



Submitter Names: U - Z

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
Vance & Carol Boyd (S447)	S447.001	Whole Plan	Whole plan	Amend	The Plan is complex with so many overlays. The map books are hard to read.	Make the plan less complex and the map books easier to read.
Vance & Carol Boyd (S447)	S447.002	Rural Zones	Rural Zones	Amend	Many satellite dishes are larger than 1m due to rain fade.	Increase the maximum size of Permitted satellite dishes.
Vance & Carol Boyd (S447)	S447.003	Whole Plan	Whole plan	Amend	The catch all rules "any activity not identified in the rules is non-complying" may be too broad.	Review "catch all" non-complying rules.
Vance & Carol Boyd (S447)	S447.004	SCHEDULES	SCHEDULES	Amend	Schedules 1-8 determine restrictions on a range of land. Insufficient information on the extent of the land affected is included within the schedule.	Provide specific spatial extent of scheduled areas within the schedules.
Vance & Carol Boyd (S447)	S447.005	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	Sites smaller than Rural Lifestyle minimum lot size are included in the Rural Lifestyle zone	Review Rural Lifestyle zoning
Vance & Carol Boyd (S447)	S447.006	Planning Maps and Overlays	Outstanding Natural Character	Oppose	The land is modified and does not fit the criteria. The sites are intended for residential development and the overlay will make this difficult.	Do not include the following properties at Hannah's Clearing within the Outstanding Natural Character: <ul style="list-style-type: none"> • Lots 1,2 and 3 DP7973 • Rapid 1976B
Vance & Carol Boyd (S447)	S447.007	Planning Maps and Overlays	High Natural Character	Amend	The land is modified and does not fit the criteria. The sites are intended for residential development and the overlay will make this difficult.	Do not include the following properties at Hannah's Clearing within the High Natural Character Overlay: <ul style="list-style-type: none"> • Lots 1,2 and 3 DP7973

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<ul style="list-style-type: none"> Rapid 1976B
Vance & Carol Boyd (S447)	S447.008	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The land is modified and does not fit the criteria. The sites are intended for residential development and the overlay will make this difficult.	<p>Do not include the following properties at Hannah's Clearing within the Outstanding Natural Landscape Overlay:</p> <ul style="list-style-type: none"> Lots 1,2 and 3 DP7973 Rapid 1976B
Vance & Carol Boyd (S447)	S447.009	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL4	Amend	The land is modified and does not fit the criteria. The sites are intended for residential development and the overlay will make this difficult.	<p>Do not include the following properties at Hannah's Clearing within the Outstanding Natural Landscape Overlay:</p> <ul style="list-style-type: none"> Lots 1,2 and 3 DP7973 Rapid 1976B
Vance & Carol Boyd (S447)	S447.010	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	ONL4	Amend	Insufficient information on the extent of the land affected is included within the schedule.	Include spatial description of the ONL within the schedule so that it is clear that properties at settlements such as Hannah's Clearing are not included.
Vance & Carol Boyd (S447)	S447.011	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	NCA4	Amend	Insufficient information on the extent of the land affected is included within the schedule.	Include spatial description of the HNC within the schedule so that it is clear that properties at settlements such as Hannah's Clearing are not included.
Vance & Carol Boyd (S447)	S447.012	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	NCA5	Amend	Insufficient information on the extent of the land affected is included within the schedule.	Include spatial description of the ONC within the schedule so that it is clear that properties at settlements such as Hannah's Clearing are not included.
Vance & Carol Boyd (S447)	S447.013	Planning Maps and Overlays	Natural Hazards	Oppose	Land heights are not available for LIDAR measurements and could not be accurately determined. The NIWA report makes it clear there is a lack of data at Hannah's Clearing. The proposed Severe Hazard Area covers	Remove severe coastal hazard overlay from Hannah's Clearing village.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					land that is higher than land not included in the overlay. The community engagement process has been poor. The proposed overlay is causing residents unnecessary anxiety and loss of quality of life.	
Vance & Carol Boyd (S447)	S447.014	Natural Hazards	NHR43	Oppose	It is unfair and unreasonable for someone owning a consented section to find that to establish a dwelling is a non-complying activity. This will significantly reduce the land value. The rules in NHR45 would be sufficient to manage the risks.	Delete Rule NHR 43 and apply NHR 45 to Coastal Severe Hazard Areas.
Vance & Carol Boyd (S447)	S447.015	Natural Hazards	NHR44	Oppose	It is unfair and unreasonable for someone owning a consented section to find that to establish a dwelling is a non-complying activity. This will significantly reduce the land value. The rules in NHR45 would be sufficient to manage the risks.	Delete Rule NHR 44 and apply NHR 45 to Coastal Severe Hazard Areas.
Vance & Carol Boyd (S447)	S447.016	Natural Hazards	NHR1	Amend	Two years is unrealistic for a building to be replaced, should be 5 years regardless of location,	Amend the rule so that in all hazard overlays the rebuild period is 5 years. Clarify that this applies to all buildings legally established (ie built before and after plan notification).
Vance & Carol Boyd (S447)	S447.017	Natural Hazards	Natural Hazards Rules	Amend	The NZCPS places an obligation on Councils to protect natural defences such as sand dunes. Villages such as Hannah's Clearing have been well served by such defences. Damage to the defences has been undertaken in recent times by the electricity company around the old tip site - resulting in significant erosion of the beach.	Amend the plan to make it clear that destruction of natural beach front defences, particularly in the Hannah's Clearing area, is not a Permitted Activity.
Vernon Morris (S143)	S143.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Oppose	The "corrected" map has encompassed a much larger area but some of our land without any explanation for the differentiation. We would like to know	We wish the land described to be removed from the plan as an area of significance to Maori unless genuine reasons can be demonstrated. [SASM over Lot 3 DP

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					which actual part of our land has a site of significance to Māori and how this was decided.	444535 at Milltown/Arahura Valley]
Vernon Morris (S143)	S143.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	<p>We acknowledge that the river has significance to iwi as a source of pounamu aThe Riverbed given back to iwi was a fixed area surveyed in the late 1890's based on what is known as the "Price survey". The river has moved considerably since then and encroached into our land parcel. We do have in our possession documents which relate to our land being a part of Reserve 145 and that the land has Victorian Title. We are aware that as the landowners we have mineral rights acknowledged by the Crown in various documentation.</p> <p>We have never objected to iwi who have continued to access our land to look for and remove this mineral which we do own or asked nor expected compensation from people accessing our land to get to the riverbed which has eroded into our land and exposed rock and pounamu. We are happy to continue to allow this to happen at this stage.</p> <p>This land parcel forms a part of reserve 145 which has the designation Victorian title. Victorian title entitles the owner to ownership of non-statutory minerals. Victorian title status includes pounamu as a mineral and that if the landowners wished to carry out business in relation to pounamu then there is no requirement to consult with iwi or the office of the Ministry of Energy andMinerals. The 1997</p>	Remove Pounamu Management Area overlay from the property at Milltown (Arahura Valley)

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Pounamu Vesting Act stated at that stage that people with existing rights and privileges were not to be disadvantaged.	
Veronica Carroll (S399)	S399.001	Planning Maps and Overlays	Rezoning Requests	Oppose	<p>I am opposed to the mining of the Barrytown flats due to reasons including the environmental impact it will inevitably have on the significant natural area and wildlife, including swampland and native marine and swamp species.</p> <p>It appears conflicting to me that we would aim to protect these natural areas in form of many SNA in the area however this would be completely overturned with the introduction to mine the area, effecting waterways, the ocean, our aquatic life forms including native flora and fauna by upsetting the natural balance of minerals draining water and the unavoidable run off of chemical that will be left to pollute our natural taonga. Barrytown and the surrounding areas including Punakaiki are aesthetically beautiful and a huge draw card for tourists to the are.</p> <p>To ruin all of this in todays environment of climate change when we have an absolute responsibility to do all we can to reverse this, seems to me ethically outrageous.</p>	Remove the mineral extraction zone from Barrytown Flats.
Veronica Jacobs (S238)	S238.002	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Veronica Jacobs (S238)	S238.003	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend	The RMA states that because SASM are considered a type of historic heritage, rules associated with them have legal effect from the time the proposed TTPP was notified. This is totally rejected by the affected private landowners, who are submitting and requesting that these rules be withdrawn from the private properties identified.	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately. Any Rules with immediate effect be withdrawn from the currently effected private properties.
Vivienne Sweeney (S21)	S21.002	General Rural Zone	GRUZ - R6	Oppose	Visitors want accommodation choices. Many want privacy, gardens and full cooking facilities which are not offered by other types of accommodation. If there are not enough places to stay visitors drive through after a fuel and toilet stop. Short term accommodation like this is used NOT just for short term but for a range of housing for the longer short term. Without it many of our satellite visitor areas e.g. punakaiki, fox river, carters beach, grantiy etc would be full of empty badly maintained holiday houses which only wealthy people can afford. Ex-locals like me would be unable to afford our high rates without being able to cover the expenses required to own property here. Currently I employ several locals to help me run the place and keep it tidy. Make it any more difficult to provide and share my place with visitors and I along with a bunch of others keen to support and invest in the Buller and its tourism future, will give up. Investors need consistency throughout the Coast. One Plan should be One Plan not One Plan except except except.... The region needs all	Remove Buller District Council's moves to restrict residential visitor accommodation GRZ - R6 in residential areas. Rules requiring owners/operators to live on site e.g. homestays etc should be scrapped and other restrictions out of kilter with the rest of the region should be scrapped to.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the accommodation it can get to support the new cycle and walking trails and the area's events and emergency accommodation needs. It was strong domestic tourism that got BDC and the area through the Covid downturn. It is economic suicide to tthrottle this part of the region's accommodation, now.	
Waitakere Trust (S497)	S497.001	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	I oppose the identification of SASM22 placed on my land and also where SASM 19 is placed over private land at Okari Lagoon. There is no information provided that justifies the boundaries or why the sites are considered significant. The costs to landowners will be high. The area has changed massively in the last 50 years.	Provide more detailed information on the location and basis of SASM 22 and SASM19.
Waitakere Trust (S497)	S497.002	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 19	Oppose	There is no clear explanation as to why the area is significant	Provide more detailed information on the significance and rationale for SASM 19.
Waitakere Trust (S497)	S497.003	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 33	Oppose	There are no detailed reasons or rationale provided for the significance of the site.	Provide more detailed information on the significance and rationale for SASM 33
Waka Kotahi NZ Transport Agency (S450)	S450.001	Interpretation	CRITICAL INFRASTRUCTURE	Support	The definition is supported as it recognises that the state highway is critical infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.002	Interpretation	FUNCTIONAL NEED	Support	The definition is supported as described.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.003	Interpretation	HABITABLE ROOM	Support	The definition is supported as described.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.004	Interpretation	HEAVY VEHICLE	Support	The definition is supported as described.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.005	Interpretation	OFFICIAL SIGN	Support	The definition is supported as described.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.006	Interpretation	OPERATIONAL NEED	Support	The definition is supported as described.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.007	Interpretation	Reverse sensitivity	Support in part	The definition is generally supported as it describes the fundamentals of reverse sensitivity. However, for clarity, it is recommended that it includes reference whether the activity is approved by a resource consent, designation or certificate of compliance.	Amend the wording as follows: Means the potential for an approved (whether by resource consent, designation, or certificate of compliance) , existing or permitted activity.....
Waka Kotahi NZ Transport Agency (S450)	S450.008	Interpretation	SENSITIVE ACTIVITY	Support	The types of activities described under this definition are supported.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.009	Interpretation	SIGN	Support	The definition is supported as described.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.010	Interpretation	VEHICLE CROSSING	Support	The definition is supported as described.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.011	Interpretation	Interpretation	Amend	A number of submission points have been raised in the rule, for example on NC-R3, to define what a statutory agency is. This will provide clarity on what agency the rules are applicable to.	Include new definition of Statutory Agency
Waka Kotahi NZ Transport Agency (S450)	S450.012	Interpretation	CRITICAL INFRASTRUCTURE	Support in part	Waka Kotahi supports that the overview identifies the need for the operation maintenance of critical infrastructure. However, it is considered that the and overview also recognise that climate change, managed retreat and resilience are key matters that should be recognised. To ensure that these key messages are appropriately identified at each stage of the Proposed Plan it is recommended that appropriate amendments are made to this chapter.	Amend to include reference to climate change, managed retreat resilience.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.013	STRATEGIC DIRECTION	CR - O1	Support	Waka Kotahi supports the objective as it promotes resilience for communities and infrastructure to ensure it can adapt to changes from climate change effects.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.014	STRATEGIC DIRECTION	CR - O2	Support	The objective is supported as it provides for the continued function and resilience of critical infrastructure, such as the state highway, to facilitate in the quick recovery from adverse events.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.015	STRATEGIC DIRECTION	CR - O3	Support	The objective is generally supported as it ensures that new critical infrastructure takes into account the hazardscape and should be built away from natural hazards where it. This allows for new state highway infrastructure to be located in areas of natural hazards when appropriate mitigation and design is taken into account when located in these areas. However, the objective should recognise that infrastructure has a functional or operational need to be in these locations, which should replace 'where practicable' to provide for better certainty.	Amend the objective as follows: To ensure that new locations for critical infrastructure and connections take account of the hazardscape and where practicable are built away from natural hazards unless there is a functional or operational need to be in that location.
Waka Kotahi NZ Transport Agency (S450)	S450.016	STRATEGIC DIRECTION	CR - O4	Support	Waka Kotahi supports this objective as it enables backup of critical infrastructure on the West Coast / Te Tai o Poutini, which includes the state highway network.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.017	STRATEGIC DIRECTION	MIN - O1	Support	Waka Kotahi supports that the mineral resources are provided for while considering that duplication of regulation across several agencies is to be avoided.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.018	STRATEGIC DIRECTION	MIN	Support in part	The provision for enabling mineral extraction and ancillary activities in appropriate zones is supported. However, it should also recognise that adverse effects, such as traffic and/or	Amend the objective to recognise that adverse effects should be managed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					safety, associated with the activity should be managed such as identified in MIN-O4.	
Waka Kotahi NZ Transport Agency (S450)	S450.019	STRATEGIC DIRECTION	MIN - O3	Support	The objective is supported by Waka Kotahi as it recognises that mineral resources are in fixed locations outside of specified zones/precincts and if the adverse effects are managed then the activity may be appropriate. These locations may be the only means of appropriately gathering the resource, which may be vital for new or protecting existing infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.020	STRATEGIC DIRECTION	MIN - O4	Support in part	In principle the intent of this objective is supported by Waka Kotahi, as it recognises that existing mineral extraction activities should not be impacted from new development. However, the reference to traffic generation as a reverse sensitivity effect is unusual and this does not appear to be recognised as a reverse sensitivity effect within other chapters of the plan.	Provide clarity on the intent of the objective as to whether traffic generation is considered a reverse sensitivity matter. Consider whether reverse sensitivity to traffic generation from existing activities should also apply to other rural activities.
Waka Kotahi NZ Transport Agency (S450)	S450.021	STRATEGIC DIRECTION	MIN - O6	Support in part	The intent of the objective is supported. Though it is considered that the objective should clearly identify that adverse effects on critical and significant infrastructure should be protected from mineral extraction. It should also recognise a safe and efficient road network as an important asset to be protected from the adverse effects of mineral extraction. It is recommended that the objective be amended to recognise this.	Amend the objective as follows: a. Avoid, remedy or mitigate the adverse effects of mineral extraction activities on the West Coast/Te Tai o Poutini's significant natural and cultural features, sites and heritage, and amenity values, and significant infrastructure including: vii. A safe and efficient state highway network.
Waka Kotahi NZ Transport Agency (S450)	S450.022	STRATEGIC DIRECTION	TRM - O1	Support	Waka Kotahi supports the objective as it recognises and provides for sustainable tourism development while	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					managing the adverse effects on the environment, communities, and infrastructure, which includes supporting cycling and walking connections, and providing the development, maintenance and upgrading of support infrastructure.	
Waka Kotahi NZ Transport Agency (S450)	S450.023	STRATEGIC DIRECTION	UFD - O1	Support	Waka Kotahi supports the objective, specifically 1.7 and 1.8 as these provide for improved transport options and accessibility. The objective also promotes the safe, efficient and effective provision and use of infrastructure, which includes the optimisation of existing infrastructure and protection of critical infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.024	Infrastructure	INF - O1	Support	Waka Kotahi supports the objective as it provides for the development, operation, maintenance and upgrading of infrastructure to meet the needs of the West Coast/Te Tai o Poutini.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.025	Infrastructure	INF - O2	Support	Waka Kotahi supports the objective as it protects utilities and infrastructure from incompatible activities.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.026	Infrastructure	INF - O3	Support	Waka Kotahi supports the objective as it ensures the efficient provision and use of infrastructure by communities when used for subdivision, use and development of land.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.027	Infrastructure	INF - O4	Support	Waka Kotahi supports the objective as it recognises natural hazard resilience and impacts of climate change in infrastructure design and provision.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.028	Infrastructure	INF - O5	Support	Waka Kotahi supports the objective as it provides for infrastructure that has a functional and operational need, and has a positive effect that is local, regional, or national.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.029	Infrastructure	INF - P1	Support	Waka Kotahi supports the policy as it recognises that the continued operation and upgrading of utilities and infrastructure provides positive benefits.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.030	Infrastructure	INF - P3	Support	Waka Kotahi supports the policy as it manages the effects of reverse sensitivity on infrastructure to ensure the safe, secure, and efficient operation.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.031	Infrastructure	INF - P4	Support	Waka Kotahi supports this policy as it ensures that subdivision and development is serviced with safe and efficient vehicle access and has treatment and safe disposal of stormwater that does not result in increased flooding and erosion risk.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.032	Infrastructure	INF - P5	Support	Waka Kotahi supports this policy as it seeks to minimise the effects of stormwater run-off, which includes reducing the flooding risk to roads.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.033	Infrastructure	INF - R2	Support	Waka Kotahi supports this rule as it allows for permitted temporary network activities by network utility operators, which are either in response to a national/regional/local state emergency for up to 24 months or allow for additional capacity for a period up to four weeks.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.034	Transport	TRN - O1	Support	Waka Kotahi supports the objective as it recognises the importance of the transport network and how it provides for the people and communities.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.035	Transport	TRN - O2	Support in part	The objective is generally supported as it is recognised that any changes to transport infrastructure should consider effects on character, landscape, amenity and on the environment. However, it is considered that 'minimise' can be interpreted in a way	Amend the objective as follows: To manage the effects of land transport infrastructure on the character, landscape and amenity of the towns, settlements and rural areas and mitigate minimise adverse effects on the environment.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					that would be a disproportionately onerous requirement to manage these effects. It is recommended that this word be replaced with 'mitigate' to appropriately manage adverse effects on the environment.	
Waka Kotahi NZ Transport Agency (S450)	S450.036	Transport	TRN - O3	Support	Waka Kotahi supports the objective as it enables accessibility, safety, connectivity, and amenity for all modes of transport.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.037	Transport	TRN - O4	Support	Waka Kotahi generally supports that the transport network should be resilient to natural hazards and climate change to recognise its role for community wellbeing and economic activity.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.038	Transport	TRN - O5	Support	Waka Kotahi supports the objective as it ensures safe and efficient parking, loading and access consistent with the zoning.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.039	Transport	TRN - P1	Support in part	Waka Kotahi generally supports the policy as it requires that road networks be maintained or enhanced to provide for safety and efficient transportation, and to consider the needs of transport users and modes of transport. However, as per the submission point in TRN-O2 it is recommended that 'minimise' be replaced with 'mitigate' to appropriately manage adverse effects on the environment.	Amend the policy 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. Mitigate Minimise effects on adjoining properties including the impacts of vibration, noise and glare.
Waka Kotahi NZ Transport Agency (S450)	S450.040	Transport	TRN - P2	Support in part	The policy is generally supported by Waka Kotahi. However, it is considered that P2.a and P2.c achieve similar outcomes. By providing safe, effective, and efficient movement to and from sites you are also manage vehicle access at intersections and where state	Amend the policy be deleting P.2c.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					highways meet. It is recommended that P2.c be deleted to avoid repetition.	
Waka Kotahi NZ Transport Agency (S450)	S450.041	Transport	TRN - P3	Support	The policy is supported as it ensures that sightlines are maintained as much as possible by restricting where buildings or other visual obstructions may be located.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.042	Transport	TRN - P4	Support	Waka Kotahi supports this policy as it ensures the safety of road users and pedestrians at road and pedestrian rail level crossings.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.043	Transport	TRN - P5	Support	Waka Kotahi supports this policy as it promotes safety by controlling vehicle access to sites adjacent to all road and rail level crossings.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.044	Transport	TRN - P6	Support	Waka Kotahi supports the policy as it enables the provision of electric vehicle and bicycle charging stations. This infrastructure supports the reduction in transport-related greenhouse gas emissions.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.045	Transport	TRN - P7	Support in part	The policy is generally supported as Waka Kotahi seeks that cycling and walking modes of transport are promoted. However, there is a concern that the subsequent rules and standards do not align with the outcomes sought by this policy. The standards that require cycle parking spaces are based on the number of car parking spaces provided. There are no specific standards or rules that only require cycle parking without the need for car parking spaces. A key issue with this is that there are now no longer requirements for car parking spaces under the National Planning Standards. It is recommended that cycle parking be better promoted to ensure that active	Review the rules and standards relating to cycle parking facilities to provide better alignment with this policy.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					modes of transport are appropriately considered. The policy, rules and standards need to be updated to reflect this so that better transport outcomes can be delivered, which will also support carbon emission outcomes in the transport network.	
Waka Kotahi NZ Transport Agency (S450)	S450.046	Transport	TRN - P8	Support in part	The policy is generally supported. However, it is noted that there is repetition between P8.b and P8.c. It is recommended that P8.c be deleted.	Amend policy by deleting P8.c.
Waka Kotahi NZ Transport Agency (S450)	S450.047	Transport	TRN - P9	Support	Waka Kotahi supports that parking and loading areas are designed so that reverse manoeuvring of vehicles onto or off roads, including State Highways, does not occur where it may have an impact on the safe, effective, and efficient operation of roads or may impact on pedestrian access.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.048	Transport	TRN	Amend	It is recommended that a new policy be included that reflects the high trip generating standards, so that they are appropriately considered within the chapter. Include TRN-S14 as a policy.	Include new policy: TRN-PX High Trip Generating Activities Transport Assessment requirements: 1. Whether the provision of access and on-site manoeuvring areas associated with the activity, including vehicle loading and servicing deliveries, affects the safety, efficiency, accessibility (including for people whose mobility is restricted) of the site, and the land transport network. 2. Whether the design and layout of the proposed activity maximises opportunities for travel other than private cars, including by providing safe and convenient access for travel using more active modes. 3. Having regard to the level of additional traffic generated by the activity and whether measures are proposed to adequately mitigate the actual or potential effects from the anticipated trip generation

