resulting traffic increases and associated issues with noise, dust and amenity values.</p>	potential effects on businesses and communities en route.
Trevor Thorpe (S528)	S528.001	Mineral Extraction Zone	Mineral Extraction Zone	Support	I support recognising the importance of mining on the West Coast	Retain the Mineral Extraction Zone
Trevor Thorpe (S528)	S528.002	General Rural Zone	General Rural Zone - Rules	Support	The West Coast needs mining for industry and employment	Retain provisions for mineral extraction in the rules
Trevor Thorpe (S528)	S528.003	Open Space Zone	OSZ - Open Space Zone Rules	Support	The West Coast needs mining for industry and employment	Retain the provisions for mineral extraction in this zone
Trevor Thorpe (S528)	S528.004	Planning Maps and Overlays	Mineral Extraction Zone	Support	Mineral extraction delivers new economic activities	Retain the mineral extraction zone at Barrytown,

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Troy Scanlon (S468)	S468.001	Natural Hazards	Natural Hazards	Not Stated	Six hazards mitigated by one scheme make a compelling argument	Progress implementation of the flood mitigation scheme at Westport.
Troy Scanlon (S468)	S468.002	Planning Maps and Overlays	Natural Hazards	Oppose	The current maps will cause significant social and financial impact as people are unable to insure, or sell their property.	Amend the Westport hazard maps to include the flood control scheme.
Troy Scanlon (S468)	S468.003	Natural Hazards	NHR52	Oppose	On the modelling to date using 50 year flood heights would be more than adequate as there should be no flooding.	Amend so that if houses are built above the currently modelled 2% AEP level with an addition 0.5m freeboard then they are a Permitted Activity.
Troy Scanlon (S468)	S468.004	Natural Hazards	Natural Hazards Rules	Oppose	Provisions are too restrictive and overlays are too extensive.	Amend provisions and overlay extents to be more enabling of building and development and recognise existing investments.
Tuwhenu Moriori Tau imi Ihi (S555)	S555.001	Tangata Whenua	Tangata Whenua	Amend	The Tangata Whenua section does not recognise the pre-Maori history of the oldest people who have lived in New Zealand and on the West Coast.	Amend the Tangata whenua section to reflect the history of the Moriori/ Waitaha people