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						(for all transport modes) from the proposed activity, including consideration of cumulative effects with other activities in the vicinity, proposed infrastructure and construction work associated with the activity. 4. 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.
Waka Kotahi NZ Transport Agency (S450)	S450.049	Transport	TRN - R1	Support in part	<p>Waka Kotahi supports the intent of the rule. However, there are concerns with the outcomes in this rule, which are listed below: 1. The reference to transport standards in general is supported. However, the transport standards do not provide any vehicle crossing design guidance for both the state highway and the local roading network. This could lead to confusion on vehicle crossing requirements, such as whether there is a need for a Diagram C or a Diagram E crossing. It is recommended that the standards provide for vehicle crossing design guidance, or for the state highway in particular to refer to Waka Kotahi NZ Transport Agency guidance - Planning Policy Manual.</p> <p>2. It is unusual to refer to guidance from another region to manage stormwater effects, which has a different environment to the West Coast. It is recommended that consideration be given to whether this guidance is appropriate for the West Coast region.</p> <p>3. The form of these standards is not consistent with the National Planning</p>	Amend the rule and standards to ensure that is clarity to the outcomes sought for vehicle crossings, that it refers to appropriate stormwater guidelines and that it is consistent with the National Planning Standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Standards, which requires that the standards are to be included within the transport chapter. It is recommended that the above points be considered to ensure that is clarity in the plan and that it is consistent with the National Planning Standards.	
Waka Kotahi NZ Transport Agency (S450)	S450.050	Transport	TRN - R2	Support in part	The rule is generally supported. However, the title of this rule and R2.2.c refer to designations, under which matters regulated by section 9(3) do not apply (where they are consistent with the purpose of the designation). Designations have the ability to cover land transport operation, removal, repairs, and maintenance. It is recommended that the title be amended to remove reference to designations and to delete R2.2.c.	Amend the rule as follows: Heading - Land transport operation, removal, repairs and maintenance within a road reserve / transport corridor or an area subject to designation. Activity Status Permitted Where: 1. All performance standards in Rule TRN - R1 are complied with; and 2. The works are undertaken: a. By, or on behalf of, a road controlling authority; or b. In accordance with a subdivision consent; or. By a requiring authority in accordance with a designation listing in this Plan.
Waka Kotahi NZ Transport Agency (S450)	S450.051	Transport	TRN - R3	Support in part	As per the submission point on TRN-R2, it is recommended that reference to designations be deleted as these are already covered by the designation.	Amend rule as follows: Activity Status Permitted. Where: 1. All performance standards in Rule TRN - R1 are complied with; 2. The works are undertaken: i. By, or on behalf of, a road controlling authority; or ii. In accordance with an approved subdivision consent; or iii. By a requiring authority in accordance with a designation listed in this Plan.
Waka Kotahi NZ Transport Agency (S450)	S450.052	Transport	TRN - R4	Oppose	The rule is opposed, similar to the submission point on TRN-R2, it is recommended that this rule be deleted as Section 9(3) rules do not apply to designations. The rule appears to be repeating the purpose of a designation.	Delete the rule and make it as a new discretionary rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.053	Transport	TRN - R5	Support	Waka Kotahi supports the intent of the rule as it provides a permitted activity status to allow new pathways and cycleways to be established.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.054	Transport	TRN - R6	Support in part	Waka Kotahi supports the rule as it provides a permitted activity status to allow e-bike and e-vehicle charging stations to be established in the transport corridor. However, it is recommended for clarification that 'land transport authority' in the advice note be replaced with 'road controlling authority'.	Amend as follows: Advice Note: If within the legal road reserve, contact the appropriate road controlling land transport authority to obtain a license to occupy.
Waka Kotahi NZ Transport Agency (S450)	S450.055	Transport	TRN - R7	Support	Waka Kotahi supports the matters of discretion in this rule as a restricted discretionary activity, which allows discretion on the impact of road users and pedestrians, effects on safety and efficiency, safe parking, loading, and queuing, flood hazard mitigation and stormwater treatment and control.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.056	Transport	TRN - R8	Support	The rule and associated matters of discretion are supported for a restricted discretionary activity, which relate to land transport operation, removal, repairs and maintenance within a road reserve / transport corridor or an area subject to a designation.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.057	Transport	TRN - R9	Support	Waka Kotahi supports this rule for the formation of an unformed legal road. The associated matters of discretion will ensure that appropriate consideration is given to the safety and efficiency of the transport system, the impact on road users and pedestrians, flood hazard mitigation, and stormwater treatment and control.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.058	Transport	TRN - R12	Support in part	Waka Kotahi supports the rule as it provides for a restricted discretionary activity status for activities that breach the high trip generating threshold in Table TRN 6. However, there is confusion with how this rule works in conjunction with TRN-14 which provides a discretionary status for high trip generating activities not meeting TRN-R12. At this stage it is difficult to understand whether you are a restricted discretionary or a discretionary activity until it has been assessed by Council as there is no clear delineation in the transport standards or the rule. How to appropriately apply the standards is also open to interpretation. It is recommended that the rule and/or standards be amended to ensure that there is clarity on the activity status between TRN-R12 and TRN-R14.	Amend TRN-R12 and TRN-R14 to ensure there is clarity on the activity status of the activity prior to submitting a consent application.
Waka Kotahi NZ Transport Agency (S450)	S450.059	Transport	TRN - R13	Support in part	Remove reference to 'not meeting permitted activity standards' in the heading as TRN-R4 is not required as a permitted activity, as per submission point above.	Amend the heading of the rule as follows: Formation of a new Transport Corridor not meeting Permitted Activity standards
Waka Kotahi NZ Transport Agency (S450)	S450.060	Transport	TRN	Amend	Waka Kotahi recommends that a new rule be included in the Transport chapter to require resource consent for any new activity or change in land use where the activity will have direct access onto the state highway network. It is recommended that the activity be a Restricted Discretionary activity with the safe and efficient operation of the state highway network and traffic effects as matters of discretion.	Insert rule into plan.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.061	Natural Hazards	NHO3	Support	Waka Kotahi supports the objective as it allows for consideration of critical infrastructure to be located in natural hazard risk areas where there are no reasonable alternatives.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.062	Natural Hazards	NHO6	Support	Waka Kotahi supports the objective as it provides protection of infrastructure from other activities.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.063	Natural Hazards	NHP2	Support in part	It is unclear when this policy should apply and how it will be implemented. It is recommended that the policy be reworded to provide clarity.	Amend the policy to provide clarity on how this will be implemented.
Waka Kotahi NZ Transport Agency (S450)	S450.064	Natural Hazards	NHP3	Support	The policy recognises that in some circumstances hard engineering solutions are the only practical means of protecting critical infrastructure	Retain as proposed
Waka Kotahi NZ Transport Agency (S450)	S450.065	Natural Hazards	NHP11	Support in part	Waka Kotahi generally supports the rule. However, there is concern over the term 'minimise' and the potential for onerous requirements resulting from this. It is suggested that any development in these areas do not increase risk to property and the environment.	Amend the rule as follows: a. Mitigation measures avoid risk to life and minimise risk to while not increasing risk to property and the environment.
Waka Kotahi NZ Transport Agency (S450)	S450.066	Natural Hazards	NHR1	Support in part	Waka Kotahi supports the permitted activity status for the reconstruction and replacement of lawfully established building in all Natural Hazard Overlays where the buildings are located fully within their property boundary. It is recommended the rule be amended to ensure that any reconstruction or replacement of a building are not within the roading corridor.	Propose an additional clause: 6. The reconstructed /replaced building is fully within the property boundaries to which the building relates, with no part of the building being within the roading corridor (formed or unformed).
Waka Kotahi NZ Transport Agency (S450)	S450.067	Natural Hazards	NHR2	Support in part	Waka Kotahi supports the intention of the permitted activity status of this rule for repairs, maintenance, and operation of existing Natural Hazard Mitigation structures. However, it requires that the	Amend the word 'minimum' and replace it with measurable or quantifiable wording to provide clarity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					earthworks are the 'minimum' required to undertake the activity. It is considered that the term 'minimum' to be relatively open without being measurable or quantifiable, which could lead to multiple interpretations of the rule. It is recommended that the word 'minimum' be replaced with a measurable or quantifiable figure.	
Waka Kotahi NZ Transport Agency (S450)	S450.068	Natural Hazards	NHR3	Support in part	Waka Kotahi supports the intention of the permitted activity status of this rule for upgrades to Existing Natural Hazard Mitigation Structures. However, it requires that the earthworks are the 'minimum' required to undertake the activity. It is considered that the term 'minimum' to be relatively open without being measurable or quantifiable, which could lead to multiple interpretations of the rule. It is recommended that the word 'minimum' be replaced with a measurable or quantifiable figure.	Amend the word 'minimum' and replace it with measurable or quantifiable wording to provide clarity.
Waka Kotahi NZ Transport Agency (S450)	S450.069	Natural Hazards	NHR4	Support in part	Waka Kotahi supports the intention of the permitted activity status of this rule for New Natural Hazard Mitigation Structures. However, it requires that the earthworks are the 'minimum' required to undertake the activity. It is considered that the term 'minimum' to be relatively open without being measurable or quantifiable, which could lead to multiple interpretations of the rule. It is recommended that the word 'minimum' be replaced with a measurable or quantifiable figure.	Amend the word 'minimum' and replace it with measurable or quantifiable wording to provide clarity.
Waka Kotahi NZ Transport Agency (S450)	S450.070	Natural Hazards	NHR39	Support in part	Waka Kotahi is unsure how the permitted activity works as there are no permitted activity standard requirements listed in the rule. As	Provide clarity on the rule

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					currently proposed all new unoccupied buildings and structures in the Coastal Severe and Coastal Alert Overlays are permitted without any other consideration.	
Waka Kotahi NZ Transport Agency (S450)	S450.071	Notable Trees	TREE - O3	Support in part	The objective is generally supported by Waka Kotahi as it recognises that the removal of the tree is unavoidable due to safety. However, the objective currently only allows for the removal of notable trees for safety where it may be more appropriate at times to only trim or prune. It is recommended that trimming or pruning of notable trees be appropriate to provide for safety benefits.	Amend the objective to provide for trimming and/or pruning of notable trees for safety.
Waka Kotahi NZ Transport Agency (S450)	S450.072	Notable Trees	TREE - P4	Support	Waka Kotahi supports that trimming and pruning of notable trees are necessary to prevent serious threat to property and people and necessary for the ongoing provision of existing infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.073	Notable Trees	TREE - P6	Support	Waka Kotahi supports the policy as it allows for the removal, partial removal, or destruction of an unsafe or unsound notable when certified by a Council approved arborist.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.074	Notable Trees	TREE - R2	Support	The provision of the rule is supported by Waka Kotahi as it enables the safe operation of the state highway infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.075	Notable Trees	TREE - R3	Support	The rule is supported as it provides for pruning of roots within the root protection area to enable the ongoing provision of infrastructure where the integrity, ongoing viability and value of the tree is not compromised.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.076	Notable Trees	TREE - R4	Support	The intent of the rule is supported as it allows for buildings activities as a restricted discretionary activity. The matters of discretion include whether there is an operational or functional need for the activity, which in some instances could allow for state highway infrastructure to be built within the Root Protection Area.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.077	Notable Trees	TREE - R5	Support in part	The rule is generally supported as it provides for new infrastructure within the Root Protection Area of a Notable Tree if there is an operational or functional need. However, R5.d. also states that this should be avoided if there are alternatives. The rule both provides for and requires an assessment for avoidance, which is confusing. It is recommended that clarity is given to this rule.	Amend R5.1(d) to "Whether there is an operational or functional need for the activity to be located within the root protection area and/or whether any alternatives are available for the activity to locate elsewhere. to avoid the activity occurring in the root protection area. "
Waka Kotahi NZ Transport Agency (S450)	S450.078	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Support	Waka Kotahi generally supports the Sites and Areas of Significance to Māori chapter. The Overlay provides a visual queue that clearly identifies where these significant sites and areas are located, which can inform when consultation can occur. There are many instances where the SASM overlay overlaps with the state highway network where some of these rules would apply. However, the state highway designation would allow for general works or maintenance necessary to ensure the continued operation of the state highway. If any significant works were to occur, then Waka Kotahi would ensure that the rules are taken complied with and appropriate	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					consultation was undertaken with the Rūnanga.	
Waka Kotahi NZ Transport Agency (S450)	S450.079	Ecosystems and Indigenous Biodiversity	ECO- O1	Support	Waka Kotahi supports those areas of significant indigenous vegetation and significant habitats of indigenous fauna in the West Coast/Tai o Poutini should be protected.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.080	Ecosystems and Indigenous Biodiversity	ECO- O2	Support	Waka Kotahi supports this objective as it provides for a level of development and use, which could include transport infrastructure, within areas of significant indigenous vegetation if it enhances or maintains it.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.081	Ecosystems and Indigenous Biodiversity	ECO- O4	Support	Waka Kotahi supports that the range and diversity of ecosystems are to be maintained in the West Coast/Tai o Poutini.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.082	Ecosystems and Indigenous Biodiversity	ECO - P1	Oppose	Waka Kotahi would like to understand the implications and process for requiring the identification of Significant Indigenous Vegetation and Fauna Habitat through the resource consent process in the Buller and Westland Districts. Currently the policy would lead to an onerous process for even minor resource consent applications and could lead to poor outcomes. There is significant risk of having to go through this process as part of a resource consent application, which becomes onerous to applicants. It is recommended that the policy be amended to remove this requirement by having the policy relate to mapping requirements for Council as sites are identified or to remove the policy and include it into the overview as a Council directive.	Amend the policy to remove the requirement on applicants and to clearly identify significant indigenous vegetation and fauna habitat across all three districts in the district plan, including overlays.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.083	Ecosystems and Indigenous Biodiversity	ECO - P2	Support in part	Waka Kotahi supports the intent of this policy as it allows activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where the activity has a functional need to be located in the area. However, there many instances where the state highway has an operational requirement to be located in these areas. It is recommended that the policy be amended to include where the activity has an operational need.	Amend the policy as follows: d. The activity has a functional need or operational need to be located in the area.
Waka Kotahi NZ Transport Agency (S450)	S450.084	Ecosystems and Indigenous Biodiversity	ECO - P7	Support	Waka Kotahi supports the policy as it considers the necessity for the activity to provide for critical infrastructure while providing for biodiversity offsetting or compensation where appropriate to offset any residual adverse effects that remain after avoiding, remedying, and mitigating measures have been applied.	Retain as proposed
Waka Kotahi NZ Transport Agency (S450)	S450.085	Ecosystems and Indigenous Biodiversity	ECO - P9	Support	Waka Kotahi supports the policy as it provides for biodiversity offsets and compensations to manage adverse effects.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.086	Ecosystems and Indigenous Biodiversity	ECO - P10	Support in part	Waka Kotahi supports the protection of indigenous biodiversity where inappropriate subdivision, use and development either avoids, remedy's or mitigates adverse effects on indigenous biodiversity (vegetation, habitats, and species). It appears that the policy 'doubles-up' on P10.a and P.10.b. It is recommended that the policy be amended to remove the double up and provide the option to avoid, remedy or mitigate any adverse effects.	Amend the policy as follows: Protect indigenous biodiversity in the coastal environment from riate subdivision, use and development by: Avoiding adverse effects on significant indigenous biodiversity; and a Avoiding, remedying, or mitigating other adverse effects on indigenous vegetation, habitats, and species within the coastal environment.
Waka Kotahi NZ Transport Agency (S450)	S450.087	Ecosystems and Indigenous Biodiversity	ECO - R1	Support	Waka Kotahi supports the permitted activity rule for Indigenous vegetation clearance and disturbance outside of	Retain as proposed

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the coastal environment as it provides for the maintenance, operation and repair of lawfully established structures and critical infrastructure or natural hazard mitigation activities; provides for the installation of temporary network activities following a regional or local state of emergency declaration; prevention of serious threats to structures or services; ensures the safe and efficient operation (including maintenance and repair) of any formed public road or access.	
Waka Kotahi NZ Transport Agency (S450)	S450.088	Ecosystems and Indigenous Biodiversity	ECO - R2	Support	Waka Kotahi supports this rule which provides for Indigenous vegetation clearance in the coastal environment as a permitted activity where the clearance is for walking/cycling tracks, roads and operation, maintenance, repair, upgrading and installation of new network utility infrastructure.	Retain as proposed
Waka Kotahi NZ Transport Agency (S450)	S450.089	Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7	Support	Waka Kotahi supports the controlled activity status rule to manage subdivision of land containing areas of significant indigenous vegetation or habitats of significant fauna.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.090	Natural Features and Landscapes	NFL - O1	Support	The objective is supported by Waka Kotahi as it allows for development to occur within areas of outstanding natural landscape and outstanding natural features if the feature it can be maintained or enhanced.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.091	Natural Features and Landscapes	NFL - P1	Support	Waka Kotahi supports this policy as it provides for the operation, maintenance and upgrading of network infrastructure within areas of outstanding natural landscapes and outstanding natural features. The policy also provides for the upgrading or new infrastructure in	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					these areas where it has a functional need.	
Waka Kotahi NZ Transport Agency (S450)	S450.092	Natural Features and Landscapes	NFL - P2	Support	Waka Kotahi supports this policy as it provides for significant adverse effects where they cannot be avoided to be remedied, mitigated, or offset.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.093	Natural Features and Landscapes	NFL - P3	Support in part	Waka Kotahi generally supports this policy as it recognises there is existing infrastructure and developments within the outstanding natural landscapes or outstanding natural features and provides for new activities and uses. However, the structure of the policy is unclear, so it is recommended that the policy be reworded to provide clarity.	Amend the sentence structure of the policy to provide clarity.
Waka Kotahi NZ Transport Agency (S450)	S450.094	Natural Features and Landscapes	NFL - P4	Support	Waka Kotahi supports this policy as it allows for new buildings or structures within areas of outstanding natural landscape and outstanding natural features if any adverse visual effects can be minimised.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.095	Natural Features and Landscapes	NFL - P5	Support in part	Waka Kotahi supports the policy, specifically P5.3. as it provides for activities that have a functional or operational need to be in a particular location.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.096	Natural Features and Landscapes	NFL - R1	Support	Waka Kotahi supports the rule as it allows for the maintenance, operation and repair of lawfully established structures, roads, and critical infrastructure within areas of Outstanding Natural Landscapes and Outstanding Natural Features.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.097	Natural Features and Landscapes	NFL - R3	Support	Waka Kotahi supports this rule as it permits Natural hazard mitigation including earthworks to protect critical infrastructure	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.098	Natural Features and Landscapes	NFL - R4	Support	Waka Kotahi supports this rule as it permits the demolition and removal of structures within an outstanding natural landscape described in Schedule five or outstanding natural feature described in Schedule 6.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.099	Natural Features and Landscapes	NFL - R6	Support in part	The intent of the rule appears to facilitate the delivery of infrastructure in areas identified in Schedule 6. However, it references infrastructure activities in accordance with INF-R7 or ENG-R4, neither of which provide for transport infrastructure. It is recommended that the rule provide specifically for allowing earthworks associated with transport infrastructure or an exclusion if the works are undertaken by a statutory agency.	Amend the rule to provide for transport infrastructure or to allow for earthworks undertaken by a statutory agency.
Waka Kotahi NZ Transport Agency (S450)	S450.100	Natural Features and Landscapes	NFL - R10	Support in part	Waka Kotahi supports this rule as a controlled activity, which provides for earthworks associated with roads and the protection of critical infrastructure from natural hazards. However, R10.2 states that earthworks are the minimum required to undertake the activity. There is concern how the term 'minimum' is implemented and how it is quantified. It is recommended that the term minimum be replaced by a quantifiable measure to improve clarity.	Amend the rule to replace 'minimum' with a quantifiable measure.
Waka Kotahi NZ Transport Agency (S450)	S450.101	Natural Character and Margins of Waterbodies	NC - O1	Support	Support the objective as it preserves the natural character while providing for appropriate subdivision, use and development where adverse effects can be avoided or mitigated.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.102	Natural Character and Margins of Waterbodies	NC - O3	Support in part	Waka Kotahi generally supports the intent of the objective. However, there are many instances where the state highway network has an operational	Amend the objective as follows: To provide for activities which have a functional or operational need to locate in the margins of lakes, rivers and wetlands in

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					need to be located within margins of lakes, rivers, and wetlands. It is recommended that the objective be amended to include 'operational need'. This is consistent with NC-P2.c. Additionally, it is also considered that minimise can be an onerous requirement due to the open interpretation of this term. It is considered that significant adverse effects on natural character are better managed by avoiding, remedying, or mitigating. It is recommended that the rule be amended to reflect this.	such a way that the any significant adverse effects impacts on natural character are minimised avoided, remedied or mitigated.
Waka Kotahi NZ Transport Agency (S450)	S450.103	Natural Character and Margins of Waterbodies	NC - P1	Support in part	The rule is generally supported by Waka Kotahi. However, to ensure consistency with the submission point on NC-O3, it is sought that the rule be amended to replace minimise to avoid any potential onerous requirements from open interpretation of this term.	Amend the rule as follows: Avoid, remedy or mitigate Minimise the any significant adverse effects of activities on the natural character of the riparian...
Waka Kotahi NZ Transport Agency (S450)	S450.104	Natural Character and Margins of Waterbodies	NC - P2	Support	Waka Kotahi supports the objective as it provides for the establishment, operation, maintenance or upgrading of infrastructure that has a functional or operational need to be located within the riparian margin. It also provides for the repair and maintenance of legally established structures.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.105	Natural Character and Margins of Waterbodies	NC - P3	Support in part	The policy is generally supported by Waka Kotahi as it provides for structures within riparian margins that have a functional need. However, there are many instances where state highway infrastructure has an operational need to be located within riparian margins as there are times where there are no alternatives.	a. Amend the policy as follows: Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these: Have a functional or operational need for their location; and They are of a form and scale that will not adversely affect the natural character of the riparian area.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.106	Natural Character and Margins of Waterbodies	NC - R1	Support	Waka Kotahi supports the rule as it provides for a permitted level of vegetation clearance and earthworks in the riparian margins for rivers, lakes, or wetlands.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.107	Natural Character and Margins of Waterbodies	NC - R2	Support	Waka Kotahi supports this rule as it allows for buildings or structures for network utilities within riparian margins, which can include structures that relate to state highway infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.108	Natural Character and Margins of Waterbodies	NC - R3	Support in part	The rule is generally supported. However, clarification is sought on how a 'statutory agency' is defined. Note: There are two NC-R3 within this chapter. The numbering should be amended to delete repetition.	Provide clarity by providing a definition for 'statutory agency'.
Waka Kotahi NZ Transport Agency (S450)	S450.109	Natural Character and Margins of Waterbodies	Overview	Support	The overview is supported as it recognises the importance of providing good connectivity and integration which incorporates multi-modal transport opportunities.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.110	Subdivision	SUB - O1	Support	The objective is supported as it seeks to achieve appropriate integration with the purpose, character, and qualities of each zone.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.111	Subdivision	SUB - O2	Support	Waka Kotahi supports the objective as it ensures that subdivision occurs in locations and facilitates the operation of critical infrastructure. The objective also requires that subdivision enables access and good connectivity.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.112	Subdivision	SUB - O3	Support	The objective is supported as it ensures appropriate design and development that protects significant coastal, natural, ecological, historical and Poutini Ngāi Tahu features.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.113	Subdivision	SUB - P1	Support	Waka Kotahi supports the policy as it ensures that subdivision creates allotments that are consistent with the	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					zoning and ensures legal, physical, and safe access to each allotment created by the subdivision.	
Waka Kotahi NZ Transport Agency (S450)	S450.114	Subdivision	SUB - P2	Support	The policy is supported as it ensures sufficient provision for legal and physical access, which includes safe and efficient vehicle access. The policy also includes adequate pedestrian and cycle linkages as part of subdivision.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.115	Subdivision	SUB - P3	Support	The policy is supported as it provides for subdivision of land that contains identified features if it does not compromise on the identified characteristics and values of the Overlay Chapter and achieves the relevant objectives and policies.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.116	Subdivision	SUB - P4	Support	Waka Kotahi supports the policy as it seeks to manage natural hazard risks, which could be exacerbated as a result of subdivision. This could ensure that the state highway is not impacted from further land stability, erosion, flooding, etc that may occur from subdivision.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.117	Subdivision	SUB - P5	Support	The policy is supported as it avoids subdivision in the Future Urban Zone that may result in the local and wider transport network being compromised, infrastructure being compromised and reverse sensitivity effects. This is a strong policy to ensure that the state highway network would not be adversely affected.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.118	Subdivision	SUB - P6	Support	The policy is supported as it avoids subdivision in Rural Zones that may result in an unplanned new settlement, which would ensure that planned urban development occurs in appropriate locations.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.119	Subdivision	SUB - P7	Support in part	Waka Kotahi supports the intent of the policy. However, the policy appears to allow for subdivision in residential zones that does not comply with minimum lot design and parameters while also requiring that size and configuration is appropriate for the development intended by the zone. This appears to be counterintuitive to the outcomes sought by the zoning. Though it is noted that this policy also requires that any increase in density does not create an adverse effect on critical infrastructure.	Amend the policy to provide clarification on the potential conflict in outcomes sought.
Waka Kotahi NZ Transport Agency (S450)	S450.120	Subdivision	SUB - R1	Support	Waka Kotahi supports the rule as it ensures that any boundary adjustment provides for appropriate safe access by requiring that all existing vehicle access points comply with TRN-R1.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.121	Subdivision	SUB - R2	Support	Waka Kotahi supports that subdivision for a network utility or critical infrastructure is a permitted activity, which also requires that all existing vehicle access points comply with TRN-R1.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.122	Subdivision	SUB - R3	Support	The controlled activity rule is supported as the matters of control include consideration of the design and provision of access and effects of development phase works on the surrounding area. This would ensure that matters associated to the safe and efficient of the state highway are considered.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.123	Subdivision	SUB - R4	Support	The controlled activity rule for subdivision for network utilities, critical infrastructure, access, or reverses is supported as the matters of control include consideration for the design and	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					layout of allotment for the purpose of access and legal and physical access to and from allotments. This would ensure that matters associated to the safe and efficient of the state highway are considered.	
Waka Kotahi NZ Transport Agency (S450)	S450.124	Subdivision	SUB - R5	Support	Waka Kotahi supports the rule as it includes matters of control for design and provision for multi modal transport options and access. This would ensure that the subdivision in the stated zones is well connected and integrated.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.125	Subdivision	SUB - R6	Support	Waka Kotahi supports the rule as it includes matters of control for design and provision for multi modal transport options and access. This would ensure that the subdivision in the stated zones is well connected and integrated.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.126	Subdivision	SUB - R7/ECO - R4	Support	Waka Kotahi supports the rule as it requires subdivision to consider the design and provision for access.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.127	Subdivision	SUB - R12	Support in part	The rule is generally supported by Waka Kotahi as it appropriately links back to SUB-P5, which seeks that subdivision in the Future Urban Zone be avoided if it compromises the efficient provision of infrastructure or requires significant upgrades to infrastructure in advance of integrated urban development. However, it is recommended that the rule be amended to ensure that the existing use and operation of critical infrastructure, such as the state highway, is not adversely affected as a result of subdivision in the Future Urban Zone.	Amend rule as follows: ...d. The provision of infrastructure and services for transport , drinking water, wastewater and stormwater, telecommunications and energy; x. adverse effects on existing infrastructure.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.128	Subdivision	SUB - S4	Support	Waka Kotahi supports this subdivision standard as it requires all allotments to manage stormwater without reliance on state highway stormwater infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.129	Subdivision	SUB - S6	Support	Waka Kotahi supports that the standard includes appropriate provision for vehicular access that is in accordance with the Transport Performance Standards and that all new roads and upgrades of existing roads shall be constructed in accordance with the appropriate standards identified.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.130	Subdivision	SUB - S11	Support	Waka Kotahi supports the provision for point strips as a practical tool to ensure safe access points are obtained.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.131	Coastal Environment	CE - O3	Support in part	The intent of the objective is supported by Waka Kotahi as it provides for activities that have a functional need to locate in the coastal environment, which enables some state highway infrastructure. However, there are times where there is an operational need to be located within the coastal environment as there are no other reasonable alternatives. It is recommended that the objective be amended to included 'operational need'.	Amend the objective: To provide for activities which have a functional need and operational need to locate in the coastal environment....
Waka Kotahi NZ Transport Agency (S450)	S450.132	Coastal Environment	CE - P1	Support	This policy is supported. Identifying these areas is an important step in proving clarity as to where the boundaries are, at what importance is provide for what area.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.133	Coastal Environment	CE - P3	Support in part	The intent of the policy is generally supported. However, the state highway network and associated infrastructure is located within or in close proximity to the coastal environment on the West Coast. This infrastructure often has an	Amend the policy to add: f. It is for critical infrastructure that has a functional or operational need to locate in these areas.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					operational or functional need to be located in these areas as there are limit alternative options. It is recommended that the policy be amended to provide for critical infrastructure where it has an operational or functional need to be located within the coastal environment.	
Waka Kotahi NZ Transport Agency (S450)	S450.134	Coastal Environment	CE - P5	Support	Waka Kotahi supports the policy as it provides for structures within the coastal environment that are either lawfully established structures or have a functional or operational need to locate within the coastal environment.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.135	Coastal Environment	CE - R1	Support	The rule is supported by Waka Kotahi as it provides for a permitted pathway to allow for maintenance and repair of lawfully established structures within the High Coastal Natural Character or Outstanding Coastal Environment.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.136	Coastal Environment	CE - R4	Support in part	Waka Kotahi generally supports the rule. However, clarity is sought on the definition of a 'statutory agency' under R.4.2.c. Waka Kotahi could be considered as a statutory agency and this rule would be beneficial for the protection state highway network to ensure natural hazard mitigation structures can be installed where appropriate. The rule would not apply if the state highway were identified within any area identified in the schedules in R4.1.a.-d., so it is sought that the state highway be excluded from these areas.	Amend the rule to provide a definition for statutory agency and ensure that the state highway network is excluded from the schedules in R4.1.a.-d.
Waka Kotahi NZ Transport Agency (S450)	S450.137	Coastal Environment	CE - R5	Support	Waka Kotahi supports the rule as it provides for the maintenance, operation and minor upgrade and repair of network utilities in the Coastal Environment within the High Coastal Natural Character Overlay.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.138	Coastal Environment	CE - R6	Support in part	<p>The rule is generally supported as it provides a permitted pathway for the maintenance, alteration, repair and reconstruction of natural hazard mitigation structures and associated earthworks in the Coastal Environment within the High Coastal Natural Character Overlay. However, the following concerns have been identified:</p> <ul style="list-style-type: none"> • R6.2 - Refers to the 'minimum' amount of earthworks and land disturbance requires to undertake an activity. This could lead to different interpretation of the rule, which does not provide certainty as to whether an activity will be permitted. It is recommended that clarity is provided to ensure certainty over the rule. • R6.4 - There is confusion over the intent of this rule and how it is to be implemented based on the structure of this rule. It is recommended that this be reworded for clarity purposes. • Provide a definition on 'statutory agency', as per submission point in CE-R4. 	Amend the rule to replace the term 'minimum' with a set figure; Clarify the intent of R6.4; and Define 'statutory agency'.
Waka Kotahi NZ Transport Agency (S450)	S450.139	Coastal Environment	CE - R7	Support	Waka Kotahi supports the rule as it quantifies are permitted volume of earthworks when it is associated with walking/cycling tracks, roads and is for the operation, maintenance, repair, upgrade, or installation of new network utility infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.140	Coastal Environment	CE - R8	Support in part	Waka Kotahi supports the rule as it allows for additions and alternations to structures in the Outstanding Coastal Environment Area by no more than 50m ² . However, there is no specified time limits on the addition or alterations,	Amend the rule to provide consideration on the ability for additions or alterations to occur at multiple stages without triggering the rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					so could it be possible to stage in 50m2 increments to an existing structure to increase the size without triggering the rule. It is recommended that consideration be given to the intended outcomes of this rule.	
Waka Kotahi NZ Transport Agency (S450)	S450.141	Coastal Environment	CE - R9	Support in part	<p>The rule is generally supported as it provides a permitted pathway for the maintenance, alteration, repair and reconstruction of natural hazard mitigation structures and associated earthworks in the Coastal Environment within the High Coastal Natural Character Overlay. However, the following concerns have been identified:</p> <p>R9.2 - Refers to the 'minimum' amount of earthworks and land disturbance requires to undertake an activity. This could lead to different interpretation of the rule, which does not provide certainty as to whether an activity will be permitted. It is recommended that clarity is provided to ensure certainty over the rule.</p> <p>R9.4 - There is confusion over the intent of this rule and how it is to be implemented based on the structure of this rule. It is recommended that this be reworded for clarity purposes. Provide a definition on 'statutory agency', as per submission point in CE-R4.</p>	Amend the rule to replace the term 'minimum' with a set figure; Clarify the intent of R9.4; and Define 'statutory agency'.
Waka Kotahi NZ Transport Agency (S450)	S450.142	Coastal Environment	CE - R10	Support	Waka Kotahi supports the rule as it provides for structures in the Outstanding Coastal Environment Area when it is required for the maintenance, operation, minor upgrade, and repair of network utilities, which includes the state highway network.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.143	Coastal Environment	CE - R11	Support	Waka Kotahi supports the rule as it provides for earthworks in the Outstanding Coastal Environment when it is for the maintenance, repair or upgrade of walking/cycling tracks and roads. It also provides for a permitted pathway for earthworks for the operation, maintenance, repair, and upgrade of network utility infrastructure, which includes the state highway network.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.144	Coastal Environment	CE - R12	Support	The rule is supported by Waka Kotahi as a controlled activity to provide for natural hazard mitigation structures and earthworks in the Coastal Environment in High Coastal Natural Character Overlay Area and Outstanding Coastal Environment not provided for as a permitted activity. The rule allows for the protection of coastal state highway, special purpose roads or other critical infrastructure. Note: potential error as it states that the Earthworks chapter does not apply to controlled activities under CE-R11, but it should refer to CE-R12.	Amend rule reference in the advice note if required.
Waka Kotahi NZ Transport Agency (S450)	S450.145	Coastal Environment	CE	Support	Waka Kotahi supports the overview as it identifies earthworks as an essential prerequisite for development recognising that the earthworks can affect amenity values such as traffic. Earthworks is an important part of maintaining, repairing, and constructing essential infrastructure such as roads.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.146	Earthworks	EW - O1	Support	Waka Kotahi supports the objective as it provides for earthworks in the West Coast / Te Tai o Poutini while ensuring that adverse effects on the surrounding environment are avoided or mitigated.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.147	Earthworks	EW - P1	Support	Waka Kotahi supports the policy as it enables temporary and small-scale earthworks for the use and development of land, provision of utilities and hazard mitigation, while managing significant adverse effects. This provides for the need for earthworks related to state highway infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.148	Earthworks	EW - P4	Support	Waka Kotahi supports this policy as it provides for the protection of critical infrastructure and natural hazard defences from adverse effects of others.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.149	Earthworks	EW - R1	Support	Waka Kotahi supports the rule as it provides general standards for any earthworks to comply with. Specifically, EW-R1.4 is supported as it ensures that no diversion of stormwater and overland flow shall occur beyond the site boundary and must not be directed to the road.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.150	Earthworks	EW - R2	Support	Waka Kotahi supports the rule as it provides for earthworks associated with natural hazard mitigation structures when undertaken by a statutory agency to be a permitted activity. However, clarification is sought on what is defined as a statutory agency.	Provide a definition for statutory agency.
Waka Kotahi NZ Transport Agency (S450)	S450.151	Earthworks	EW - R3	Support	Waka Kotahi supports this rule as it provides for earthworks in the identified zoned if related to Network Utility Operation or for Transport Activities.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.152	Earthworks	EW - R4	Support	Waka Kotahi supports this rule as it provides for earthworks in the identified zoned if related to Network Utility Operation or for Transport Activities.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.153	Earthworks	EW - R5	Support	Waka Kotahi supports this rule as it provides for earthworks in the identified zoned if related to Network Utility Operation or for Transport Activities.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.154	Earthworks	EW - R8	Support	Waka Kotahi is supportive of the rule as the discretion allows consideration of the impact of earthworks on critical infrastructure, the impact on the road network of any heavy vehicles or vehicular traffic generated, the impact on stormwater infrastructure and the impact on any natural hazard's infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.155	Light	LIGHT - O1	Support	The objective is supported as it enables artificial outdoor lighting for transportation and public safety, which is required for the safe operation of the state highway for all modes of transport during night-time hours.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.156	Light	LIGHT - O2	Support	Waka Kotahi supports that artificial lighting is located, designed, and operated to maintain the character and amenity values while not adversely affecting the safe operation of the transport network, which includes the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.157	Light	LIGHT - P1	Support	The policy is supported as it provides for the use of artificial lighting that supports the health and safety of people and communities, including road safety.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.158	Light	LIGHT - P2	Support	Waka Kotahi supports the policy as it enables artificial outdoor lighting for the purpose of public health and safety, which allows for street lighting outside of daylight hours.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.159	Light	LIGHT - R1	Support in part	Waka Kotahi generally supports the rule as it ensures that any artificial outdoor lighting must be directed away	Amend the rule to provide clarification on how street lighting is intended to work with this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					from state highways or onto any oncoming traffic. However, it is unclear how this rule would apply to street lighting which is intended to be pointed towards roads to make them visible for road users. Albeit it is noted that the state highway network is covered by a designation, which permits such lighting to occur.	
Waka Kotahi NZ Transport Agency (S450)	S450.160	Light	LIGHT - R2	Support	Waka Kotahi supports the rule as it provides for appropriate lighting levels for the zones identified.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.161	Light	LIGHT - R3	Support	Waka Kotahi supports the rule and the requirements for artificial outdoor lighting listed under R3.2.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.162	Light	LIGHT - R4	Support	Waka Kotahi supports this rule as it provides for appropriate levels of Lux in the specified timeframes.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.163	Light	LIGHT - R5	Support	The rule is supported by Waka Kotahi as it provides for the consideration of effects on the transport networks as a matter of discretion.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.164	Noise	NOISE - O2	Support	The objective is supported by Waka Kotahi as it provides some basis for land use controls for sensitive activities near state highways to ensure they are not compromised by reverse sensitivity effects.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.165	Noise	NOISE - O3	Support	Waka Kotahi supports the intent of the objective as it identifies that the health and wellbeing of people and communities are protected from significant levels of noise. This aligns with the position of Waka Kotahi, which identifies that the primary effects that needs to be controlled is the health effect on people rather than the reverse sensitivity effect on Waka Kotahi.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.166	Noise	NOISE - P1	Support	Waka Kotahi supports the objective as it identifies that critical infrastructure can be a noise generating activity. The state highway provides for an activity associated with transport which produces noise and is generally anticipated.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.167	Noise	NOISE - P2	Support	Waka Kotahi supports this policy as it requires noise sensitive activities to consider adverse effects associated to higher noise environments, such as the state highway network. By doing so they will need to be located and designed to minimise effects on amenity values, public health, and wellbeing to minimise sleep disturbance. This policy suitably reflects NOISE-O2 and NOISE-O3.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.168	Noise	NOISE - P4	Support	Waka Kotahi supports the policy. Any new state highway infrastructure would consider the receiving environment to minimise any conflict with adjacent activities to protect the health and wellbeing of people and communities.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.169	Noise	NOISE - R1	Support	Waka Kotahi supports the rule as it provides appropriate reference to NZS6803:1999 for construction related noise.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.170	Noise	NOISE - R2	Support	The rule is supported by Waka Kotahi as it provides a permitted activity status for vehicles driving on a road (R.2.7) and road construction work with noise management controls (R.2.9). These are practical for the state highway network and avoids ambiguity.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.171	Noise	NOISE - R3	Support in part	Waka Kotahi supports the rule in general for the following reasons: The distance controls from the state highway (80/40m) are appropriate in	Amend the rule to ensure that the requirements (i, ii, and iii) under R3.1 are applicable to both R3.1.a and R3.1.b. Amend the rule to require that buildings

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>these Districts given the relatively low traffic flows (albeit heavy vehicles). The internal noise limit of 40dB LAeq(24h) and the additional 3dB when adjacent to the state highway is consistent with Waka Kotahi standards and requirements.</p> <p>The ventilation standards and associated thermal relief are consistent with Waka Kotahi standards and requirements.</p> <p>However, the following points have been raised where consideration is sought:</p> <p>It appears that the requirements (i, ii, and iii) under R3.1 are only applicable to R3.1.b and not to R3.1a based on the proposed wording. The requirements should be applicable to both R3.1.a and R3.1.b and should be reworded as such to provide clarity.</p> <ul style="list-style-type: none"> • The inclusion of vibration limits under R3.1.a/b.iii is generally supported, but as currently proposed the vibration requirement would be on all buildings within either 40m or 80m from the state highway depending on the speed limit. Waka Kotahi requires that properties within 20m from the edge of the sealed state highway consider the vibration requirements. • Waka Kotahi has been working on noise contours showing actual noise levels on the state highway network, this could be used to replace the 40m/80m buffer from the state highway. It is anticipated that this would reduce the area for application of controls. If Waka Kotahi can provide these, then it 	<p>within 20m from the sealed state highway carriageway require vibration requirements.</p> <p>If available, include the state highway noise contours as a Variable Noise Control Overlay to replace the 40m/80m buffer approach.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					is recommended the rule be updated to refer to the SH noise overlay rather than the current 40m/80m approach in the proposed rule.	
Waka Kotahi NZ Transport Agency (S450)	S450.172	Noise	NOISE - R12	Support in part	Waka Kotahi supports the rule and the matters of discretion identified. However, it is noted that there is an error with R12.a and R12.g as they both state 'Effects on the health and wellbeing of people'.	Amend the rule to delete either R12.a or R12.g.
Waka Kotahi NZ Transport Agency (S450)	S450.173	Signs	SIGN - O1	Support	Waka Kotahi supports the objective which provides for signs that contribute to infrastructure, community activities and the maintaining of public safety. This allows for the roading authority to install signage the provides for the safe and efficient operation of the transport network.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.174	Signs	SIGN - P1	Support	Waka Kotahi supports the policy as it enables a range of signs whilst maintaining public safety and access needs.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.175	Signs	SIGN - P2	Support	The policy is supported by Waka Kotahi as it provides restriction from the overuse of the number and size of signs to address adverse visual and amenity effects.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.176	Signs	SIGN - P3	Support	The policy is supported by Waka Kotahi as it identifies the importance for signs to not adversely affect traffic safety of all road users or obstruct roads or footpaths. This is an important policy to ensure safe operation of the state highway network.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.177	Signs	SIGN - P5	Support	Support this policy that requires signs to relate to the activity occurring on the site the sign is situated.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.178	Signs	SIGN - R1	Support in part	<p>Waka Kotahi generally supports the permitted activity performance standards for signage in all zones. These are generally consistent with the Waka Kotahi 'Traffic Control Devices Manual - Part 3 Advertising Signs' (TCD), which outlines recommended requirements for signs in different speed environments, including but not limited to maximum number of words/letters, lettering height, and separation distances.</p> <p>However, the following matters have been raised that have the potential to cause confusion or result in adverse effects on the state highway network: R1.10 says that signs shall not exceed the minimum lettering heights. These are minimum lettering heights, and they should be allowed to be exceeded, as larger lettering is easier to read especially in higher speed environments. It is recommended that the words 'exceed with' be deleted and replaced with 'be smaller than'. Include an additional activity performance standard to require frangibility of signage in close proximity to State Highways. The Waka Kotahi frangibility specifications are identified within the TCD Manual under the performance specification TNZ P/24:2008.</p> <p>The rule should require that the content of the sign be associated to the activity which relates on the site. Off-site signage is not supported and can cause confusion to road users.</p> <p>The rule does not clearly specify digital</p>	<p>Amend the rule as follows:</p> <p>R1.10. Exceed Be smaller than with the following minimum lettering size and character requirements:....</p> <p>R1.NEW - be inconsistent with performance specification TNZ P/24:2008 when adjacent to the state highway.</p> <p>R1.NEW - be for an activity not occurring at the site of the sign. R1.NEW - be a digital or LED sign.</p> <p>Include new restricted discretionary activity rule for digital or LED signs/billboards.</p> <p>R1.NEW - Unrestricted visibility</p> <p>Posted Speed Limit (km/h) , Minimum visibility (m)</p> <p>50 , 80 60 , 105 70 , 130 80 , 175 100 , 250</p> <p>Include new restricted discretionary rule for digital billboards, with effects on traffic safety as a matter of discretion.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					billboards and any associated controls associated to manage the effects associated to these types of signs. It is recommended that the rule require that no signs are to be digital or LED when adjacent to or visible from the state highway. A new Restricted Discretionary rule should be included with controls for digital billboards, such as dwell time, dissolve time, luminance, etc. Signs should be located to present an unrestricted view to approaching motorists. It is recommended that the minimum forward sight distances along the road for roadside advertising signs for different speed limits are applied.	
Waka Kotahi NZ Transport Agency (S450)	S450.179	Signs	SIGN - R2	Support	The rule is supported as it provides for traffic signs located within the road reserve that are required by Waka Kotahi.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.180	Signs	SIGN - R4	Support in part	The rule is generally supported by Waka Kotahi as it provides for signs related to temporary activities with relevant controls to manage the potential effects on the roading network. Waka Kotahi has General Election Sign Guidance when these signs establish adjacent to the state highway network. It is recommended that the rule includes an advice note to include reference to this guidance.	Amend the rule to include an advice note for Waka Kotahi NZ Transport Agency General Election Sign guidance when adjacent to the state highway.
Waka Kotahi NZ Transport Agency (S450)	S450.181	Signs	SIGN - R13	Support in part	The intent of the rule is supported. However, the rule permits a sign for an activity on an adjoining site, which would be considered to be an 'off-site sign'. There is potential that this could cause confusion to motorists or proliferation of signage. It is	Amend the rule as follows: 1. The sign relates to an activity occurring on the site or an adjoining site ;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					recommended that the reference to 'adjoining site' be removed.	
Waka Kotahi NZ Transport Agency (S450)	S450.182	Signs	SIGN - R15	Support in part	The intent of the rule is supported. However, the rule permits a sign for an activity on an adjoining site, which would be considered to be an 'off-site sign'. There is potential that this could cause confusion to motorists or proliferation of signage. It is recommended that the reference to 'adjoining site' be removed.	Amend the rule as follows: 1. The sign relates to an activity occurring on the site or an adjoining site ;
Waka Kotahi NZ Transport Agency (S450)	S450.183	Signs	SIGN - R19	Support in part	Waka Kotahi supports the rule and the associated matters of discretion as they provide adequate consideration of the content, location, size and how they can impact the road. The notification clause is also supported as it states that if SIGN-R1 is not complied with when a sign is adjacent/visible to a state highway then notification could be served to Waka Kotahi to consider the potential effects.	Amend the discretion matters to include content of the sign.
Waka Kotahi NZ Transport Agency (S450)	S450.184	Signs	Overview	Support in part	The overview is generally supported. However, it states that camping adjacent to the state highway is a matter regulated by these provisions. It is unclear whether the term 'adjacent' refers to land within the state highway corridor directly adjacent to the sealed carriageway, or whether it is land adjacent to the state highway corridor. Waka Kotahi does not support freedom camping within the state highway corridor, so further clarification on this is sought to address any potential confusion.	Amend the overview to provide clarification on what land adjacent to the state highway is referred to.
Waka Kotahi NZ Transport Agency (S450)	S450.185	Temporary Activities	TEMP - O1	Support in part	Waka Kotahi supports the objective as it provides for temporary activities where they contribute to social,	Amend the objective as follows To provide for temporary activities where they contribute to social, economic and cultural

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					economic, and cultural wellbeing. However, it should also be recognised that temporary activities should minimise adverse effects, which would be consistent with the Overview and TEMP-P1 and TEMPP2.	wellbeing of the West Coast while minimising adverse effects.:
Waka Kotahi NZ Transport Agency (S450)	S450.186	Temporary Activities	TEMP - P1	Support	Waka Kotahi supports the policy as it enables temporary construction and demolition of structures while minimising adverse effects on amenity values of adjacent sites. It is considered that this policy will support the ability for Waka Kotahi to undertake temporary minor projects along the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.187	Temporary Activities	TEMP - P3	Support in part	The intent of the policy is supported as it enables a range of temporary activities that contribute to community wellbeing. However, it is also important to recognise transport and/or safety effects related to temporary activities in addition to natural and cultural values. It is recommended that the policy be amended to address this.	Amend the policy as follows: Enable a wide range of temporary events on the West Coast recognising their positive contribution to community wellbeing in locations where these do not adversely affect natural or cultural values, or transport safety.
Waka Kotahi NZ Transport Agency (S450)	S450.188	Temporary Activities	TEMP - P4	Oppose	The policy is opposed as Waka Kotahi does not provide for free camping areas that are within the state highway Network and are actively discouraged, as they can cause problems from a maintenance perspective and be difficult to manage. All freedom camping should be located out of the state highway Network with suitable safe entry to and from the state highway. However, Waka Kotahi does have the obligation to provide for rest areas to ensure people can safely park to rest rather than taking risks by driving if tired. These are intended to	Amend the policy as follows: Ensure that freedom camping activities are undertaken in a designated Responsible Camping Site or Freedom Camping Site and not within the state highway road corridor. are managed in a manner consistent with freedom camping in other parts of the relevant district.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					differentiate from freedom camping areas. It is sought that the policy be amended so that freedom camping will not occur in the state highway network.	
Waka Kotahi NZ Transport Agency (S450)	S450.189	Temporary Activities	TEMP - R2	Support	The rule provides for a pragmatic approach for allow temporary activities associated with buildings and structures required for construction and demolition.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.190	Temporary Activities	TEMP - R3	Support	The rule is supported as it includes an advice note that identifies that Waka Kotahi would need to be contacted if the temporary motorsport activity was to be accessed from or utilise the State Highway, which is a practical approach to managing these types of temporary activities.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.191	Temporary Activities	TEMP - R5	Support in part	Waka Kotahi supports that freedom camping activities should occur in designated responsible camping sites or freedom camping sites. This is due to the issues outlined in the submission point above for Policy TEMP-P4. It is recommended that the title of the rule and R5.1 be amended to reflect that freedom camping activities should not occur within the state highway network.	Amend rule as follows: Freedom Camping Activities on land adjacent to the state highway network Activity Status Permitted Where: 1. This activity is in locations identified and signposted by Waka Kotahi – New Zealand Transport Authority or the relevant District Council as a designated responsible camping site or freedom camping site;
Waka Kotahi NZ Transport Agency (S450)	S450.192	Temporary Activities	TEMP - R6	Support	Waka Kotahi supports the rule and associated advice note as it outlines that contact needs to be made with the relevant road controlling authority to ensure that safe access can be achieved for a temporary event. This ensures that effects on the state highway can be appropriately managed.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.193	Temporary Activities	TEMP - R9	Support	Waka Kotahi supports the rule as it allows for discretion of traffic safety effects.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.194	Open Space and Recreation Zones	OSRZ - P9	Support	Waka Kotahi supports the policy as it provides for gravel and shingle extraction for roading network purposes, which provides for construction or maintenance of the state highway network.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.195	Natural Open Space Zone	NOSZ - R1	Oppose	The heading of the rule is associated with 'Park Facilities and Park Furniture' with performance standards listed within the rule. NOSZ-R1 is then referred to in subsequent rules, such as NOSZ-R2 and NOSZ-R3 where it requires the performance standards in NOSZ-R1 to be met. However, these subsequent rules do not relate to park facilities or park furniture. It is recommended that NOSZ-R1 be amended to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for 'Park Facilities and Park Furniture'. Alternatively, if it is related to only 'Park Facilities and Park Furniture' then the subsequent rules should be amended to remove reference this rule.	Amend the rule to provide clarity on the intent as a rule related to 'Park Facilities and Park Furniture' or whether it is a performance standard for the Natural Open Space Zone, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Waka Kotahi NZ Transport Agency (S450)	S450.196	Natural Open Space Zone	NOSZ - R8	Support	Waka Kotahi supports the rule as it provides appropriate consideration of the transport standards and stormwater management for vehicle access and carparking areas in the Natural Open Space Zone.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.197	Open Space Zone	OSZ - R1	Oppose	As per the submission point on NOSZ-R1 above.	Amend the rule to provide clarity on the intent as a rule related to 'Park Facilities and Park Furniture' or whether it is a performance standard for the Natural

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Open Space Zone, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Waka Kotahi NZ Transport Agency (S450)	S450.198	Open Space Zone	OSZ - R9	Support	Waka Kotahi supports the rule as it provides appropriate consideration of the transport standards to ensure safe access is obtained to the site from the transport network, such as the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.199	Open Space Zone	OSZ - R13	Support	Waka Kotahi supports the rule as a controlled activity, as it provides appropriate consideration for vehicle access to the site.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.200	Sport and Active Recreation Zone	SARZ - R1	Oppose	As per the submission point on NOSZ-R1 above.	Amend the rule to provide clarity on the intent as a rule related to 'Park Facilities and Park Furniture' or whether it is a performance standard for the Natural Open Space Zone, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Waka Kotahi NZ Transport Agency (S450)	S450.201	Sport and Active Recreation Zone	SARZ - R8	Support	Waka Kotahi supports the rule as it provides appropriate consideration of the transport standards to ensure safe access is obtained to the site from the transport network, such as the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.202	Sport and Active Recreation Zone	SARZ - R10	Support	Waka Kotahi supports the rule as a controlled activity, as it provides appropriate consideration for vehicle access to the site.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.203	Sport and Active Recreation Zone	SARZ - R11	Support	Waka Kotahi supports SARZ-R11 to R14 as restricted discretionary activities that requires appropriate consideration for vehicle access to the site.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.204	Sport and Active Recreation Zone	SARZ - R12	Support	Waka Kotahi supports SARZ-R11 to R14 as restricted discretionary activities	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					that requires appropriate consideration for vehicle access to the site.	
Waka Kotahi NZ Transport Agency (S450)	S450.205	Sport and Active Recreation Zone	SARZ - R13	Support	Waka Kotahi supports SARZ-R11 to R14 as restricted discretionary activities that requires appropriate consideration for vehicle access to the site.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.206	Sport and Active Recreation Zone	SARZ - R14	Support	Waka Kotahi supports SARZ-R11 to R14 as restricted discretionary activities that requires appropriate consideration for vehicle access to the site.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.207	Commercial and Mixed Use Zones	CMUZ	Amend	Spelling error in title above P1 - 'Activities and Development in CUMZ - Commercial and Mixed Use Zones'.	Amend CUMZ to CMUZ.
Waka Kotahi NZ Transport Agency (S450)	S450.208	Commercial and Mixed Use Zones	CMUZ - P2	Support	Waka Kotahi supports the policy as it provides for a range of activities that are anticipated in the zone while ensuring safe access is obtained.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.209	Commercial and Mixed Use Zones	CMUZ - P5	Support	Waka Kotahi supports the policy as it ensures that new Commercial and Mixed Use development has sufficient capacity and suitable connections to the transport network that are safe and efficient.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.210	Commercial and Mixed Use Zones	CMUZ - P9	Support in part	The policy is generally supported by Waka Kotahi as it requires that infrastructure is provided in Commercial and Mixed Use zones that allows for a range of transport modes to and from town centres, which includes public transport, cycling routes and pedestrian friendly streets for walking. However, Waka Kotahi does not consider that 'parking' is defined as a mode of transport. It is recommended that the policy be amended to remove parking as a mode of transport.	Amend the policy to either: Provide a range of transport modes to and from the town centres including public transport, cycling routes and parking and encouraging more pedestrian friendly streets.
Waka Kotahi NZ Transport Agency (S450)	S450.211	Commercial and Mixed Use Zones	CMUZ - P12	Support	Waka Kotahi supports the policy as it provides for avoidance of reverse sensitivity effects on the state highway	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					in the Commercial and Mixed Use zone.	
Waka Kotahi NZ Transport Agency (S450)	S450.212	Commercial and Mixed Use Zones	CMUZ - P13	Support	The policy is supported as it requires that activities should provide for safe urban design, which includes pedestrian and vehicle safety.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.213	Commercial and Mixed Use Zones	CMUZ - P15	Support	The policy is supported as it provides for a range of transport options, a highquality pedestrian environment, and efficient stormwater infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.214	Commercial Zone	COMZ - R1	Oppose	The rule has been identified as the performance standards for subsequent rules, but R1 does not state that it is a performance standard and only relates to Commercial Activities, Community Facilities, Emergency Service Facilities, Service Facilities, Community Corrections Activity, Educational Facilities and Visitor Accommodation Activities and Buildings. The subsequent rules don't always relate back to the activities in the headings, e.g., minor structures, fences, walls, or retaining walls. It is recommended that COMZ-R1 be amended to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading.	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Waka Kotahi NZ Transport Agency (S450)	S450.215	Commercial Zone	COMZ - R5	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.216	Mixed Use Zone	MUZ - R1	Oppose	As per COMZ-R1	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						standards for the zone into a separate standards table, with all rules referring to those standards.
Waka Kotahi NZ Transport Agency (S450)	S450.217	Mixed Use Zone	MUZ - R3	Support	Waka Kotahi supports the advice note in this rule that requires all carparking and vehicle service access to comply with the standards in the Transport chapter.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.218	Mixed Use Zone	MUZ - R4	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.219	Mixed Use Zone	MUZ - R5	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.220	Neighbourhood Centre Zone	NCZ - R1	Oppose	As per COMZ-R1	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Waka Kotahi NZ Transport Agency (S450)	S450.221	Town Centre Zone	TCZ - R1	Oppose	As per COMZ-R1	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Waka Kotahi NZ Transport Agency (S450)	S450.222	Town Centre Zone	TCZ - R6	Support	Waka Kotahi supports the advice note in this rule that requires all carparking and vehicle service access to comply with the standards in the Transport chapter.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.223	Town Centre Zone	TCZ - R7	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.224	Town Centre Zone	TCZ - R8	Support	The rule is supported as the advice notes includes reference to the Noise chapter for acoustic insulation requirements.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.225	Industrial Zones	INZ - O2	Support in part	Waka Kotahi generally supports this objective as new industrial development should be located within the Industrial Zone and where new land is proposed for industrial zoning it either ensures the maximum use of existing infrastructure or provides for such infrastructure. However, the objective states that new industrial development is only to be encouraged in the Industrial Zone. Waka Kotahi considers that new industrial development should be 'required' to be in land zoned for such development, as this is where it is anticipated. It is recommended that the objective be amended to reinforce that development should occur in the appropriate zone.	Amend the objective as follows: To require encourage new industrial development to locate within INZ - Industrial Zoned Land.....
Waka Kotahi NZ Transport Agency (S450)	S450.226	Industrial Zones	INZ - P1	Support	This policy is supported as it recognises investment in infrastructure and provides for new industrial areas to be in area where they support the efficient use of infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.227	Industrial Zones	INZ - P3	Support	Support the reference to the development of new infrastructure at the cost of the developer. The policy recognises infrastructure owned by Council and acknowledges ongoing maintenance and renewal.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.228	Industrial Zones	INZ - P4	Support	Support the intention of the policy to require new developments within the Industrial Zones rather than being scattered through rural area and settlements.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.229	Industrial Zones	INZ - P7	Support	This policy is supported as it requires compatible activities to be established within the zone. This supports the infrastructure that is required for those activities without having to manage conflict between zones such as residential and Industrial activities	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.230	Industrial Zones	INZ - P9	Support in part	The policy is generally supported, but Waka Kotahi would want to ensure that landscaping along road frontages have controls, so they do not adversely impact on visibility, produce shading on roads during winter conditions or obstruct road signs.	Amend the policy as follows: Industrial sites at the gateways to Hokitika (SH6), Reefton (SH7 and SH69), Greymouth/Māwhera (SH6) and Westport/Kawatiri (SH 67), and where in close proximity to residential areas, should not detract from the visual amenity of the road frontage, through the inclusion of landscaping and tree planting- while maintaining the safe function of the road.
Waka Kotahi NZ Transport Agency (S450)	S450.231	General Industrial Zone	GIZ - R1	Support in part	Waka Kotahi generally supports the rule as it provides for appropriate setbacks from the State Highway, that any fence or landscaping is setback from the road boundary as to not restrict visibility. It is also supported that landscaping does not restrict road visibility, obstruct signage or accessways. However, the rule has been identified as the performance standards for subsequent rules, but R1 does not state that it is a performance standard and only relates to the activities listed in the heading. The subsequent rules don't always relate back to the activities in	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the headings, e.g., minor structures, fences, walls, or retaining walls. It is recommended that GIZ-R1 be amended to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading.	
Waka Kotahi NZ Transport Agency (S450)	S450.232	General Industrial Zone	GIZ - R5	Support	The rule is supported as it contains an advice note in relation to acoustic insulation requirements for noise sensitive activities in Rule Noise - R3.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.233	General Industrial Zone	GIZ - R9	Support	Supportive of this restricted discretionary rule as it provides appropriate for parking and access and landscape treatments.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.234	Light Industrial Zone Rules	LIZ - R1	Support in part	Waka Kotahi generally supports the rule as it provides for appropriate setbacks from the State Highway, that any fence or landscaping is setback from the road boundary as to not restrict visibility. It is also supported that landscaping does not restrict road visibility, obstruct signage or accessways. However, the rule has been identified as the performance standards for subsequent rules, but R1 does not state that it is a performance standard and only relates to the activities listed in the heading. The subsequent rules don't always relate back to the activities in the headings, e.g., minor structures, fences, walls, or retaining walls. It is recommended that LIZ-R1 be amended to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					be created for the activities listed in the heading.	
Waka Kotahi NZ Transport Agency (S450)	S450.235	Light Industrial Zone Rules	LIZ - R3	Support	The rule is supported as it contains an advice note in relation to acoustic insulation requirements for noise sensitive activities in Rule Noise - R3.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.236	Light Industrial Zone Rules	LIZ - R9	Support	Support that the rule includes consideration of landscape treatment in its discretion. Important that potential effects from landscaping adjacent to a road boundary can have on the roading network.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.237	Light Industrial Zone Rules	LIZ - R10	Support	Support that the rule includes consideration of landscape treatment in its discretion. Important that potential effects from landscaping adjacent to a road boundary can have on the roading network.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.238	Light Industrial Zone Rules	LIZ - R11	Support	Support that the rule includes consideration of landscape treatment in its discretion. Important that potential effects from landscaping adjacent to a road boundary can have on the roading network.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.239	Residential Zones	RESZ - O1	Support in part	Waka Kotahi supports the intent of the objective with developments being required to be serviced with required infrastructure. However, it is considered that the objective better identify. However, it is considered that the objective should also provide for improved walkability and/or accessibility for all modes of transport.	Amend the objective as follows: To provide for a variety of housing forms and densities in the main towns of the West Coast/Te Tai o Poutini to enable individual residential lifestyle options while ensuring developments are serviced with all required infrastructure. and promote improved accessibility to walking and cycling.
Waka Kotahi NZ Transport Agency (S450)	S450.240	Residential Zones	RESZ - P2	Support	Waka Kotahi supports the policy as it requires that activities in the residential zone provide for safe, efficient, and accessible movement of pedestrians, cyclists, and vehicles. The policy also seeks to minimise nuisance from noise	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and vibration, which contributes to improved health of residents.	
Waka Kotahi NZ Transport Agency (S450)	S450.241	Residential Zones	RESZ - P4	Support	The policy provides for new non-residential activities if the significant adverse effects related to scale, parking, vehicle movements and noise are managed. This is a supported approach by Waka Kotahi.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.242	Residential Zones	RESZ - P9	Support	It is supported that new development and redevelopment within the residential zone should connect to existing infrastructure.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.243	Residential Zones	RESZ - P12	Support	Waka Kotahi supports that new residential development and redevelopment should support and where possible improve accessibility and connectivity.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.244	Residential Zones	RESZ - P16	Support	The policy is supported as it recognises that reverse sensitivity effects from residential development adjacent to the arterial road and state highway network should be avoided.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.245	General Residential Zone	GRZ - R1	Support in part	The rule is generally supported as it requires that stormwater must not drain into any public roads, and it includes an advice note requiring appropriate consideration of acoustic insulation standards. Waka Kotahi does not entirely support that secondary stormwater flow into public roads is permitted. Some degree of secondary flow is acceptable, but there is a risk depending on how much and when this occurs. This could have an impact on Waka Kotahi consents that manage stormwater. It is currently unsure what the design level is for on-site stormwater management (e.g.,	Amend the rule to provide for a standard to ensure that stormwater is managed appropriately on site, such as NZS4404:2010. Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					10year, 20 year, etc). LLRZ-R1 includes a standard for stormwater discharge to be managed in accordance with NZS4404:2010. In addition, the rule has been identified as the performance standards for subsequent rules, but R1 does not state that it is a performance standard and only relates to the activities listed in the heading. The subsequent rules don't always relate back to the activities in the headings, e.g., minor structures, fences, walls, or retaining walls. It is recommended that GRZ-R1 be amended to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading.	
Waka Kotahi NZ Transport Agency (S450)	S450.246	General Residential Zone	GRZ - R5	Support in part	Waka Kotahi generally supports the rule as it includes performance standards for the Noise, Light and Signs chapters, which are important considerations for managing effects on the state highway for activities in residential zones. However, there is concern with the permitted number of vehicle movements allowed for within this rule. A maximum of 4 heavy vehicles and the greater of either 20 light vehicle movements per day or 140 light vehicle movements per week. Each heavy vehicle movement (truck and trailer) could result in the equivalent of 10 light vehicle movements when converted to Equivalent Car Movements (ECM). Therefore, up to 40 ECM/day could be permitted under this rule in a residential	Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					zone which could have adverse effects on the safety and function of the roading network. Vehicle crossing upgrades may be appropriate to mitigate the effects associated to this level of activity but would not be triggered under this rule. It is recommended that the rule either reduce the permitted level of vehicle movements or require consideration for use of existing vehicle crossing to ensure that they are appropriately designed for safe use when accessing the state highway.	
Waka Kotahi NZ Transport Agency (S450)	S450.247	General Residential Zone	GRZ - R6	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.248	General Residential Zone	GRZ - R7	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.249	General Residential Zone	GRZ - R8	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.250	Large Lot Residential Zone	LLRZ - R1	Support	The rule is supported by Waka Kotahi as it requires appropriate standards to address stormwater management, building setback requirements, and includes an advice note to ensure that noise is addressed.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.251	Large Lot Residential Zone	LLRZ - R5	Support in part	<p>Waka Kotahi generally supports the rule as it includes performance standards for the Noise, Light and Signs chapters, which are important considerations for managing effects on the state highway for activities in residential zones.</p> <p>However, there is concern with the permitted number of vehicle movements allowed for within this rule. A maximum of 4 heavy vehicles and the greater of either 30 light vehicle movements per day or 210 light vehicle movements per week. A heavy vehicle movement (truck and trailer) could result in the equivalent of 5 light vehicle movements in each direction when converted to Equivalent Car Movements (ECM). Therefore, up to 50 ECM/day could be permitted under this rule in a residential zone which could have adverse effects on the safety and function of the roading network. Vehicle crossing upgrades may be appropriate to mitigate the effects associated to this level of activity but would not be triggered under this rule. It is recommended that the rule either reduce the permitted level of vehicle movements or require consideration for use of existing vehicle crossing to ensure that they are appropriately</p>	Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					designed for safe use when accessing the state highway.	
Waka Kotahi NZ Transport Agency (S450)	S450.252	Large Lot Residential Zone	LLRZ - R6	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.253	Large Lot Residential Zone	LLRZ - R7	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.254	Large Lot Residential Zone	LLRZ - R8	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.255	Medium Density Residential Zone	MRZ - R1	Support in part	The rule is generally supported as it requires that stormwater must not drain into any public roads, and it includes an advice note requiring appropriate consideration of acoustic insulation standards. However, Waka Kotahi does not entirely support that secondary stormwater flow into public roads is permitted. It is acceptable that some degree of secondary flow is acceptable, but there is a risk depending on how much and when this occurs. This could have an impact on Waka Kotahi	Amend the rule to provide for a standard to ensure that stormwater is managed appropriately on site, such as NZS4404:2010.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					consents that manage stormwater. It is currently unsure what the design level is for on-site stormwater management (e.g., 10-year, 20 year, etc). LLRZ-R1 includes a standard for stormwater discharge to be managed in accordance with NZS4404:2010.	
Waka Kotahi NZ Transport Agency (S450)	S450.256	Medium Density Residential Zone	MRZ - R5	Support in part	<p>Waka Kotahi generally supports the rule as it includes performance standards for the Noise, Light and Signs chapters, which are important considerations for managing effects on the state highway for activities in residential zones.</p> <p>However, there is concern with the permitted number of vehicle movements allowed for within this rule. A maximum of 4 heavy vehicles and the greater of either 20 light vehicle movements per day or 140 light vehicle movements per week. A heavy vehicle movement (truck and trailer) could result in the equivalent of 5 light vehicle movements in each direction when converted to Equivalent Car Movements (ECM). Therefore, up to 40 ECM/day could be permitted under this rule in a residential zone which could have adverse effects on the safety and function of the roading network. Vehicle crossing upgrades may be appropriate to mitigate the effects associated to this level of activity but would not be triggered under this rule. It is recommended that the rule either reduce the permitted level of vehicle movements or require consideration for use of existing vehicle crossing to ensure that they are appropriately</p>	Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					designed for safe use when accessing the state highway.	
Waka Kotahi NZ Transport Agency (S450)	S450.257	Medium Density Residential Zone	MRZ - R6	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.258	Medium Density Residential Zone	MRZ - R7	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.259	Medium Density Residential Zone	MRZ - R8	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.260	Rural Zones	RURZ - O2	Support	The intent of the objective is supported as it provides for low density rural lifestyle that is consistent with the rural zoning.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.261	Rural Zones	RURZ - O4	Support	The objective is supported as it provides for the expansion of existing settlements and necessary infrastructure while recognising the potential impacts of natural hazards and reducing the risks associated to these hazards.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.262	Rural Zones	RURZ - O5	Support	Waka Kotahi supports the objective as it provides for the extraction of mineral resources in the rural zone if the effects are managed. This will ensure that gravel sources are available to use for roading maintenance and upgrades.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.263	Rural Zones	RURZ - O6	Support	Waka Kotahi supports the objective as it ensures that there are appropriate levels of infrastructure servicing for rural communities and development and that on site infrastructure servicing is expected.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.264	Rural Zones	RURZ - P1	Support	The policy is supported as it sets out appropriate setbacks from roads and to be compatible with existing development and the surrounding area, which ensures that cumulative effects can be managed and provides consideration for reverse sensitivity.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.265	Rural Zones	RURZ - P2	Support in part	Waka Kotahi supports the integration of residential development with a consolidated form. However, clarity is sought as to whether this would allow for density consistent with residential zoned land in the rural zone or whether this is consistent with the zoning for rural settlements. There is a potential risk that the rural zone could be developed to a density that is not anticipated and not meet the rural character, if it can be built up to a residential density.	Amend the policy to provide clarity on the type of residential development within the rural zone that is being sought.
Waka Kotahi NZ Transport Agency (S450)	S450.266	Rural Zones	RURZ - P4	Support	Waka Kotahi supports that rural lifestyle development is provided for as long as it has appropriate setbacks, has low traffic volumes and that large lots have onsite infrastructure servicing.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.267	Rural Zones	RURZ - P6	Support	Waka Kotahi supports the policy as it is agreed that some non-rural activities are most appropriate for the rural zone. The policy also ensures that adverse effects are managed for these non-rural activities, which can ensure that safe access is obtained.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.268	Rural Zones	RURZ - P14	Support	The policy is supported as any new infrastructure that is required to support rural lifestyle development or settlement expansion must be funded at the expense of the developer. This will ensure that any transport infrastructure, such as safe vehicles crossings or new intersections, will be paid for and built to the appropriate requirements.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.269	Rural Zones	RURZ - P15	Support in part	Waka Kotahi supports the intent of the policy. However, it is sought that the policy be clearer that new development should be designed and located to address reverse sensitivity effects related to noise from lawfully established activities, which includes the operation of the state highway network.	Amend the policy as follows: New development should be designed and located with sufficient buffers so that existing rural uses and consented lawfully established activities are not unreasonably compromised by the proximity of sensitive neighbouring activities.
Waka Kotahi NZ Transport Agency (S450)	S450.270	Rural Zones	RURZ - P25	Support	Waka Kotahi supports the policy as it ensures that mineral extraction activities manage the effects of traffic generation on the transport network and manages appropriate access to sites.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.271	General Rural Zone	GRUZ - R1	Support in part	Waka Kotahi supports the rule as it requires a 20m setback of buildings from the state highway boundary, which ensures that the state highway is protected from matters such as noise, vibration, visibility, and shading. However, the rule should require that any new activity has an access that	Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					meets vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe vehicle crossing to a road, such as the state highway.	
Waka Kotahi NZ Transport Agency (S450)	S450.272	General Rural Zone	GRUZ - R3	Support in part	Waka Kotahi generally supports the rule and associated advice note that addresses noise effects on residential activities. However, the rule should require that any new residential activity/unit have an access that meet vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe vehicle crossing to a road, such as the state highway.	Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity if not included in the R1 performance standards.
Waka Kotahi NZ Transport Agency (S450)	S450.273	General Rural Zone	GRUZ - R4	Support	Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.274	General Rural Zone	GRUZ - R8	Support	Waka Kotahi supports the rule and associated advice note that addresses noise effects on residential visitor accommodation.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.275	General Rural Zone	GRUZ - R9	Support in part	The intent of the rule for providing for home business in the rural zone is generally supported. However, the rule provides for a permitted pathway to allow for 10 heavy vehicle movements per day (the equivalent of up to 50 equivalent car movements) and either 30 light vehicle movements per day or 210 per week. This is considered to be a high level of permitted vehicle movements associated with a home business and it would not trigger any	Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>requirements for ensuring safe access is obtained to and from the site. Based on current Waka Kotahi guidelines, this level of activity would trigger the need for a NZTA Diagram E vehicle crossing standard, which is sufficient for 30-100 vehicle movements per day to the state highway. This work requires some upgrade to the road adjacent to the crossing.</p> <p>If there is a change of land use at an existing crossing, the transport rules may not apply unless the activity generate more than 60 equivalent car movements per day. It is recommended that the rule reduce the level of permitted vehicle movements</p>	
Waka Kotahi NZ Transport Agency (S450)	S450.276	General Rural Zone	GRUZ - R12	Support	Waka Kotahi supports the rule as it sets out a maximum number of permitted vehicle movements associated with mineral extraction activities in the General Rural Zone, and it ensures that vehicle crossings and access meet the standards set out in Appendix One Transport Performance Standards. This will ensure that safe access is achieved to and from the state highway network.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.277	Rural Lifestyle Zone	RLZ - R1	Support	Waka Kotahi supports the rule as it requires a 20m setback of buildings from the state highway boundary, which ensures that the state highway is protected from matters such as noise, vibration, visibility, and shading. However, the rule should require that any new activity has an access that meets vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe	Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					vehicle crossing to a road, such as the state highway.	
Waka Kotahi NZ Transport Agency (S450)	S450.278	Rural Lifestyle Zone	RLZ - R3	Support in part	Waka Kotahi generally supports the rule and associated advice note that addresses noise effects on residential activities. However, the rule should require that any new residential activity/unit have an access that meet vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe vehicle crossing to a road, such as the state highway.	Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity.
Waka Kotahi NZ Transport Agency (S450)	S450.279	Rural Lifestyle Zone	RLZ - R4	Support	Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.280	Rural Lifestyle Zone	RLZ - R8	Support in part	The intent of the rule for providing for home business in the rural zone is generally supported. However, the rule provides for a permitted pathway to allow for 10 heavy vehicle movements per day (the equivalent of up to 50 equivalent car movements) and either 30 light vehicle movements per day or 210 per week. This is considered to be a high level of permitted vehicle movements associated with a home business and it would not trigger any requirements for ensuring safe access is obtained to and from the site. If the site had an unsealed vehicle crossing with poor visibility, then this level of vehicle movements would be permitted. Based on current Waka Kotahi guidelines, this level of activity would trigger the need for a NZTA Diagram E	Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					vehicle crossing standard, which is sufficient for 30-100 vehicle movements per day to the state highway. It is recommended that the rule reduce the level of permitted vehicle movements .	
Waka Kotahi NZ Transport Agency (S450)	S450.281	Rural Lifestyle Zone	RLZ - R9	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway. The rule also provides an advice note to address reverse sensitivity effects of noise within close proximity to the state highway network where NOISE-R3 would apply.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.282	Rural Lifestyle Zone	RLZ - R10	Support	The rule is supported as it includes performance standards in the Noise, Light and Signs chapter, which are important factors for Waka Kotahi to assess if considered as an affected party to an activity requiring resource consent that has an effect or is adjacent to the state highway. The rule also provides an advice note to address reverse sensitivity effects of noise within close proximity to the state highway network where NOISE-R3 would apply.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.283	Settlement Zone	SETZ - R1	Support in part	Waka Kotahi supports the rule as it requires that residential activities and residential buildings are connected to stormwater infrastructure where it is available. Where this infrastructure is not available it must meet the NZS4404:2010 standard. However, the	Amend the rule to require that the site meets the vehicle crossing standards in the transport chapter/standards to be a permitted activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					rule should require that any new residential activity/unit have an access that meet vehicle crossing standards within the transport chapter/standards. This would ensure that any rural site with a residential activity/unit has a safe vehicle crossing to a road, such as the state highway.	
Waka Kotahi NZ Transport Agency (S450)	S450.284	Settlement Zone	SETZ - R2	Support	Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.285	Settlement Zone	SETZ - R4	Support	Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.286	Settlement Zone	SETZ - R9	Support in part	The intent of the rule for providing for home business in the rural zone is generally supported. However, the rule provides for a permitted pathway to allow for 10 heavy vehicle movements per day (the equivalent of up to 50 equivalent car movements) and either 30 light vehicle movements per day or 210 per week. This is considered to be a high level of permitted vehicle movements associated with a home business and it would not trigger any requirements for ensuring safe access is obtained to and from the site. If the site had an unsealed vehicle crossing with poor visibility, then this level of vehicle movements would be permitted. Based on current Waka Kotahi guidelines, this level of activity would trigger the need for a NZTA Diagram E vehicle crossing standard, which is	Amend the rule to reduce the permitted level of vehicle movements to no more than 30 equivalent car movements per day. Over this level, use of the vehicle crossing is considered a high trip generating activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					sufficient for 30-100 vehicle movements per day to the state highway. It is recommended that the rule reduce the level of permitted vehicle movements .	
Waka Kotahi NZ Transport Agency (S450)	S450.287	Settlement Zone	SETZ - R11	Support	Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.288	Settlement Zone	SETZ - R12	Support	Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.289	Settlement Zone	SETZ - R13	Support	Waka Kotahi supports the rule as it provides for appropriate consideration of vehicle crossing and access standards in Appendix One Transport Performance Standards.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.290	Settlement Zone	SETZ - R14	Support	Waka Kotahi supports the rule as it provides for appropriate consideration of vehicle crossing and access standards in Appendix One Transport Performance Standards. It also includes an advice note to address any potential noise effects for sensitive activities within close proximity to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.291	Buller Coalfield Zone	BCZ - P4	Support	Waka Kotahi supports the policy as it provides for appropriate consideration of traffic effects to ensure the safety of the transport network by avoiding any significant adverse effects.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.292	Future Urban Zone	FUZ - O4	Support	Waka Kotahi supports that urbanisation of sites zones Future Urban Zone are development in a planned manner by either a Plan Change or through the implementation of a Structure Plan. This will ensure that a process is	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					undertaken where consideration of effects on the state highway can be considered prior to development.	
Waka Kotahi NZ Transport Agency (S450)	S450.293	Future Urban Zone	FUZ - P3	Support in part	Waka Kotahi generally supports the policy as it requires that subdivision should be avoided if it compromises the efficient and effective operation of the future urban transport and infrastructure networks. However, it is considered that the policy also identifies that it should not compromise on the safety of the transport network. Amend the policy to include safety and to correct a typo - delete "a" after operation of.	Amend the policy as follows: b. Compromise the safe , efficient and effective operation of a future urban transport and infrastructure networks."
Waka Kotahi NZ Transport Agency (S450)	S450.294	Future Urban Zone	FUZ - R3	Support	Waka Kotahi supports the reference to reverse sensitivity for noise if a residential building is located in the specified proximities to the state highway.	
Waka Kotahi NZ Transport Agency (S450)	S450.295	Mineral Extraction Zone	MINZ - O2	Support	Waka Kotahi supports the objective as this requires that effects on the environment are minimised.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.296	Mineral Extraction Zone	MINZ - P4	Support	Waka Kotahi supports the policy as it manages effects on the operation and maintenance of the transport network from traffic generation, load type and vehicle characteristics.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.297	Mineral Extraction Zone	MINZ - R3	Support in part	The intent of the rule is generally supported. However, this rule could provide for a permitted pathway for activities that are ancillary to lawfully established mineral extraction and processing in the Mineral Extraction Zone where 30 heavy vehicle movements can be generated without consideration to road safety if using an existing access. If the site had an unsealed vehicle crossing with poor	Amend the rule to include reference to the transport rules and standards to ensure safe access is achieved with appropriate vehicle crossing design.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					visibility, then this level of vehicle movements would be permitted. Based on current Waka Kotahi guidelines, this level of activity would trigger the need for at least a NZTA Diagram E vehicle crossing standard. It is recommended that the rule either reduce the level of permitted vehicle movements or require appropriate consideration of the transport rules and standards to ensure safe access.	
Waka Kotahi NZ Transport Agency (S450)	S450.298	Mineral Extraction Zone	MINZ - R6	Support	Waka Kotahi supports the matters of control that relate to the management of access, traffic generation and transport of minerals from the site.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.299	Mineral Extraction Zone	MINZ - R7	Support	Waka Kotahi supports the matters of discretion that relate to the management of access and traffic generations from the site.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.300	Māori Purpose Zone	MPZ - R1	Support	Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.301	Māori Purpose Zone	MPZ - R4	Support	Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.302	Māori Purpose Zone	MPZ - R8	Support	Waka Kotahi supports the advice note on reverse sensitivity for noise if a residential building or noise sensitive activity is located in the specified proximities to the state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.303	Scenic Visitor Zone	SVZ - P5	Support	Waka Kotahi supports that provision for stormwater, roading, footpath and parking is provided as part of any new development.	Retain as proposed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.304	[General]	[General]	Support in part	The inclusion of all the New Zealand Transport Agency state highway designations in the designation schedule is generally supported, subject to the correction of minor errors (Refer specific detail in submission below. Note, wording to be deleted is struck through and wording to be added is underlined).	Amend wording in designation schedule as outlined below.
Waka Kotahi NZ Transport Agency (S450)	S450.305	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-1, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in'.	Amend wording to read: 'State Highway 6 from the boundary with Tasman District in the Upper Buller Gorge in the north to the boundary with Grey District at the Punakaiki River to in the south'.
Waka Kotahi NZ Transport Agency (S450)	S450.306	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-1, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.307	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Waka Kotahi note that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'None'
Waka Kotahi NZ Transport Agency (S450)	S450.308	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'Notes: The following section of State Highway 6 is a Limited Access Road, as declared under Section 88 of the Government Road Powers Act 1989: - From Bullock Creek to Punakaiki River, as declared by NZ Gazette 61, Page 1934, Dated 6th July 1978'.
Waka Kotahi NZ Transport Agency (S450)	S450.309	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-2, however for clarity and consistency it is recommended to make a minor amendment to the	Amend wording to read: 'State Highway 6 from the boundary with the Buller District at the Punakaiki River Bridge in the north to the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					wording of the Site Identifier to replace 'to' with 'in'.	boundary with Westland District at the Taramakau River Bridge to in the south'.
Waka Kotahi NZ Transport Agency (S450)	S450.310	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-2, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.311	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'None'
Waka Kotahi NZ Transport Agency (S450)	S450.312	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'Notes The following section of State Highway 6 is a Limited Access Road, as declared under Section 88 of the Government Road Powers Act 1989: - From South Beach Overbridge to Taramakau River, as declared by NZ Gazette 95, Page 2986, Dated 2nd November 1978'.
Waka Kotahi NZ Transport Agency (S450)	S450.313	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-3, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in'.	Amend wording to read: 'State Highway 6 from the boundary with the Westland District at the Taramakau River Bridge to in the north to the boundary with Queenstown-Lakes District in the Haast Pass to in the south.
Waka Kotahi NZ Transport Agency (S450)	S450.314	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-3, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.315	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'None'
Waka Kotahi NZ Transport Agency (S450)	S450.316	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Waka Kotahi notes that the 'additional information' appears to have been inserted into the incorrect line as 'conditions'.	Amend wording to read: 'Notes The following section of State Highway 6 is a Limited Access Road, as declared under Section 88 of the Government Road Powers Act 1989: From Taramakau to Hokitika, as declared by NZ Gazette 86, Page 2641, Dated 25th August 1994; From Hokitika to Ruatapu, as declared by NZ Gazette 86, Page 2641, Dated 25th August 1994'.
Waka Kotahi NZ Transport Agency (S450)	S450.317	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-4, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in' and 'of' with 'to'.	Amend wording to read: 'State Highway 7 from the Hurunui District boundary in the Lewis Pass to in the east of to the Grey District Boundary at the Grey River Bridge, south of Ikamatua, to in the west'.
Waka Kotahi NZ Transport Agency (S450)	S450.318	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-4, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.319	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-5, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in' and 'of' with 'to', and to delete the word 'the'	Amend wording to read: State Highway 7 from the Buller District boundary at the Grey River Bridge to in the northeast of to the intersection with the State Highway 6, Greymouth to in the southwest'.
Waka Kotahi NZ Transport Agency (S450)	S450.320	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-5, however for clarity it is recommended to amend the	Amend Designation Hierarchy to read: 'Varies'

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	
Waka Kotahi NZ Transport Agency (S450)	S450.321	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-7, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.322	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-8, however for clarity it is recommended to make a minor amendment to the wording of the Site Identifier to identify the correct end point of State Highway 67A at the Holcim Cement entrance.	Amend wording to read: 'State Highway 67A from the intersection with State Highway 67, west of the Buller River Bridge in the east to just west of the entrance of Holcim Cement in the west'.
Waka Kotahi NZ Transport Agency (S450)	S450.323	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-9, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'
Waka Kotahi NZ Transport Agency (S450)	S450.324	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-10, however for clarity and consistency it is recommended to make a minor amendment to the wording of the Site Identifier to replace 'to' with 'in'.	Amend wording to read: 'State Highway 73 from the boundary with Selwyn District Council in Arthurs Pass to in the east to the intersection with State Highway 6 at the Kumara Junction roundabout in the west'.
Waka Kotahi NZ Transport Agency (S450)	S450.325	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Support in part	Waka Kotahi generally supports the inclusion of NZTA-10, however for clarity it is recommended to amend the designation hierarchy from 'primary' to 'varies' as there are sections of the state highway designation that overlap with KiwiRail's designations.	Amend Designation Hierarchy to read: 'Varies'

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.326	Planning Maps and Overlays	Planning Maps and Overlays	Support in part	<p>Waka Kotahi supports the inclusion of the state highway designations on the planning maps, however notes that there are sections of the notified state highway designations that are not accurately represented on the planning maps. The designation boundaries need to be modified in discrete locations to incorporate the existing formed and operational road corridor. These modifications include:</p> <ul style="list-style-type: none"> • extending the state highway designation to cover the full length of the state highway corridor (eg. SH67A); • widening the state highway corridor to either 10m from the road centreline (or to the adjoining fenceline); and • rectifying minor mapping errors. Waka Kotahi notes that the geospatial designation files were not correctly notified in some instances (eg. new road alignment for Taramakau River Bridge). <p>These modifications will provide for the on-going operation, maintenance and mitigation of effects of the state highway, and will more accurately reflect the current use of the land as state highway corridor.</p> <p>The modifications will also identify where the road may be required to be legalised to correct any discrepancies with the existing road parcel boundaries. In most cases, these discrepancies are historical in nature and modifying the designation boundary through the district plan process allows an opportunity to rectify those. While this land is not currently</p>	<p>Waka Kotahi requests that the state highway designation geospatial shapefiles be modified to better reflect the existing formed and operational state highway corridor. Refer Attachment A for examples of where the state highway designation boundaries will be modified.</p> <p>Waka Kotahi is currently mapping the updated designation boundaries geospatially to accurately reflect the operational state highway corridors and will provide these to Council in due course.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>legal road, it does form part of the constructed and fully operational state highway network. The proposed modifications are designating existing state highway infrastructure that is already formed and operational and is not in private use.</p> <p>Refer Attachment A for examples of where the state highway designation boundaries will be modified.</p> <p>Waka Kotahi is currently mapping the updated designation boundaries geospatially to accurately reflect the operational state highway corridors and will provide these to Council in due course.</p>	
Waka Kotahi NZ Transport Agency (S450)	S450.327	How The Plan Works	Overlays	Support in part	<p>Waka Kotahi has concerns with the overlays used within the Proposed District Plan due to the lack of accuracy of these overlays. However, it is understood that consultation has occurred with Poutini Ngāi Tahu on the development of the Sites and Areas of Significance to Māori overlays. Waka Kotahi defers to mana whenua regarding the accuracy of this layer to ensure it is appropriate for the Te Tai o Poutini / West Coast District Plan.</p>	Ensure the accuracy of the overlays are appropriate.
Waka Kotahi NZ Transport Agency (S450)	S450.328	How The Plan Works	Overlays	Support in part	<p>Waka Kotahi considers that all overlays associated to the schedules should be removed, reviewed and reassessed with new overlays created. Waka Kotahi acknowledges the benefit of overlays; they must be correct to be effective and beneficial to users of the plan and overlays. Refer to submission point in General Comments on Overlays on Page 3.</p>	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.329	How The Plan Works	Overlays	Support in part	Waka Kotahi considers that all overlays associated to the schedules should be removed, reviewed and reassessed with new overlays created. Waka Kotahi acknowledges the benefit of overlays; they must be correct to be effective and beneficial to users of the plan and overlays. Refer to submission point in General Comments on Overlays on Page 3.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Waka Kotahi NZ Transport Agency (S450)	S450.330	How The Plan Works	Overlays	Support in part	Waka Kotahi considers that all overlays associated to the schedules should be removed, reviewed and reassessed with new overlays created. Waka Kotahi acknowledges the benefit of overlays; they must be correct to be effective and beneficial to users of the plan and overlays. Refer to submission point in General Comments on Overlays on Page 3.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Waka Kotahi NZ Transport Agency (S450)	S450.331	How The Plan Works	Overlays	Support in part	Waka Kotahi considers that all overlays associated to the schedules should be removed, reviewed and reassessed with new overlays created. Waka Kotahi acknowledges the benefit of overlays; they must be correct to be effective and beneficial to users of the plan and overlays. Refer to submission point in General Comments on Overlays on Page 3.	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.
Waka Kotahi NZ Transport Agency (S450)	S450.332	How The Plan Works	Overlays	Support in part	Waka Kotahi considers that all overlays associated to the schedules should be removed, reviewed and reassessed with new overlays created. Waka Kotahi acknowledges the benefit of overlays; they must be correct to be effective and beneficial to users of the plan and overlays. Refer to submission	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					point in General Comments on Overlays on Page 3.	
Waka Kotahi NZ Transport Agency (S450)	S450.333	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Not Stated		It is recommended that the Transport Standards be included within this chapter rather than as an in Appendix One of the Plan. This would ensure that the Proposed Plan is consistent with the outcomes sought by the National Planning Standards. The Transport Standards should also be amended to ensure that vehicle designs based on use are appropriately included for both local roads and the state highway. Alternatively, appropriate reference to Waka Kotahi standards when there is a new access or a change of land use utilising an existing access on the state highway network.
Waka Kotahi NZ Transport Agency (S450)	S450.334	Appendix One: Transport Performance Standards	TRNTable 1	Support	The vehicle access standards for the state highway regarding sight distance, vehicle access separation from intersections, and minimum spacing between vehicle accesses is generally consistent with the Waka Kotahi standards in the NZTA Planning Policy Manual - Appendix 5b.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.335	Appendix One: Transport Performance Standards	TRNTable 3	Support in part	The intent of the design standard is generally supported. However, it does not appear to align with the Waka Kotahi standards for a local road vehicle crossing from a state highway intersection as identified in the NZTA Policy Planning Manual - Appendix 5b (Table App5B/3). The Waka Kotahi standard is based off posted speed limits rather than zones. For posted speeds of 50/60km/h, 70/80km/h, and 90/100km/h the local road accessway separation from an intersection should be 20m, 45m and 60m, respectively.	Amend the table or add a new table to recognise the local road accessway separations from a state highway.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waka Kotahi NZ Transport Agency (S450)	S450.336	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Support	A new standard should be included that states that any new or relocated vehicle crossing requires the approval of Waka Kotahi. This would be a similar standard to TRN-S1 that requires KiwiRail approval.	Include new Transport Standard for state highway vehicle crossings requiring the approval of Waka Kotahi.
Waka Kotahi NZ Transport Agency (S450)	S450.337	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Support	The standards do not currently provide for any vehicle crossing designs for either the state highway or local roading network. There is concern that this could cause confusion or poor vehicle crossing design outcomes within the roading network. Waka Kotahi generally requires that within the rural zone with speed limits of 70km/h or greater than either the Diagram C or Diagram E vehicle crossings be required, which are sufficient for 0-30 or 30-100 vehicle movements per day, respectively. It is recommended that either these vehicle crossing designs be included or have the standard refer to Waka Kotahi vehicle crossing design guidelines for vehicle crossings onto the state highway.	Include a new standard to require either vehicle crossing design or refer to Waka Kotahi guidelines for vehicle crossings onto the state highway.
Waka Kotahi NZ Transport Agency (S450)	S450.338	Appendix One: Transport Performance Standards	TRNFigure 1	Support	The sight line calculations appear to be consistent with the Safe Intersection Sight Distances approach which is used by Waka Kotahi in the NZTA Planning Policy Manual - Appendix 5b.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.339	Appendix One: Transport Performance Standards	TRNS10	Support	The standard is supported as it requires minimum onsite manoeuvring provision where a site is accessed from a state highway.	Retain as proposed.
Waka Kotahi NZ Transport Agency (S450)	S450.340	Appendix One: Transport Performance Standards	TableTRN6	Support in part	Generally the use of the table is supported, and provides guidance to determine when an activity qualifies as a high trip generating activity. However, the table does not include drive-thrus,	Amend the table to include drive-thrus (any drive thru should be considered a high trip generator); Amend the final line of the table to: Mixed use or other activities not otherwise

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>which are very high trip generating activities, and may be below 250m². The threshold for mining and quarrying is very high, at 30 heavy vehicle movements per day.</p> <p>In addition, in terms of traffic effects, there is a considerable difference between heavy vehicle movements and light vehicle movements. The generic 60 vehicle movements per day does not distinguish between them. It is considered appropriate for the trigger to be 30 equivalent car movements per day (where a truck and trailer unit is 5 equivalent car movements and a nonarticulated truck is 3 equivalent car movements).</p>	listed in this Table, €30 vehicle equivalent car movements per day
Waka Kotahi NZ Transport Agency (S450)	S450.341	Appendix One: Transport Performance Standards	TRNS14	Support in part	<p>aka Kotahi supports the criteria set out here for assessing high trip generating activities. However, these assessment criteria should be elevated as policies. It is unclear what hvm/d means in 4. It appears to only allow for mitigation of adverse effects for activities generating more than 250 heavy vehicle movements per day</p>	<p>Elevate the assessment criteria to form a new policy for the assessment of high trip-generating activities.</p> <p>Clarify the meaning of hvm/d. If it refers to heavy vehicle movements per day, delete 4. as follows: 4. 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. 54. Whether the transport assessment...</p>
Waka Kotahi NZ Transport Agency (S450)	S450.00342	Whole Plan	Whole plan	Amend	<p>There are many instances in the chapters of Proposed District Plan where Rule 1 has headings that are related to specific matters. However, subsequent rules refer to Rule 1 as a performance standard even when that rule does not relate to the heading of Rule 1. For example, NOSZ-R1 refers to Park Facilities and Park Furniture, then NOSZ-R2 relates to Educational Facilities and Research Facilities</p>	<p>It is recommended that the performance standards be clearly identified in a separate table, as set out in the National Planning Standards, then have a separate rule for the specific matters currently identified as Rule 1.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Ancillary to a Conservation Activity or Recreation Activity but it requires to comply with the performance standards in Rule 1. It is not entirely clear that these are performance standards and are not consistent with the format set by the National Planning Standards.	
Waka Kotahi NZ Transport Agency (S450)	S450.00343	Planning Maps and Overlays	Planning Maps and Overlays	Amend	<p>Waka Kotahi acknowledges the benefit of overlays; however, they must be correct to be effective and beneficial to users. There are a number of overlays that extend over the state highway road boundaries and / or are noted as being incorrect. The following examples have been noted in overlays that relate to Schedules 3 to 8, and within the Hazards and Risks and Historical and Cultural Values Overlays. It is considered that many of the overlays (primarily identified in Schedules four to eight) should exclude the state highway network to not prohibit the ability of the ongoing operation and maintenance of this infrastructure.</p> <p>(For example (but not limited to):</p> <ul style="list-style-type: none"> • Land Instability at Omoto, Karoro; • Outstanding Natural Landscapes on SH73 - Turiwhate - Dillmanstown to Old Christchurch Road - Rocky Point - Fox Hills SH6 - Haast Highway (north of Haast) - Lower & Upper Buller Gorge; Floodplain - Ahaura Straight - Inangahua River (SH7); • Outstanding Natural Features - Franz Josef Donovans Drive area, SH7 east of Reefton; • Sites of Significance to Maori - Bruce Bay; • Outstanding Coastal Natural 	Waka Kotahi recommends that all overlays be removed, reviewed and reassessed with new overlays created.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Character and High Coastal Natural Character - Haast Highway south of Whakapohai River, Coast Road north of Greymouth, SH6 south of Paroa; • Significant Natural Areas - SH7 north of Stillwater).	
Warren French (S494)	S494.001	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.
Warren French (S494)	S494.002	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)
Warren French (S494)	S494.003	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.
Warren French (S494)	S494.004	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.
Warren French (S494)	S494.005	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
Wayne Moen (S237)	S237.002	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	We wish to advise that we oppose the establishment of SASM 68 -Paroa Lagoon in its current format. The mapping is incorrect and amendments are supported by Poutini Ngāi Tahu.	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						delineation be produced and supplied to all affected parties for approval.
Wayne Moen (S237)	S237.003	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend	The RMA states that because SASM are considered a type of historic heritage, rules associated with them have legal effect from the time the proposed TTPP was notified. This is totally rejected by the affected private landowners, who are submitting and requesting that these rules be withdrawn from the private properties identified.	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately.
Wayne Moen (S237)	S237.004	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose		Any Rules with immediate effect be withdrawn from the currently effected private properties.
West Coast Fish and Game Council (S302)	S302.001	Introduction	Introduction	Support	Fish and Game is the Crown's statutory manager of the sports fish and game resource on the West Coast.	Add new item to the list of entities to be given specific consideration when deciding whether any person is affected; In relation to the habitats of sports fish or game birds, the West Coast Fish and Game Council.
West Coast Fish and Game Council (S302)	S302.002	Introduction	Introduction	Support	Sports fish and gamebirds are conservation values, administered under the Conservation Act 1987. However, the focus of the pTTPP definition of Conservation Activities is directed towards 'protecting and/or enhancing natural, historic and/or ecological values'. This focus could result in conservation activities relating to sports fish and game birds not being appropriately recognised or provided for under the pTTPP.	Amend definition of 'Conservation Activities'; by adding to the definition; It also includes any activity undertaken for the purposes of enhancing the lawful utilisation of the sports fish or game bird resource.
West Coast Fish and Game Council (S302)	S302.003	Sites and Areas of Significance to Māori	SASM - P13	Support	Some of the scheduled sites and areas of significance to Poutini Ngāi Tahu are public lands which	Add to P13; Lawful recreational and conservation activities

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					provide valued conservation and public recreation opportunities (including sports fishing and game bird hunting opportunities, e.g. Kōtukuwhakaako /Lake Brunner, or Ōkarito Lagoon). The pTTPP should not limit or restrict such lawful public activities and should provide for them. For sites and areas which are not open to public access, conservation or recreational activities can not lawfully occur without appropriate land owner approval	
West Coast Fish and Game Council (S302)	S302.004	Public Access	Public Access	Support	The text is erroneous and misleading. Unformed legal road does not 'cross' private land, as the underlying title is not private. Adjoining land may be private, but the unformed legal road is not crossing that private land, even if the adjoining land on both sides of the unformed legal road is privately held.	Amend descriptive text as follows... Many also cross bisect private land or traverse sensitive ecological environments ...
West Coast Fish and Game Council (S302)	S302.005	Natural Character and Margins of Waterbodies	NC - R2	Support	Mai Mai are essential to lawful gamebird hunting activities, and must be constructed either within the riparian margin of a lake or river/wetland, or over the surface of the waterbody.	Amend NC - R2 Buildings or structures within the Riparian margin of a river, Lake or Wetland. Amend Permitted Activity Rule by adding the following wording to the list of permitted buildings and structures; Temporary Mai Mai for game bird hunting
West Coast Fish and Game Council (S302)	S302.006	Activities on the surface of water	ASW - R4	Support	Mai Mai are essential to lawful gamebird hunting activities, and must be constructed either within the riparian margin of a lake or river/wetland, or over the surface of the waterbody	Amend Permitted Activity Rule ASW - R4 Installation of structures on the Surface of Natural Waterbodies by adding; These are temporary Mai Mai installed for the purposes of lawful gamebird hunting;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						or
West Coast Fish and Game Council (S302)	S302.007	Sites and Areas of Significance to Māori	Permitted Activities	Amend	Some of the scheduled sites and areas of significance to Poutini Ngāi Tahu are public lands which provide valued conservation and public recreation opportunities (including sports fishing and game bird hunting opportunities, e.g. Kōtukuwhakaoko /Lake Brunner, or Ōkarito Lagoon). The pTTPP should not limit or restrict such lawful public activities and should provide for them. For sites and areas which are not open to public access, conservation or recreational activities can not lawfully occur without appropriate land owner approval.	Add a new permitted activity rule - Lawful Conservation or Recreation Activities.
West Coast Fish and Game Council (S302)	S302.008	Whole Plan	Whole plan	Support	Fish and Game supports all other provisions of the pTTPP, except where inconsistent with the relief sought as described in this submission.	Fish and Game seeks such further, alternative or consequential relief as may be appropriate to give effect to this submission.
West Coast Penguin Trust (S275)	S275.001	Ecosystems and Indigenous Biodiversity	Overview	Amend	ECO - introduction, 5th paragraph. Recommend including reference to the National Policy Statement for Indigenous Biodiversity, which will fall under the RMA and is likely to be gazetted before TTPP is finalised and therefore required to be given effect to under this plan. Recommend extending the paragraph to include a third point to make it clear that habitats of indigenous fauna may include non-native vegetation and are included in Significant Natural Areas,	Add the following wording to the introduction: Under the RMA, the district and regional councils share responsibility for maintaining indigenous biodiversity. This responsibility will be extended by the National Policy Statement for Indigenous Biodiversity, once gazetted. Extend the fifth paragraph as follows Thirdly, it should be noted that habitats of indigenous fauna may comprise some or all non-native vegetation and still fall within Significant Natural Areas, according to criteria set out in the West Coast Regional Policy

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Statement.
West Coast Penguin Trust (S275)	S275.002	Ecosystems and Indigenous Biodiversity	ECO- O4	Amend	ECO-O4: To maintain the range and diversity of ecosystems and indigenous species found on the West Coast/Te Tai o Poutini. Recommend replacing 'maintain' with 'protect, maintain and support the enhancement of'.	Amend to: To maintain protect, maintain and support the enhancement of the range and diversity of ecosystems and indigenous species found on the West Coast/Te Tai o Poutini.
West Coast Penguin Trust (S275)	S275.003	Ecosystems and Indigenous Biodiversity	ECO - P3	Amend	ECO-P3: Encourage the protection, enhancement and restoration of significant indigenous biodiversity by: 2022 09 West Coast Penguin Trust - Submission - Proposed TTPP 2 Before "...by:.", insert 'and the protection of indigenous fauna habitat', so that where non- indigenous vegetation provides habitat, for example for penguins or skinks, the policy applies.	Amend to before "...by:.", insert ' and the protection of indigenous fauna habitat ',
West Coast Penguin Trust (S275)	S275.004	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Some of the most valued and recognised fauna species in the region fall just outside the top three Threat Categories and we believe those species should have the protection afforded by this policy. The West Coast Regional Policy Statement, at Appendix 1: 'Ecological criteria for identifying significant terrestrial and freshwater indigenous biological diversity', includes at 2(b), "Indigenous vegetation or habitat of indigenous fauna that supports an indigenous species that is threatened, at risk, or uncommon, nationally or within the relevant ecological district", i.e. extending protection beyond those classified as 'Threatened' (including Nationally Critical, Nationally Endangered and Nationally Vulnerable)	Extend ECO-P6(c) to include all Threatened and At Risk species. We would like to see the following revision or similar used: Result in a reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Classification System in the Threatened (Nationally Critical, Nationally Endangered, Nationally Vulnerable and Nationally Increasing) and At Risk (Declining, Recovering, Relict and Naturally Uncommon) classifications.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					to those classified as 'At Risk' and including Declining, Recovering, Relict and Naturally Uncommon species.	
West Coast Penguin Trust (S275)	S275.005	Ecosystems and Indigenous Biodiversity	ECO - P8	Amend	We welcome and support this policy	Replace "maintain" with "protect, maintain and support the enhancement of"
West Coast Penguin Trust (S275)	S275.006	Coastal Environment	Overview	Amend	CE - introduction, Indigenous Biodiversity: The objectives, policies and rules in relation to clearance of indigenous vegetation in the coastal environment are located in the ECO - Ecosystems and Biodiversity Chapter. In order to protect indigenous species and to alert those seeking to clear vegetation to the fact that species may nest in non-indigenous vegetation, we recommend the expansion of this sentence	Add the following to the end of the Overview section: The objectives, policies and rules in relation to clearance of indigenous vegetation or other vegetation where it provides habitat for indigenous species in the coastal environment are located in the ECO - Ecosystems and Biodiversity Chapter.
West Coast Penguin Trust (S275)	S275.007	Planning Maps and Overlays	Coastal Environment	Support	The mapping of the Coastal Environment appears inconsistent and illogical. It appears to leave out sections of coastal environment where similar areas are included or include a narrow strip where a wide one would be appropriate. [refer submission for examples]. Policy CE-01 requires the CE overlay map to identify areas where coastal processes, influences or qualities are significant. The current overlay fails to do this in many areas. We note that blue penguins / kororā can nest in very degraded habitat, for example a narrow strip of gorse/blackberry between beach and paddocks. Such habitat should be included in the Coastal Environment and may be missing. The West Coast Penguin Trust will supply spatial data to assist in the review of the Coastal	Review up to date aerial imagery to ensure that the coastal environment overlay map layer is updated, that the definition used in the NZ Coastal Policy Statement is used (areas where coastal processes apply or influence the land, vegetation, species, character etc) and best fits the entire coast and its areas with High Coastal Natural Character, Outstanding Coastal Natural Character and Coastal Natural Hazard.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Environment layer and wherever relevant for the application of TTPP.	
West Coast Penguin Trust (S275)	S275.008	STRATEGIC DIRECTION	Strategic Directions Overview	Amend	This section is critical for the future of the environment on the West Coast and the environment is critical for biodiversity as well as human needs through the provision of ecosystem services. Enhancement is critical with the added stresses of climate change on ecosystems and also due to the failure of previous district plans to maintain environmental quality; instead they have resulted in environmental degradation. Align with DWC's Strategy/Te Whanaketanga Our Mission: To create a sustainable, inclusive and prosperous future for Te Tai Poutini that our people can be proud of and our rangatahi (young people) can look forward to.	Amend Point 2: as follows: 'maintaining environmental quality' is replaced with 'maintaining and enhancing environmental quality'. Amend Point 5: to replace 'a prosperous economy' with ' a sustainable, inclusive and prosperous economy '.
West Coast Penguin Trust (S275)	S275.009	Light	Light	Amend	TTPP is an opportunity for a step change and we encourage the consideration of greater protection for West Coast dark skies. The requirements of Dark Skies Park designation under International Dark Skies could be included in specific areas for new builds and replacement work. This, in combination with some behaviour change, could enable the future achievement of a Dark Sky Park designation. The Punakaiki/Barrytown Flats area with the presence of Westland petrel / taiko breeding colonies is an obvious candidate and a Dark Sky Park would offer a greater level of protection to this unique West Coast species as well as benefits to local tourism and community wellbeing.	Amend the provisions to support Dark Sky Park designation in the Punakaiki/Barrytown Flats area

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
West Coast Penguin Trust (S275)	S275.010	STRATEGIC DIRECTION	MIN - O6	Amend	We have concerns over this strategic objective and how it may be reconciled with ECO-P10. Indigenous biodiversity is best protected through avoidance and remedy of adverse effects on habitats and species. Thus avoidance and remedy should be prioritised over offsetting and compensation which inherently entails losses or damage to habitats and species. Further, biodiversity offsetting, though offering great promise, is extremely complex and difficult to apply successfully.	Ensure that MIN - O6 prioritises avoidance and remedy over offsetting and compensation
West Coast Penguin Trust (S275)	S275.011	General Rural Zone	GRUZ - R12	Oppose	We have concerns over the level of permitted activity of mineral extraction in the rural zone. In particular, it is not clear how cumulative adverse effects on seabirds from the potential situation of multiple concurrent mineral extraction sites will be managed. Without the need for resource consents, it is not clear how cumulative effects nor compliance to the permitted activity rules will be managed.	Remove the Permitted Activity approach for mineral extraction in GRUZ - R12
West Coast Penguin Trust (S275)	S275.012	Natural Environment Values	Natural Environment Values	Amend	We believe TTPP will play a critical role in the protection of native species such as penguins, seabirds and shorebirds. We are not planners, but we have endeavoured to suggest ways that the TTPP could be amended to improve the protection of native wildlife. Should there be better ways or more appropriate places to include the higher level of protection that we recommend, we trust that the changes can be incorporated by the expert planning team so that the changes can be most effective and clearly understood and applied by end users.	Incorporate changes to the plan that provides a higher level of protection for penguins, seabirds and shoreboards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
West Coast Penguin Trust (S275)	S275.013	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Amend	<p>The RMA purpose of controlling land use activities for the purposes of use, development and protection in an integrated way is inextricably linked to carbon emissions. The Resource Management Amendment Act 2020 (RMAA), aligning the RMA with the Climate Change Response (Zero Carbon Act), commences on 30 November 2022. The RMAA require local authorities to consider greenhouse gas emissions in their plan-making and consenting decisions under the national direction of Emissions Reduction Plans and Emission Budgets promulgated under the Zero Carbon Act.</p> <p>For the sake of both current and future generations of Coasters and the biodiversity that was here first, it is critical that the reduction of carbon emissions is incorporated into the TTPP. We suggest the inclusion of a strategic objective on regional emission reduction/ decarbonisation is an imperative given such objectives set the strategic direction for the plan.</p>	Add an additional strategic objective re climate change as follows: Facilitate the reduction of regional carbon emissions in line with national Emission Reduction Plans and Carbon Budgets.
West Coast Penguin Trust (S275)	S275.014	Ecosystems and Indigenous Biodiversity	ECO - P10	Support	<p>ECO-P10: Protect indigenous biodiversity in the coastal environment from inappropriate subdivision, use and development by: We welcome and support this policy. We recommend the inclusion of a reference to the Te Mana o te Taiao - Aotearoa New Zealand Biodiversity Strategy 2020 and ensure objectives, policies and rules support its implementation. The Implementation Plan of the ANZBS2020 assigns specific responsibilities to local</p>	Amend to include reference to the Te Mana o te Taiao - Aotearoa New Zealand Biodiversity Strategy 2020 and ensure objectives, policies and rules support its implementation

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					authorities and these responsibilities need to be reflected in the TTPP.	
West Coast Penguin Trust (S275)	S275.015	Coastal Environment	Overview	Support	In order to protect indigenous species and alert the people to the fact that indigenous species may nest in non indigenous vegetation.	Expand the overview statement as follows: "The objectives policies and rules in relation to clearance of indigenous vegetation or other vegetation where it provides habitat for indigenous species in the coastal environment are located...."
West Coast Penguin Trust (S275)	S275.016	Light	LIGHT	Amend	There are benefits to wildlife, local tourism and community wellbeing.	Provide greater protection for West Coast dark skies and provide for the requirements of the Dark Skies Park Designation in specific areas for new builds and replacement work.
West Coast Regional Council (S488)	S488.001	Interpretation	INFRASTRUCTURE	Amend		Amend the definition to be consistent with the Infrastructure Funding and Financing Act 2020, Section Eenvironmental resilience infrastructure means infrastructure for --(a) managing risks from natural hazards, including by avoiding or mitigating those hazards and reducing those risks; and (b) environmental monitoring equipment.
West Coast Regional Council (S488)	S488.002	Natural Hazards	NHR38	Oppose		Amend permitted Rule NH - R38 to provide for maintenance and repair of existing weather event monitoring structures and WCRC Rating District protection structures.
West Coast Regional Council (S488)	S488.003	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	Rule NC - R1 permits indigenous vegetation clearance and earthworks specifically for environmental monitoring facilities within the margins of waterways. However, the permitted	"environmental monitoring facilities" are added to permitted Rule ECO - R1

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Rules ECO - R1 and R2 for indigenous vegetation clearance outside of, and within, the coastal environment respectively do not refer to environmental monitoring facilities. There seems to be a disconnect between these Rules. R1 Condition 3ii refers to "critical infrastructure", and it would provide consistency if either environmental monitoring facilities are added to ECO - R1 and R2, or environmental monitoring facilities are added to the definition of "critical infrastructure". Flood warning data transmitted via hydrology monitoring structures is critical for Civil Defence planning and response.	
West Coast Regional Council (S488)	S488.004	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	Rule NC - R1 permits indigenous vegetation clearance and earthworks specifically for environmental monitoring facilities within the margins of waterways. However, the permitted Rules ECO - R1 and R2 for indigenous vegetation clearance outside of, and within, the coastal environment respectively do not refer to environmental monitoring facilities. There seems to be a disconnect between these Rules. R1 Condition 3ii refers to "critical infrastructure", and it would provide consistency if either environmental monitoring facilities are added to ECO - R1 and R2, or environmental monitoring facilities are added to the definition of "critical infrastructure". Flood warning data transmitted via hydrology monitoring structures is critical for Civil Defence planning and response.	"environmental monitoring facilities" are added to permitted Rules ECO - R2;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
West Coast Regional Council (S488)	S488.005	Interpretation	CRITICAL INFRASTRUCTURE	Amend		"environmental monitoring facilities" and "natural hazard mitigation structures" are added to the definition of "critical infrastructure".
West Coast Regional Council (S488)	S488.006	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend		Amend permitted Rule ECO - R2, Condition 1 to include "existing natural hazard mitigation structures" or "critical infrastructure";
West Coast Regional Council (S488)	S488.007	Planning Maps and Overlays	Natural Features and Landscapes	Amend	The south-east corner of the Miedema property is within Outstanding Natural Landscape - ONL54 Fenian, Stormy and Radiant Ranges. The current quarried area is in the south-west corner of the property, however the Mining Permit applies over the whole property, so if there is Armour Grade Protection Rock (AGPR) in the south-east corner of the property, and the landowner is in agreement, there is potential for quarrying in this area. Council understands that the ONL boundaries are intended to exclude private property. The Council's submission seeks that the ONL54 Overlay be removed from this private property, subject to consultation with the landowner.	Remove the Outstanding Natural Landscape ONL54 Overlay from the private property - Section 27, Block XV, Oparara SD, Vaulation No 18780/234.00, subject to agreement by the landowner.
West Coast Regional Council (S488)	S488.008	Infrastructure	INF - R5	Amend	Some of the existing hydrology structures in remote hill and mountain areas have antennae that are more than 4m in height, to avoid radio interference caused by surrounding mountains and terrain. Future new monitoring structures in the same type of topography may also not meet the 4m height limit for the same reason. Hydrology staff advise that the Haast	Amend the height limit in the Permitted Infrastructure Rule INF - R5, Condition 1 to 10m.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					River @ Deelaw structure located at Mt Deelaw is the tallest monitoring structure at approximately 7-8m. It needs to be this high as it has a long distance to broadcast rainfall data. The environmental effects of taller hydrology monitoring structures and aerals is minimal in remote locations. Council considers that in these situations, the 4m height limit is unreasonable, especially as it is a substantial change from the 30m height limit in Rural Zones in the operative District Plans. Given the large area of rural and Public Conservation Land on the West Coast, and that there will not be a proliferation of hydrology monitoring structures, Council seeks that permitted Rule INF - R5 be amended to provide for a height limit for hydrology monitoring structures of 10m, to provide for future extensions to the network.	
West Coast Regional Council (S488)	S488.009	Natural Features and Landscapes	NFL - R3	Amend		Condition 1 of Rule NFL - R3 requires amending as the Council seeks that Rating District protection structures are included in the definition of "critical infrastructure".
West Coast Regional Council (S488)	S488.010	Planning Maps and Overlays	High Natural Character	Amend	These cover areas where there is natural hazard mitigation structures in. These three sites are quite modified; at Karamea the stopbank is located on private farmland, the Granite Creek site has been modified by clearing a large plug of landslide debris from an inland slip), and the Overlay on the Mokihinui River bay is over a private property. Council suggests that inclusion of these sites in the High Natural Character Overlay may be a mapping error, and	Remove the High Natural Character Overlay from Karamea River (west end of Karamea Domain stopbank), Kongahu (Granite Creek) and Mokihinui (adjoining the downstream end of the bay) all have a small area within the High Coastal Natural Character Overlay.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the boundaries should be amended to exclude these sites.	
West Coast Regional Council (S488)	S488.011	Planning Maps and Overlays	Rezoning Requests	Amend	The pTTPP HPL Precincts should be scientifically reviewed by the four West Coast Councils.	Review the pTTPP HPL provisions in terms of whether they meet the NPSHPL provisions, and amend the pTTPP HPL provisions once further consultation with affected landowners is undertaken
West Coast Regional Council (S488)	S488.012	Subdivision	Subdivision Rules	Amend		Review the pTTPP HPL provisions in terms of whether they meet the NPSHPL provisions, and amend the pTTPP HPL provisions once further consultation with affected landowners is undertaken
West Coast Regional Council (S488)	S488.013	Planning Maps and Overlays	Sites and Areas of Significance to Māori	Oppose	WCRC would like to see a process developed where Council Officers and mana whenua meet with landowners to walk over properties to refine the boundaries of the Sites and Areas of Significance to Māori sites.	The Sites and Areas of Significance to Maori need to be confirmed and the mapping of boundaries corrected.
West Coast Regional Council (S488)	S488.014	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Amend		Sites and Areas of Significance to Māori rules are refined in consultation with landowners.
West Coast Regional Council (S488)	S488.015	Planning Maps and Overlays	Natural Hazards	Oppose		Maps are refined for the coastal setback overlay to the property level.
West Coast Regional Council (S488)	S488.016	Natural Hazards	NHR50	Oppose		Rule NH - R50, is reworded to provide clarity to landowners. Suggested wording: Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: 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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>have a finished floor level of 300mm above the 100- year ARI plus 1m sea level rise coastal event.</p> <p>Provide a clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP).</p>
West Coast Regional Council (S488)	S488.017	Natural Hazards	NHR51	Oppose		<p>Rule NH - R51 is reworded to provide clarity to landowners. Suggested wording: Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event:</p> <p>a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event;</p> <p>b. Commercial and industrial buildings have a finished floor level of 300mm above the 100- year ARI plus 1m sea level rise coastal event.</p> <p>Provide a clear definition of clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP).</p>
West Coast Regional Council (S488)	S488.018	Natural Hazards	NHR52	Oppose		<p>Rule NH - R52 is reworded to provide clarity to landowners. Suggested wording: Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event:</p> <p>a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>coastal event;</p> <p>b. Commercial and industrial buildings have a finished floor level of 300mm above the 100- year ARI plus 1m sea level rise coastal event.</p> <p>Provide a clear definition of clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP).</p>
West Coast Regional Council (S488)	S488.019	Natural Hazards	NHR53	Oppose		<p>Rule NH - R53 is reworded to provide clarity to landowners. Suggested wording: Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event:</p> <p>a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event;</p> <p>b. Commercial and industrial buildings have a finished floor level of 300mm above the 100- year ARI plus 1m sea level rise coastal event.</p> <p>Provide a clear definition of clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP).</p>
West Coast Regional Council (S488)	S488.020	Natural Hazards	Natural Hazards	Oppose	<p>The natural hazard overlay maps do not follow natural land contours. Maps need to be refined to exclude areas that are not subject to natural hazards, rather than relying on general studies. WCRC are concerned that the general natural</p>	<p>The Council seeks to be a party to the refinement of objectives, policies, rules and accompanying maps for Natural Hazards. That the Plan is refined to ensure there are no adverse effects on the social or economic wellbeing of West Coast people and communities, and no undue</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					hazard provisions are unduly restrictive when flood hazard areas have not been refined in the flood maps.	burden is placed on the West Coast Community from the proposed Plan provisions. WCRC are concerned that the general natural hazard provisions are unduly restrictive when flood hazard areas have not been refined in the flood maps.
West Coast Regional Council (S488)	S488.021	Planning Maps and Overlays	Natural Hazards	Oppose	The natural hazard overlay maps do not follow natural land contours. Maps need to be refined to exclude areas that are not subject to natural hazards, rather than relying on general studies.	Maps relating to Natural Hazard overlays are refined to the property level for natural hazard overlays.
West Coast Regional Council (S488)	S488.022	Natural Environment Values	Natural Environment Values	Oppose	Maps and rules place undue burden on property owners through making areas of their land non-productive. Excluding areas of land from productive purposes does not provide for the social and economic wellbeing of West Coast Communities. The objectives, policies, rules and accompanying maps result in adverse consequences on West Coast Communities.	That the Plan is refined to ensure there are no adverse effects on the social or economic wellbeing of West Coast people and communities, and no undue burden is placed on the West Coast Community from the proposed Plan provisions. The Council seeks to be a party to the refinement of objectives, policies, rules and accompanying maps for ecosystems and indigenous biodiversity, natural character, natural features and landscape provisions.
West Coast Regional Council (S488)	S488.023	Planning Maps and Overlays	Rezoning Requests	Oppose in part	Infrastructure needs to be provided for in an integrated way to ensure that Greenfield sites can be adequately serviced, and that infrastructure services integrate with the surrounding environment. There needs to be 'infrastructure outline plans' developed prior to zoning provisions being included in the Plan. Surface water and stormwater disposal needs to be considered for all new zoning to ensure	The Council seeks to be a party to the refinement of the Greenfield areas of TTPP to ensure that the Plan is efficient, effective and useable for our West Coast communities and industry, and these sites are appropriately serviced.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					climate resilience for all new areas, and to minimise impact on surrounding land areas.	
West Coast Regional Council (S488)	S488.024	Infrastructure	Infrastructure	Amend		Surface water and stormwater objectives, policies, rules and accompanying maps are developed for all new zones in the region.
West Coast Regional Council (S488)	S488.025	Natural Hazards	NHR38	Amend	There are currently six protection structures and one monitoring structure in the Coastal Alert Overlay, and three protection structures in the Coastal Severe Overlay. The designation will make these existing structures lawfully established. However, new monitoring or protection structures may be needed in the future to mitigate the impacts of climate change induced weather events. Monitoring structures provide valuable river level and rainfall data for Civil Defence to monitor and manage potential flooding of nearby properties. The protection structures have an important role in protecting adjoining land, buildings and infrastructure from flood risk. Council seeks that Rule NH - R38 is amended as future survey points may be necessary to monitor erosion and accretion.	This Rule should be amended to also provide for construction, maintenance and repair of existing and future hydrology monitoring structures and Rating District protection structures.
West Coast Regional Council (S488)	S488.026	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	Indigenous Vegetation Clearance in the Coastal Environment": Condition 1 does not provide for the existing Rating District protection structures in the coastal environment as they are not included in the definition of network utility infrastructure. The WCRC's Rating District protection structures have an important role in protecting adjoining land, buildings and	Condition 1 should be amended to include "natural hazard mitigation structures" or "critical infrastructure", or add "natural hazard mitigation structures" to the definition of critical infrastructure.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					infrastructure from flood risk. There are currently 10 Rating District hazard protection structures in the coastal environment.	
West Coast Regional Council (S488)	S488.027	Natural Features and Landscapes	NFL - R3	Amend	Rating District protection structures are primarily intended to protect private land, whose owners pay a separate rate for the protection. However, network utility infrastructure such as roads, railways, and electricity and phone poles and cables within the vicinity of the protection structure can indirectly benefit from this natural hazard protection at no cost.	Condition 1 of Rule NFL - R3 requires amending as the Council seeks that Rating District protection structures are included in the definition of "critical infrastructure".
West Coast Regional Council (S488)	S488.028	General Rural Zone	General Rural Zone - Rules	Amend	The Proposed TTPP needs to more clearly provide for aerial biosecurity and biodiversity activities in the West Coast. Aerial operations for biosecurity and biodiversity work; this is increasing, and will continue, in order to achieve the Government's Predator Free 2050 goal. Widespread plant pest incursions are also controlled by aerial spraying of agrichemicals. Aerial biosecurity and biodiversity activities use mainly helicopters over a short timeframe, at various locations around the Region, which are identified as needed. Such operations need a window of good weather for flying, which can be infrequent at certain times of the year on the West Coast. When an aerial operation is undertaken, multiple flights occur to make the most of the limited time available. This can involve between 24-42 helicopter landing and departing movements per hour. The number of movements can be more or less than these figures, depending on	Provide for biosecurity and biodiversity associated helicopter operations as a Permitted Activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>multiple operational aspects and the number of available helicopters. Biosecurity and biodiversity aerial movements usually leave from, and land at, rural sites, mostly on private farmland or DOC land located near the site where the operation is undertaken. The five main airports on the West Coast (Karamea, Westport, Greymouth, Hokitika, and Franz Josef) are not used for these types of aerial operations. Without the ability for helicopter landings for biodiversity and biosecurity work being permitted, landscape-scale aerial activities would not be practical, feasible or financially viable, and the state of New Zealand's biodiversity will continue to decline. The ability to reach the Government's Predator Free 2050 goal will not be achievable if aerial operations are not permissible. This is not to mean aerial work is suited for all places, but it is a critical delivery mechanism where it is suited.</p>	
West Coast Regional Council (S488)	S488.029	Open Space and Recreation Zones	Open Space and Recreation Zones	Amend	<p>The Proposed TPPP needs to more clearly provide for aerial biosecurity and biodiversity activities in the West Coast. Aerial operations for biosecurity and biodiversity work; this is increasing, and will continue, in order to achieve the Government's Predator Free 2050 goal. Widespread plant pest incursions are also controlled by aerial spraying of agrichemicals. Aerial biosecurity and biodiversity activities use mainly helicopters over a short timeframe, at various locations around the Region, which are identified as needed. Such operations need a window of good</p>	Provide for aerial helicopter operations associated with biodiversity and biosecurity work as a Permitted Activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>weather for flying, which can be infrequent at certain times of the year on the West Coast. When an aerial operation is undertaken, multiple flights occur to make the most of the limited time available. This can involve between 24-42 helicopter landing and departing movements per hour. The number of movements can be more or less than these figures, depending on multiple operational aspects and the number of available helicopters. Biosecurity and biodiversity aerial movements usually leave from, and land at, rural sites, mostly on private farmland or DOC land located near the site where the operation is undertaken. The five main airports on the West Coast (Karamea, Westport, Greymouth, Hokitika, and Franz Josef) are not used for these types of aerial operations. Without the ability for helicopter landings for biodiversity and biosecurity work being permitted, landscape-scale aerial activities would not be practical, feasible or financially viable, and the state of New Zealand's biodiversity will continue to decline. The ability to reach the Government's Predator Free 2050 goal will not be achievable if aerial operations are not permissible. This is not to mean aerial work is suited for all places, but it is a critical delivery mechanism where it is suited.</p>	
West Coast Regional Council (S488)	S488.030	Noise	NOISE - O1	Support	The Council considers that aerial biosecurity and biodiversity activities are consistent with the Noise Objective NOISE - O1, due to the short duration and infrequent nature of the activities,	Retain the objective.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and that the locations are often remote and in rural or natural open space zones. Most livestock farmers are happy to have these operations based on their land as the aerial work is beneficial to herd health in controlling the spread of TB. Likewise, DOC is also supportive of these activities being based on public conservation land due to the benefits to indigenous biodiversity. The Council supports retaining this Objective.	
West Coast Regional Council (S488)	S488.031	Noise	NOISE - P1	Support	The Council considers that aerial biosecurity and biodiversity activities are consistent with the this policy. The Council supports retaining this Policy.	Retain the policy.
West Coast Regional Council (S488)	S488.032	Noise	NOISE - P4	Support	The Council considers that aerial biosecurity and biodiversity activities are consistent with the this policy. The Council supports retaining this Policy.	Retain the policy.
West Coast Regional Council (S488)	S488.033	Noise	NOISE - R2	Amend	<p>Rule R2 is appropriate for aerial pest control operations as it applies in all zones.</p> <p>While the activity is mostly undertaken in rural and natural open space zones, there may be times when it needs to be based in another zone. However, noise from aerial biosecurity and biodiversity activities is not specifically included in R2. Item 12 under R2 allows for "infrequent aircraft landing for rural production purposes on an intermittent basis, including aerial top-dressing and helicopter movements" is listed.</p> <p>It is unclear whether "rural production purposes" includes aerial biosecurity and biodiversity activities, even though the activity is indirectly related to rural production purposes in the sense that it</p>	Rule NOISE - R2 should be amended to cover aerial biosecurity and biodiversity activities more clearly.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					is protecting farm livestock from disease	
West Coast Regional Council (S488)	S488.034	Planning Maps and Overlays	Rezoning Requests	Amend	It is unclear what the scientific basis is for identifying the larger total area of pTTPP HPL Precinct land with LUC Class 3-6 soils. As the NPSHPL is now in place and must be implemented, and regional and district councils must work together to identify HPL areas (NPS Part 3, 3.2), the WCRC considers that the pTTPP HPL Precincts should therefore be reviewed	The pTTPP HPL Precincts should be scientifically reviewed by the four West Coast Councils.
West Coast Regional Council (S488)	S488.035	Subdivision	Subdivision	Amend	The purposes of the NPSHPL and the TTPP HPL are different; the former aims to protect HPL for use in land-based primary production, particularly LUC Class 1-3 soils; while the pTTPP HPL areas seem to be intended to protect the productive 'farm' character and amenity values of rural areas. Council staff understand that the HPL Precinct in the pTTPP was not intended to implement the NPSHPL, however this information was received by Council staff prior to the NPSHPL being released. If this is the case, using the proposed term "Highly Productive Land" for the pTTPP Precincts when it is not implementing the NPSHPL is very confusing for landowners. The pTTPP HPL provisions need to be reviewed in relation to the NPSHPL provisions, to remove the confusion.	Review the pTTPP HPL provisions in terms of whether they meet the NPSHPL provisions, and amend the pTTPP HPL provisions once further consultation with affected landowners is undertaken.
West Coast Regional Council (S488)	S488.036	Rural Zones	Rural Zones - Objectives and Policies	Amend		Review the pTTPP HPL provisions in terms of whether they meet the NPSHPL provisions, and amend the pTTPP HPL provisions once further consultation with affected landowners is undertaken.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
West Coast Regional Council (S488)	S488.037	Rural Zones	Rural Zones	Oppose	Council is concerned that landowners with land within the pTTPP HPL Precinct may not be aware of this Overlay affecting their land, and the restriction on the size of new rural-residential lifestyle blocks	Put the pTTPP HPL provisions on hold and undertake consultation with affected landowners.
West Coast Regional Council (S488)	S488.038	Whole Plan	Whole plan	Oppose in part	The Council is concerned that the pTTPP does not give effect to Part 2 of the Resource Management Act, in that it will not enable the West Coast people and communities to provide for their social, economic, and cultural well-being and for their health and safety.	Review the proposed Plan to ensure the social and economic impact of the pTTPP provisions is justly balanced with the Community's cultural well-being, and for their health and safety, while sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and avoiding, remedying, or mitigating any adverse effects of activities on the environment.
West Coast Wildlife Centre - Franz Josef - Teewah Holdings Ltd (S1)	S1.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>West Coast Penguin Encounter - Sick and Injured Penguins</p> <p>We have consent from DOC - and have detailed plans already in place- to build an outdoor West Coast Penguin Encounter for sick and injured penguins. The zone change to Rural Zoning will mean that this cannot take place.</p> <p>The advocacy and community benefits for this development would be significant and help build economic resilience and sustainability for our visitor economy in Franz Josef</p> <p>We would ask that we remain within the Scenic Visitor Zone (which is literally</p>	Amend zoning of land adjacent to 31 Cron Street so that it is within the Scenic Visitor Zone rather than the proposed zoning of General Rural Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>50m across the road) .</p> <p>Our building is Qualmark Gold rated reflecting our commitment to sustainability and helping the local community as an anchor business for Franz Josef.</p> <p>We believe that the zoning change for our building is simply been made based on ease of geography and our building fully complies with all building and earthquake coding and strengthening.</p>	
Westdrest Limited (S93)	S93.001	Planning Maps and Overlays	Rezoning Requests	Amend	<p>In respect of of industrial zoning of land in the Northern Hokitika area we would be in support of the plan including our owned land. We have been involved in light industrial business parks in Canterbury with SH profile exposure and find that demand for areas like this including the re-zoning of land to industrial on the North side of Keoghans Road would be beneficial to the area as there currently is a lack of light industrial land with excellent state highway access along with exposure for the light industrial occupants.</p> <p>Rural and rural residential should be used for rural activities and not blended into industrial businesses or operations. The rezoning of of the blocks north side of Keoghans Road and West Drive would greatly assist small to medium business that are looking for light industrial yard space along with state highway profile and good road access to help grow their businesses.</p>	We are land owners of WS3A/2 and are in support of your Industrial Zone Plan though would request that our proposed zoning of General Industrial Zone be re-zoned to Light Industrial Zone which would be the lesser industrial for our south West Drive residential neighbours.
Westland District Council (S181)	S181.001	Energy	Energy	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westland District Council (S181)	S181.002	Infrastructure	Infrastructure	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the Objectives, Policies and Rules
Westland District Council (S181)	S181.003	Transport	Transport	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the Objectives, Policies and Rules
Westland District Council (S181)	S181.004	Contaminated Land	Contaminated Land	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.005	Natural Hazards	NHR1	Oppose	<p>Notwithstanding existing use rights which exist due a building being lawfully established at the time of notification of the plan. Westland District Council does not support NH-R1-4. Which states that reconstruction or replacement of a destroyed/damaged building is permitted if it is reconstructed or replaced within 5 years in all other natural hazard overlays.</p> <p>- There are concerns that with volatile waterways, unexpected landslips and potential for flooding that not only could the site become unsuitable to rebuild with no consideration for mitigation against the natural hazard that destroyed it in the first instance, but also within a period of 5 years from the time a building was destroyed the hazardscape could change and intensify drastically. Creating this permitted rule takes away Council's ability to assess risk and require mitigation against further natural hazard threats.</p> <p>- It is considered that existing use rights provisions under s10 of the RMA 1991 may cause difficulty enough if a site is</p>	Remove NH-R1 4 or make it restricted discretionary to reconstruct or replace beyond the 12 months allowed for under s10 if the RMA. Restrictions being the demonstration of natural hazard mitigation.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					considered to no longer be suitable for rebuilding or replacement of a dwelling. With no ability under the West Coast RPS to extinguish existing use rights Council may be forced to allow a member of public to rebuild in an unsuitable site subjecting them to further emotional and financial effects if it becomes an issue again. For example if a dwelling owner rebuilds where a creek has jumped out of its bed and gone through the building the Plan (even if this risk has increased) up to 5 years later gives can still rebuild. Effectively setting the dwelling up to fail.	
Westland District Council (S181)	S181.006	Natural Hazards	Natural Hazards	Support	Westland District Council supports these Objectives, Policies	Retain the objectives and policies
Westland District Council (S181)	S181.007	Natural Hazards	NHR2	Support	Council supports the maintenance and operation of any existing natural hazard mitigation structure being a permitted activity where the provisions of this rule are met. Council particularly supports the requirement to maintain public access	Retain this rule
Westland District Council (S181)	S181.008	Natural Hazards	NHR3	Amend	Council considers that requirement under NH R3 - 3 should be, that the activity is permitted if public access is provided for. At present even in an upgrade situation the rule only requires that public access is no worse than status quo. It is considered that at the time of an upgrade if public access is limited or nil that this should	Replace NH - R3 3 'There is no reduction in public access' with:'Practical public access is provided for' Council supports the requirement in NH - R3 5, confirming that the natural hazardmitigation structure does not increase the naturalhazard risk to other properties or any other lawfully established natural hazardmitigation structure. This sets a clear requirement for applicants and gives cleardirection to staff when

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					be a consideration of the upgrade and should not be considered permitted if public access is not provided for.	considering potential risk from upgrade of structures. Keep this provision (NH - R3 5).
Westland District Council (S181)	S181.009	Natural Hazards	NHR4	Amend	Council considers that requirement under NH R4 - 3 should be, that the activity is permitted if public access is provided for. In its current form, a new natural hazard mitigation structure only requires that public access is no worse than status quo. Therefore if there is no public access for example due to coastal erosion causing a large escarpment, then a new structure would not have to consider public access as it would be no worse than what existed. It is considered that at the time of a new build, if public access is limited or nil the provision of and improvement of public access should be a consideration. A new build should not be a permitted activity if public access is not provided for.	Replace NH - R4 3 'There is no reduction in public access' with:'Practical public access is provided for'
Westland District Council (S181)	S181.010	Natural Hazards	NHR7	Oppose	Council has concerns regarding making any unoccupied building permitted in the Severe Flood Zone. It would be deemed inappropriate to allow high levels of investment within Severe Flood overlays just because they are unoccupied buildings. It is considered that Councils	Change the status for New Unoccupied Buildings in the Flood Severe and FloodSusceptibility Overlays to a Controlled or Restricted Discretionary Activity withcontrols or restrictions including:- Assessment of risk to building- Consideration of mitigation measures to reduce/manage flood hazard- Consideration of likelihood or potential of complete loss of the building in a flood

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					should not be encouraging investment in assets in known high hazard areas, allowing damage to property. At the least this should be a Controlled activity to allow for mitigation of destruction of property and potentially consider the risk and level of investment being put at risk.	situation
Westland District Council (S181)	S181.011	Natural Hazards	NHR38	Oppose	<p>Notwithstanding existing use rights which exist due a building being lawfully established at the time of notification of the plan. Westland District Council does not support NH-R38-2. Which states that reconstruction or replacement of a destroyed/damaged building is permitted if it is reconstructed or replaced within 5 years in the Coastal Alert overlay and 2 years within the Coastal Severe Overlay.</p> <p>There are concerns that through increasing storm surges and ongoing coastal erosion the site could become unsuitable to rebuild with no consideration for mitigation against the natural hazard that destroyed it in the first instance, but also within a period of up to 5 years from the time a building was destroyed the hazardscape could change and intensify drastically. Creating this permitted rule takes away Council's ability to assess risk and require mitigation against further</p>	Where a building has not been re-established under the 12 months allowed under existing use rights, change the activity status for Reconstruction, Repairs and Maintenance to Existing Buildings in the Coastal Severe and Coastal Alert Overlay to Discretionary.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>natural hazard threats.</p> <p>- It is considered that existing use rights provisions under s10 of the RMA 1991 may cause difficulty enough if a site is considered to no longer be suitable for rebuilding or replacement of a dwelling. With no ability under the West Coast RPS to extinguish existing use rights Council may be forced to allow a member of public to rebuild in an unsuitable site subjecting them to further emotional and financial effects if it becomes an issue again. For example if a dwelling owner rebuilds where a storm surge has caused the sea to have gone through the building, the Plan (even if this risk has increased) up to 5 years later gives the owner the ability to still rebuild. Furthermore insurance companies will insist on like for like even if it is in extreme danger of the exact same hazard as the District Plan permits it. Effectively setting the dwelling owner up to fail.</p>	
Westland District Council (S181)	S181.012	Natural Hazards	NHR39	Oppose	<p>Council has concerns regarding making any unoccupied building permitted in the Coastal Severe Overlay. It would be deemed inappropriate to allow high levels of investment within Severe Coastal overlays just because they are unoccupied buildings. It is considered that Councils</p>	<p>Change the status for New Unoccupied Buildings in the Coastal Severe Overlay to a Controlled or Restricted Discretionary Activity with controls or restrictions including:- Assessment of risk to building- Consideration of mitigation measures to reduce/manage potential surge of coastal erosion- Consideration of likelihood or potential of complete loss of the building in</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					should not be encouraging investment in assets in known high hazard areas, allowing damage to property. At the least this should be a Controlled activity to allow for mitigation of destruction of property and potentially consider the risk and level of investment being put at risk.	asurge or coastal erosion situation
Westland District Council (S181)	S181.013	Historic Heritage	Historic Heritage	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.014	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.015	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Policies	Support	Westland District Council will undertake the required SNA review.	retain the polices
Westland District Council (S181)	S181.016	Natural Features and Landscapes	Natural Features and Landscapes	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.017	Public Access	Public Access Objective	Support	Council supports the Public Access Objective to maintain and enhance public access along the coastal marine area, waterbodies and public resources.	Retain the objective
Westland District Council (S181)	S181.018	Natural Character and Margins of Waterbodies	Natural Character and Margins of Waterbodies	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.019	Financial Contributions	Financial Contributions	Support	Westland District Council supports these Objectives and Policies but opposes parts of the rules as outlined	Retain the objectives and policies
Westland District Council (S181)	S181.020	Financial Contributions	FC - R1	Amend	Council has concerns with the wording 'A condition may be imposed' ... Use of the word 'may' becomes less of a rule and more of a voluntary policy. This will create an issue for staff trying to direct the	Change the wording from 'A condition may be imposed' to 'A condition shall be imposed on a subdivision or land use consent to require the applicant, including network utility operators and/or requiring authorities, to make a financial contribution for the following purposes (unless

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>payment of a contribution as there is immediate room for an applicant to argue that Council does not have to impose the contribution, therefore it should not be imposed. There has also been a lot of feedback from developers over the years that they would like more certainty regarding what their development is likely to cost, where this wording creates a lot of ambiguity. Furthermore if/when Council stands its ground on imposing a contribution it has been proven many times that such matters become political. Staff then struggle to justify the requirement as the rule is not actually a mere suggestion.</p>	determined otherwise by Council)'.
Westland District Council (S181)	S181.021	Financial Contributions	Financial Contribution Rules	Amend	<p>FC - R5 1., FC - R6 1., FC - R8 1., FC - R9 1. and FC - 10 1 Council has concerns with the wording 'Financial contributions may be imposed' ... As above, use of the word 'may' becomes less of a rule and more of a voluntary policy. This will create an issue for staff trying to direct the payment of a contribution as there is immediate room for an applicant to argue that Council does not have to impose the contribution, therefore it should not be imposed. There has also been a lot of feedback from</p>	Change the wording from 'Financial contributions may be imposed' to something to the effect of 'Financial Contributions shall be required (unless determined otherwise by Council)'. This would need to be altered to the relevance of each rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>developers over the years that they would like more certainty regarding what their development is likely to cost, where this wording creates a lot of ambiguity. Furthermore if/when Council stands its ground on imposing a contribution it has been proven many times that such matters become political. Staff then struggle to justify the requirement as the rule is not actually a rule but a mere suggestion.</p>	
Westland District Council (S181)	S181.022	Financial Contributions	Financial Contribution Rules	Amend	<p>FC - R3 1., FC - R7 2., FC - R8 2., FC - R9 2., FC - R11 1</p> <p>Council has concerns with setting a maximum contribution and not a standard minimum. It is agreed that Council should be able to seek up to 100% financial contribution for infrastructure, however there is concern without a standard minimum there is a lot of room to contest how much should be applied. As above it is preferred by developers and staff to have a better understanding of what the standard minimum to be applied would be. It would be deemed appropriate to have a standard minimum of 50% contribution with a maximum of 100% allowing any other arrangement at the discretion of the Council.</p>	Change wording from 'The maximum contribution required for the development and upgrading of ... that serve a subdivision, land use or development shall be 100% of the estimated cost.' to 'The maximum contribution required for the development and upgrading of ... that serve a subdivision, land use or development shall be 100% of the estimated cost with a minimum contribution of 50% (unless determined otherwise by Council)
Westland District Council (S181)	S181.023	Subdivision	Subdivision	Support	Westland District Council supports these Objectives, Policies, Rules and Standards	Retain the objectives, policies, rules and standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westland District Council (S181)	S181.024	Activities on the surface of water	Activities on the surface of water	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.025	Coastal Environment	Coastal Environment	Support	Westland District Council supports these Objectives, Policies but opposes parts of the rules as outlined	Retain the objectives and policies
Westland District Council (S181)	S181.026	Coastal Environment	CE - R6	Amend	Council considers that requirement under CE - R6 3. should be, that the activity is permitted if public access is provided for. At present even in a reconstruction situation the rule only requires that public access is no worse than status quo. It is considered that at the time of an upgrade if public access is limited or nil that this should be a consideration of the upgrade and should not be considered permitted if public access is not provided for	Replace CE - R6 3. 'There is no reduction in public access' with, 'Practical publicaccess is provided for'
Westland District Council (S181)	S181.027	Coastal Environment	CE - R9	Amend	As per CE- R6 3. Above, Council considers that requirement under CE - R9 3. should be, that the activity is permitted if public access is provided for. At present even in a reconstruction situation the rule only requires that public access is no worse than status quo. It is considered that at the time of an upgrade if public access is limited or nil that this should be a consideration of the upgrade and should not be considered permitted if public access is not provided for.	Replace CE - R9 3. 'There is no reduction in public access' with, 'Practical publicaccess is provided for'
Westland District Council (S181)	S181.028	Earthworks	Earthworks	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westland District Council (S181)	S181.029	Light	Light	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.030	Noise	Noise	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.031	Signs	Signs	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.032	Temporary Activities	Temporary Activities	Support	Westland District Council supports these Objectives, Policies and Rules	Retain objectives, policies and rules
Westland District Council (S181)	S181.033	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules.
Westland District Council (S181)	S181.034	Industrial Zones	Industrial Zones	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules.
Westland District Council (S181)	S181.035	Residential Zones	Residential Zones - Objectives and Policies	Support	Westland District Council supports these Objectives, Policies but opposes parts of the rules as outlined	Retain the objectives and policies.
Westland District Council (S181)	S181.036	General Residential Zone	GRZ - R6	Amend	Westland District Council agrees with Buller District Council's approach that residential visitor accommodation should only be permitted where the accommodation is a homestay with a permanent resident living on site. Given the noise, traffic and amenity affects caused by night to night accommodation in the residential zone, it is considered that a Restricted Discretionary approach should be taken when considering the appropriateness of such activity.	Council seeks to:- Change wording in GRZ - R6 7. to read 'In the Westland and Buller Districts the accommodation is homestay accommodation with a permanent resident living onsite'.- Advice note wording changed to 'In the Westland and Buller Districts, where residential visitor accommodation has been lawfully established under the Westland or Buller District Plan provisions, then existing use rights apply.
Westland District Council (S181)	S181.037	Large Lot Residential Zone	Large Lot Residential Zone	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland District Council (S181)	S181.038	Medium Density Residential Zone	Medium Density Residential Zone	Support	Westland District Council supports these Objectives, Policies but opposes parts of the rules as outlined	Retain the objectives and policies

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westland District Council (S181)	S181.039	Medium Density Residential Zone	MRZ - R6	Amend	As above in the General Residential Zone, Westland District Council agrees with Buller District Council's approach that residential visitor accommodation should only be permitted where the accommodation is a homestay with a permanent resident living on site. Given the noise, traffic and amenity affects caused by night to night accommodation in the residential zone, it is considered that a Restricted Discretionary approach should be taken when considering the appropriateness of such activity.	Change wording in MRZ - R6 7. to read 'In the Westland and Buller Districts the accommodation is homestay accommodation with a permanent resident living onsite'.- Advice note wording changed to 'In the Westland and Buller Districts, where residential visitor accommodation has been lawfully established under the Westland or Buller District Plan provisions, then existing use rights apply
Westland District Council (S181)	S181.040	General Rural Zone	GRUZ - R8	Support in part	Council wishes to clarify that while it supports the need for the activity night to night accommodation to require consideration for the Residential Zones it believes that the affects in General Rural Zone setting will be minor. Given the large land area and general distance between properties in this environment it is considered that visual, noise, amenity and traffic effects would be minimal.	Support visitor accommodation in the General Rural Zone being a Permitted Activity without requiring a permanent resident to live on site.
Westland District Council (S181)	S181.041	General Rural Zone	GRUZ - R12	Support	Council supports prospecting and exploration in the General Rural Zone.	Retain Permitted Activity for prospecting and exploration in the General Rural Zone.
Westland District Council (S181)	S181.042	Rural Lifestyle Zone	RLZ - R9	Amend	As above in the General Residential and Medium Density Zones, Westland District Council agrees with Buller District	Change wording in RLZ - R9 7. to read 'In the Westland and Buller Districts the accommodation is homestay accommodation with a permanent resident

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Council's approach that residential visitor accommodation should only be permitted where the accommodation is a homestay with a permanent resident living on site. Given the noise, traffic and amenity affects caused by night to night accommodation in the residential zone, it is considered that a Restricted Discretionary approach should be taken when considering the appropriateness of such activity.	living onsite'.
Westland District Council (S181)	S181.043	Rural Lifestyle Zone	RLZ - R11	Support	Council supports prospecting and exploration in the Rural Lifestyle Zone.	Retain permitted activity for prospecting and exploration in the Rural Lifestyle Zone.
Westland District Council (S181)	S181.044	Rural Lifestyle Zone	RLZ - R15	Support	Council supports prospecting and exploration in the Rural Lifestyle Zone as a Restricted Discretionary Activity where it does not meet Permitted Standards.	Retain prospecting and exploration in the Rural Lifestyle Zone as a Restricted Discretionary Activity where it does not meet Permitted Activity standards.
Westland District Council (S181)	S181.045	Settlement Zone	SETZ - R10	Amend	As above in the General Residential, Medium Density and Rural Lifestyle Zones above, Westland District Council agrees with Buller District Council's approach that residential visitor accommodation should only be permitted where the accommodation is a homestay with a permanent resident living on site. Given the noise, traffic and amenity affects caused by night to night accommodation in the settlement zone, it is considered that a	Change wording in SETZ - R10 7. to read 'In the Westland and Buller Districts the accommodation is homestay accommodation with a permanent resident living onsite'.- Advice note wording changed to 'In the Westland and Buller Districts, where residential visitor accommodation has been lawfully established under the Westland or Buller District Plan provisions, then existing use rights apply.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Restricted Discretionary approach should be taken when considering the appropriateness of such activity.	
Westland District Council (S181)	S181.046	Settlement Zone	SETZ - PREC2 - Settlement Centre Precinc	Support	Council supports permitting night to night visitor accommodation in the Settlement Centre Precinct.	Retain Permitted Activity rule
Westland District Council (S181)	S181.047	Airport Zone	Airport Zone	Support	Westland District Council supports these Objectives, Policies but opposes parts of the rules as outlined	None stated
Westland District Council (S181)	S181.048	Airport Zone	AIRPZ - R2	Amend	Council and the Airport on behalf of Council have concerns with including cropping as a permitted activity in the Airport Zone. Crops can attract birds especially when ploughing the ground to sow crops. Aircraft are at increased risk of bird strike during ploughing and some trigger needs to be included so that the Council and Airport are aware of timeframes for intended ploughing	Allow cropping to be considered a permitted activity but introduce a permitted standard stating that Council shall be provided proof of Airport management approval no less than 10 days in advance of ploughing.
Westland District Council (S181)	S181.049	Airport Zone	AIRPZ - R9	Amend	Council has concerns with allowing visitor accommodation as a Restricted Discretionary Activity in the Airport Zone, due to the potential impact on Hokitika Town Centre. A specific Visitor Accommodation Zone has been created in Hokitika to encourage visitors to be staying within walking distance of retail opportunities. As such Council opposes visitor accommodation in the Airport Zone	Exclude Hokitika from AIRPZ-R9 making it Discretionary.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					being a restricted discretionary activity.	
Westland District Council (S181)	S181.050	Light	Light Rules	Amend	Council on behalf of Hokitika Airport would like to raise concerns with laser light use within the Hokitika aircraft flight path	Introduce laser light displays reaching more than 50m, to be considered a permitted activity, but introduce a permitted standard stating that Council shall be provided proof of Airport management approval no less than 10 days in advance of the display.
Westland District Council (S181)	S181.051	Future Urban Zone	Future Urban Zone	Support	Westland District Council supports these Objectives, Policies and Rules	Retain objectives, policies and rules
Westland District Council (S181)	S181.052	Hospital Zone	Hospital Zone	Support	Westland District Council supports these Objectives, Policies and Rules	Retain objectives, policies and rules
Westland District Council (S181)	S181.054	Mineral Extraction Zone	Mineral Extraction Zone	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules.
Westland District Council (S181)	S181.055	Māori Purpose Zone	Māori Purpose Zone	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules.
Westland District Council (S181)	S181.056	Port Zone	Port Zone	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules.
Westland District Council (S181)	S181.057	Stadium Zone	Stadium Zone	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules.
Westland District Council (S181)	S181.058	DEVELOPMENT AREAS	Kumara Junction Developments	Support	Westland District Council supports the Kumara Junction Development Area	Retain the Kumara Junction Development Area
Westland District Council (S181)	S181.059	DESIGNATIONS	Franz Josef Oxidation Pond	Amend	The Franz Josef Oxidation Pond is shown as Lot 1 DP 2170 in the table of Designations, however this is held together with Lot 4 DP 419200 to enable growth of the treatment plant. The ponds are built close to the Waiho River bed and any further capacity whether by way of further ponds, plant or rapid infiltration beds would ideally be further from the river bed.	Include Lot 4 DP 419200 with Lot 1 DP 2170 as the Franz Josef Oxidation Pond designation.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westland District Council (S181)	S181.060	DESIGNATIONS	Hokitika Airport	Amend	Hokitika Airport Designation is listed as RS 5472, however the Airport includes Part RS 5472 LOTS 5, 7, 11 and Part 12 DP 2393 and LOT 2 DP 2702 held together for Airport Purposes.	Include LOTS 5, 7, 11 and Part 12 DP 2393 and LOT 2 DP 2702 as the Hokitika Airport Designation.
Westland District Council (S181)	S181.061	DESIGNATIONS	Franz Josef Aerodrome	Amend	Franz Josef Aerodrome Designation is listed as RS 1804, however the Aerodrome includes Part Reserves 2101 and 2102 held together for Aerodrome purposes. Furthermore the Aerodrome Activities are also included on Part Reserve 1015 being Local Purpose Reserve.	Include Part Reserves 2101 and 2102 and Part Reserve 1015 as the Franz Josef Aerodrome Designation
Westland District Council (S181)	S181.062	DESIGNATIONS	Westland District Council Designations	Amend	Hokitika Water Supply and Treatment Facility is described as RS 3697, 3698, 3699 and 1210 Part RS 1130, SO 6625 which encompasses the pump station and plant at Cement Lead Road while the Shallow Rush Road water storage and treatment being Lot 1 DP 462988 is not included in the designation.	Include Lot 1 DP 462988 as Water Supply Storage and Treatment Designation
Westland District Council (S181)	S181.063	DESIGNATIONS	Westland District Council Designations	Amend	Hokitika Transfer station described as Part Reserve 452 on Hau Hau Road has operated as both a landfill site until approximately 2001 and a transfer station since that time and given its level of important to the District should be a designated site to allow transfer station activities and improvements to continue without	Hokitika Transfer station should be a designated site to allow transfer station activities and improvements to continue without further consent.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					further consent.	
Westland District Council (S181)	S181.064	HCV - Historical and Cultural Values	HCV - Historical and Cultural Values	Support	Westland District Council supports these Objectives, Policies and Rules	Retain historical and cultural values objectives, policies and rules.
Westland District Council (S181)	S181.065	Scenic Visitor Zone	Scenic Visitor Zone	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules
Westland Farm Services (S550)	S550.001	Whole Plan	Whole plan	Amend	Inconsistent with proposed agricultural service activity in the rural environment	appropriate zone framework applied to their property
Westland Farm Services (S550)	S550.002	Interpretation	RURAL INDUSTRY	Support	Submitter's agricultural service activity would meet the definition of Rural Industry	Retain
Westland Farm Services (S550)	S550.003	STRATEGIC DIRECTION	AG - O2	Support	Seeks to enable support industries such as agricultural service activities.	Retain as notified
Westland Farm Services (S550)	S550.004	Coastal Environment	CE - O1	Support	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
Westland Farm Services (S550)	S550.005	Coastal Environment	CE - P5	Support	Considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	retain
Westland Farm Services (S550)	S550.006	Coastal Environment	CE - P6	Support	Allows for development in areas already modified and expansion of existing settlements,	retain
Westland Farm Services (S550)	S550.007	Coastal Environment	CE - R4	Oppose	proposed restrictions on building in the Coastal Environment unduly restrictive do not provide for residential or rural activities	Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by deleting CE-R4.2.iii.I Alternatively, replace with a more appropriate ground floor area limit which appropriately provides for rural activities within the coastal environment, in line with the operative District Plans in the region.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westland Farm Services (S550)	S550.008	Industrial Zones	INZ - P4	Oppose	Industrial land may be vacant, but not necessarily available to the market or suitable to the particular activity.	Delete INZ - P4
Westland Farm Services (S550)	S550.009	Rural Zones	RURZ - O1	Support	The submitter supports this objective which enables a range of activities.	retain
Westland Farm Services (S550)	S550.010	Rural Zones	RURZ - P1	Support	supports a range of activities in rural zones, which includes the Settlement Zones.	retain
Westland Farm Services (S550)	S550.011	Rural Zones	RURZ - P4	Support	recognises and provides for a mix of activities in rural lifestyle areas.	retain
Westland Farm Services (S550)	S550.012	Rural Zones	RURZ - P6	Support	strongly supported, which recognises that activities such as the submitter's agricultural service industry have a relationship with the rural area, and are appropriately located in such areas.	retain
Westland Farm Services (S550)	S550.013	Rural Zones	RURZ - P8	Support	specifically seeks to provide for commercial activities within settlements	retain
Westland Farm Services (S550)	S550.014	Settlement Zone	SETZ - PREC 4 - Rural Residential Precinct	Oppose in part	Does not provide for activities which are non-rural in nature but have a relationship with the rural environment.	Amend SETZ -PREC4 - P4 as follows Subdivision, use and development within the SETZ - PREC4 - Rural Residential Precinct should maintain the predominant rural character and amenity values, which include: a. Low-density residential living, and small-scale rural activities and industrial or commercial activities which have a functional relationship with rural areas; ...
Westland Farm Services (S550)	S550.015	General Rural Zone	GRUZ	Oppose	opposes the General Rural Zoning in the corner of their site at Golf Links Road and seeks that this portion of the site is rezoned Settlement Rural Residential Precinct so that the zoning of the site is consistent.	Rezone the General Rural Zoned part of Part Rural Section 1264 and Section 8-10 Survey Office Plan 12249 to Settlement Rural Residential Precinct.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westland Farm Services (S550)	S550.016	General Rural Zone	GRUZ - R21	Support	This rule provides for rural industry as a restricted discretionary activity, including within the Rural-Residential Precinct and is supported.	retain
Westland Farm Services (S550)	S550.017	General Rural Zone	GRUZ - R24	Oppose	There is no definition provided for non-rural activities, and it is unclear what this rule is intended to capture.	Delete GRUZ - R24
Westland Farm Services (S550)	S550.018	Settlement Zone	SETZ - R13	Oppose	seeks the deletion of R13.9 which states that there will not be dust, odour or smoke generated by an activity. The management of air discharges is not appropriate in a District Plan context, and is covered by the West Coast Regional Air Plan.	Delete
Westland Farm Services (S550)	S550.019	Settlement Zone	SETZ - R14	Oppose	opposes the rule which restricts commercial activities in the Rural residential precinct. Some commercial activities are considered in a rural-residential context and this rule is overly restrictive.	Amend SETZ - R14 as follows: Where: 1. The activity does not occur in the SETZ - PREC3 - Coastal Settlement Precinct or the SETZ - PREC4 - Rural Residential Precinct; ... 6. No external generation of dust, odour or smoke occurs as part of the activity; and
Westland Farm Services (S550)	S550.020	Settlement Zone	SETZ - R22	Support	provides for rural industry as a restricted discretionary activity, including within the Rural-Residential Precinct and is supported.	retain
Westland Milk Products (S63)	S63.001	Planning Maps and Overlays	General Residential Zone	Support	Westland Milk Products wishes to invest and expand its activities and appropriate zoning is needed to do so. The zoning will support the continued operation and development of the Westland Milk Products properties, and the surrounding industrial land, and their contribution to the economic and social wellbeing of the West Coast	Retain the proposed General Industrial zoning of: Westland Milk Products Manufacturing plant (Refer Map 2 on Page 4 of Submission Letter) LOTS2&3DP2695, LOTS 1, 2 & 4 DP 1051, and LOT 1 DP 1146 (Maps 3-8)

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					region. [refer submission for more detail]	
Westland Milk Products (S63)	S63.002	Planning Maps and Overlays	General Industrial Zone	Support	The industrial zoning of these properties will help alleviate the shortage of industrial land in the Westland district.	Retain the proposed General Industrial zoning of the properties adjacent to Westland Milk Products along Stafford Street (Map 16) and Kaniere Road (Map 15) [refer original submission for maps].
Westland Milk Products (S63)	S63.003	Planning Maps and Overlays	Rezoning Requests	Amend	The two properties are used for a mix residential and commercial activities, the adjoining land is a large block of Light Industrial Zone, and there is no evident reason to support the "spot residential zoning" of the two properties. Livingstone Street is proposed as clearly defensible boundary between the General Residential and Light Industrial zones.	Rezone the properties at 66 Livingstone Street and Lot 1 DP 1431 (refer Map 17 in the original decision) from General Residential Zone to Light Industrial Zone.
Westland Milk Products (S63)	S63.004	Planning Maps and Overlays	General Residential Zone	Support	The zoning aligns with the existing residential area of Hokitika.	Retain the proposed General Residential zoning of the properties at 15, 41, 43, 51 & 59 Livingstone Street (refer Maps 10-14 of the submission)
Westland Milk Products (S63)	S63.005	Planning Maps and Overlays	Light Industrial Zone	Support	The enabling of industrial uses on these properties will support existing and new development and employment opportunities which contribute to economic and social wellbeing of the region. The proposed zoning will help alleviate the shortage of industrial zoned land in the Westland district and reduce the pressure for "out of zone" industrial activity to establish. The industrial zoning aligns with the existing industrial activities carried out at the subject and adjacent properties	Retain the proposed Light Industrial zoning of Lot 2 DP 377892 (Map 9 from the original submission)
Westland Milk Products (S63)	S63.006	Planning Maps and Overlays	General Industrial Zone	Support	The zoning represents the most efficient use and development of the natural and physical resource of the subject properties. Provision for	Retain the proposed General Industrial zoning of the properties at 6, 10, 18, 26 & 38 Kaniere Road (Map 15 of the original

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					industrial uses on these properties will enable existing and new development and employment opportunities which contribute to economic and social wellbeing of the district. The industrial zoning aligns with the existing industrial activities carried out at the properties. Expansion of industrial activities in this area provides opportunities for urban agglomeration benefits.	submission)
Westland Milk Products (S63)	S63.007	Planning Maps and Overlays	Light Industrial Zone	Support	The zoning represents the most efficient use and development of the natural and physical resource of the subject properties. Provision for industrial uses on these properties will enable existing and new development and employment opportunities which contribute to economic and social wellbeing of the district. The industrial zoning aligns with the existing industrial activities carried out at the properties. Expansion of industrial activities in this area provides opportunities for urban agglomeration benefits.	Retain the proposed Light Industrial zoning of the properties at 266 and 270 Stafford Street (Map 16 of the original submission)
Westland Milk Products (S63)	S63.008	Industrial Zones	Industrial Zone Policies	Amend	To ensure efficient use and development of the industrial land resource, and to recognise and provide for existing industrial activities and their contribution to the economic and social wellbeing of the region.	<p>Include a new policy to provide for existing industrial activities in the region. Proposed wording for the new policy is provided below:</p> <p>When making planning decisions that relate to existing industrial activities in the INZ - Industrial Zones, decision-makers must have particular regard to the following matters:</p> <ol style="list-style-type: none"> 1. The benefits of existing industrial activities, including their contribution to employment and the economy in the region;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>2. The continued use, intensification and expansion of existing industrial activities must not be unreasonably constrained; and</p> <p>3. Amenity values in existing industrial areas and their surrounds are informed by existing industrial development and use.</p>
Westland Milk Products (S63)	S63.009	Industrial Zones	INZ - P8	Amend	<p>The prescriptive wording of Policy INZ - P8 creates a risk of performance standards, such as building setbacks, being inappropriately imposed without consideration of the existing context. or example, the General Industrial Zone includes a performance standard that requires buildings to have a minimum setback of 5 m from road boundaries. On the Westland Milk Products site, existing buildings adjoin the boundary of Livingstone Street in places, i.e., they are sited closer to the road boundary than 5 m. The siting of a replacement building in the same position as the existing building would not worsen amenity values the area as, all things being equal, the building mass and siting is maintained. Requiring a replacement building to be set back 5 m from Livingstone Street is therefore considered onerous.</p>	<p>Amend Policy INZ - P8 as follows: Impose performance standards on development and land use in the INZ - Industrial Zones where necessary to that protects the amenity values of the commercial, residential and rural areas surrounding the INZ - Industrial Zones.</p>
Westland Milk Products (S63)	S63.010	Industrial Zones	INZ - P11	Amend	<p>While the Submitter supports the requirement of Policy INZ - P11 to implement on-site management and stormwater treatment, amendments are sought to ensure any requirements are</p>	<p>Require the careful on-site management and treatment of stormwater from industrial buildings and sites in order to Safeguard the health and wellbeing of waterbodies, freshwater ecosystems and</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					proportionate to the nature and scale of development	receiving environments- from the adverse effects of stormwater runoff by requiring the careful on-site management and treatment of stormwater from industrial buildings and sites, while giving regard to: (a) The nature and scale of development and the constraints of industrial activities; and (b) Any catchment-wide stormwater management measures.
Westland Milk Products (S63)	S63.011	General Industrial Zone	GIZ - R1	Amend	Under Rule GIZ - R1, an infringement of Standards 1-8 will change the activity status of an application to discretionary. A discretionary activity status is considered an onerous requirement as it may increase the scope of a resource consent application to matters that are unrelated to the any proposed infringement. A restricted discretionary activity status is considered appropriate to ensure that resource consent applications are proportionate and relate to any infringement.	Amend the rule as follows: Activity status where compliance not achieved: Discretionary where Standards 1-8 are not complied with. Restricted Discretionary where Standards 1- 9 are not complied with.
Westland Milk Products (S63)	S63.012	General Industrial Zone	GIZ - R9	Amend	Rule GIZ - R9 provides for activities that hold a restricted discretionary activity status due to the infringement of a performance standard under Rule GIZ - R1. This rule will require amendments as a result of the requested change to also provide for infringements of standards 1-8. Rule GIZ - R9 applies to infringements of standards that do not relate to hazardous substances, the inclusion may result in the unnecessary duplication of regulation between the Hazardous Substances and New Organisms Act 1996, the Health and	Amend GIZ - R9 as follows: Activity Status Restricted Discretionary Where: The building projects into the recession plane; and infringes any performance standard for Rule GIZ - R1. 2. All other performance standards for Rule GIZ - R1 are complied with. Discretion is restricted to: a. Design and location of buildings; b. Design and location of parking and access; c. Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and d. Landscape treatment.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Safety at Work Act 2015 and relevant regulations, and the District Plan. Any rule requiring assessment of hazardous substances should include specific qualifying thresholds, e.g., size of hazardous facility, specific risks.	<ol style="list-style-type: none"> 1. Any policy which is relevant to the standard; 2. The effects of the infringement of the standard; 3. The effects of any special or unusual characteristic of the site which is relevant to the standard; 4. The characteristics of the development; and 5. Where more than one standard will be infringed, the effects of all infringements.
Westland Milk Products (S63)	S63.013	General Industrial Zone	GIZ - R1	Amend	Under 5.2.3.1 of the Westland District Plan, there are no front yard minimum setbacks that apply to buildings in the Industrial/Commercial Zone. The Proposed TTPP, however, includes a minimum building setback of 5 m from road boundaries under Standard 3(b) of Rule GIZ - R1. The 5 m setback requirement is considered an onerous requirement that does not enable the efficient and effective operation and development of industrial activities.	<p>Make the following amendments to Standard 3 of Rule GIZ - R1: Buildings are setback a minimum:</p> <ol style="list-style-type: none"> 1. 10m from State Highways; and 2. 5m2m from road boundaries; and 3. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor
Westland Milk Products (S63)	S63.014	General Industrial Zone	GIZ - R1	Amend	The Proposed TTPP includes a road frontage landscaping requirement under Standard 7 of Rule GIZ - R1. The wording of the standard does not however exempt access points from the requirement.	<p>Make the following amendments to Standard 7 of Rule GIZ - R1 The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping with a minimum width of 2 m, of a standard that does not restrict road visibility, or obstruct signage or accessways within the road corridor</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westland Milk Products (S63)	S63.015	Light Industrial Zone Rules	LIZ - R1	Amend	Under Rule LIZ - R1, an infringement of Standards 1-8 will change the activity status of an application to discretionary. A discretionary activity status is considered an onerous requirement as it may increase the scope of a resource consent application to matters that are unrelated to the any proposed infringement. This may result in monetary and time costs for applicants and the Council that do not correspond with the nature and scale of the proposed activity. A restricted discretionary activity status is considered appropriate to ensure that resource consent applications are proportionate and relate to any infringement.	Make he following amendments to the wording under Rule LIZ - R1 Activity status where compliance not achieved: Discretionary where Standards 1-8 are not complied with. Restricted Discretionary where Standards 1-9 are not complied with.
Westland Milk Products (S63)	S63.016	Light Industrial Zone Rules	LIZ - R9	Amend	The change sought to Rule LIZ - R1 will require amendments to the wording under LIZ - R9 to ensure consistency	Make the following changes to Rule LIZ - R9 Activity Status Restricted Discretionary Where: <ol style="list-style-type: none"> 1. The building projects into the recession plane; and infringes any performance standard for Rule LIZ - R1. 2. All other performance standards for Rule LIZ - R1 are complied with. Discretion is restricted to: a. Design and location of buildings; b. Design and location of parking and access; and c. Landscape treatment. <ol style="list-style-type: none"> 1. Any policy which is relevant to the standard; 2. The effects of the infringement of the standard;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>3. The effects of any special or unusual characteristic of the site which is relevant to the standard;</p> <p>4. The characteristics of the development; and</p> <p>5. Where more than one standard will be infringed, the effects of all infringements.</p>
Westland Milk Products (S63)	S63.017	Light Industrial Zone Rules	LIZ - R1	Amend	Under 5.2.3.1 of the Westland District Plan, there are no front yard minimum setbacks that apply to buildings in the Industrial/Commercial Zone. The Proposed TTPP, however, includes a minimum building setback of 5 m from road boundaries under Standard 3(b) of Rule LIZ - R1. The 5 m setback requirement is considered an onerous requirement that does not enable the efficient and effective operation and development of industrial activities.	Make the following amendments to Standard 3 of Rule LIZ - R1 Buildings are setback a minimum: a. 10m from State Highways; and b. 5m 2m from road boundaries; and c. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor;
Westland Milk Products (S63)	S63.018	Light Industrial Zone Rules	LIZ - R1	Amend	The Proposed TTPP includes a road frontage landscaping requirement under Standard 7 of Rule LIZ - R1. The wording of the standard does not however exempt access points from this requirement.	Make the following amendments to Standard 7 of Rule LIZ - R1 The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping as follows...
Westland Milk Products (S63)	S63.019	Energy	ENG - R6	Amend	The property at 19/27 Town Belt East (Lot 3 DP 2695) is owned by the Submitter and, , are subject to the Electricity Transmission Distribution Yard and Significant Electricity Distribution Line layers (refer map in original submission). ENG - R6 controls activities located in	The following amendment is sought to provide for a limited range of industrial buildings: Activity Status Permitted Where: ...3. The following other activities are able to occur under the conductors where these are Permitted within the relevant zone and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and around Significant Electricity Distribution Lines. Any new industrial buildings within the layer would be a non-complying activity under this rule. The rule is considered overly restrictive and does not provide for activities that are compatible with electricity distribution activities.	overlay: ...v. Non-habitable industrial buildings;
Westland Milk Products (S63)	S63.020	Energy	ENG - R7	Amend	The property at 19/27 Town Belt East (Lot 3 DP 2695) is owned by the Submitter and, as shown on the Proposed TTPP Planning Maps, are subject to the Electricity Transmission Distribution Yard. Rule ENG - R7 controls activities in the Electricity Transmission Distribution Yard. Any new industrial buildings within the layer would be a non-complying activity under this rule. The rule is considered overly restrictive and does not provide for activities that are compatible with electricity distribution activities.	The following amendment is sought to provide for a limited range of industrial buildings: Activity Status Permitted Where: 1. These are the following activities where they are also Permitted within the relevant zone and overlay: ...iv. Non - habitable industrial , farm or horticultural buildings or structures excluding commercial greenhouses, protective canopies, wintering barns, produce packing facilities, dairy and milking sheds;
Westport Pistol Club (S336)	S336.001	General Rural Zone	General Rural Zone - Rules	Support	The Te Tai Poutini Plan takes into account the operative BDC District Plan around Permitted Activity and provides for the Rifle Range Protection Area.	Retain Rifle Range Protection Area.
Westport Pistol Club (S336)	S336.002	Planning Maps and Overlays	General Rural Zone	Support	The Te Tai Poutini Plan takes into account the operative BDC District Plan around Permitted Activity and provides for the Rifle Range Protection Zone.	Retain Rifle Range Protection Area as mapped
Westport Pistol Club (S336)	S336.003	General Rural Zone	GRUZ - R2	Support	As the Te Tai o Poutini Plan is currently drafted it seeks to maintain rural character.	Retain GRUZ 2.2
Westport Pistol Club (S336)	S336.004	General Rural Zone	GRUZ - R3	Support	As the Te Tai o Poutini Plan is currently drafted it seeks to maintain rural character.	Retain GRUZ 3.2

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westport Pistol Club (S336)	S336.005	Planning Maps and Overlays	General Rural Zone	Support	It is important to exclude General Residential Zone at Alma Road from nearing the Westport Rifle Range.	Retain General Rural Zone over the land adjacent to the Westport Rifle Range south of Alma Road.
Westport Pistol Club (S336)	S336.006	Planning Maps and Overlays	Rezoning Requests	Oppose	Since the plan has been advertised and opened for public consultation, the TToPP Joint Committee met in its September 2022 sitting and was provided advice by staff that the draughting of the zoning maps for the areas in question along Pakihi Road was deemed 'an error'. This is not factually so; it was passed by resolution of Joint Council. The TToPP Joint Committee now seeks to submit on its own plan rectifying this 'error'. We do not consider that this is procedurally correct.	Do not accept the TTPP Committee submission in relation to the Alma Road rezoning
Westport Pistol Club (S336)	S336.007	Planning Maps and Overlays	Rezoning Requests	Amend	Mapping the Alma Road area adjacent to the Rifle Range Protection area as Future Urban Zone is entirely inappropriate. This zone would set in place the construction of high use urban housing, town planning, roads, footpaths, cul de sacs and family homes with backyards and children on trampolines. As General Residential Zone seeks to pertain to areas used predominantly for residential activities with a mix of building types, and other activities. Having this type of development and urban activity right up to an active Rifle Range is inappropriate.	Keep the area between Pakihi Road, Gillows Dam and the 110Kv Transpower WMG-WPT-A line as General Rural Zone.
Westport Pistol Club (S336)	S336.008	Noise	Overview	Amend		We wish to have the words 'Rifle Range' added to the list of potentially affected activities in para 2 in Overview statement

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westport Pistol Club (S336)	S336.009	Noise	NOISE - R2	Support in part	We support Noise R2.14 as a permitted activity at any time. Noting it shall have no limitations to time of day.	Ensure noise R2.14 is permitted at any time of day.
Westport Pistol Club (S336)	S336.010	Noise	NOISE - R3	Support	It makes no sense to constrain Noise Insulation requirements only to commercial or accommodation providers as it pertains to noise insulation for habitable rooms and not have this in effect for residential building requirements. We require all Sensitive Activities, such as residential activity; visitor accommodation; retirement home; healthcare facility; community facility; and education facility to hold this level of acoustic insulation.	Require all Sensitive Activities, such as residential activity; visitor accommodation; retirement home; healthcare facility; community facility; and education facility to hold this level of acoustic insulation.
Westport Pistol Club (S336)	S336.011	Noise	NOISE - R4	Amend	allows for Temporary military training activities with a minimum separation distance from houses of 500m during the hours of 7am to 7pm, but then reduces that minimum distance to just over 1m for night times. We suspect this is a drafting error	amend the rule with the inclusion of a capital 'K' to read 1.250Km (as in Kilometres)
Westport Pistol Club (S336)	S336.012	General Rural Zone	GRUZ - R2	Amend	In GRUZ - R2.2 delete the word 'Target' as not all Recreational Firearms Shooting is at set targets, think claybirds for example.	Redraft to read: "Within the Rifle Range Protection Areas, Recreation Activities are restricted to Recreational Firearms Shooting."
Westport Pistol Club (S336)	S336.013	General Rural Zone	GRUZ - R3	Amend		Add a point: vi to read 250m from a Rifle Range Protection Area then the acoustic insulation requirements as set out in Rule NOISE - R3 will apply.
Westport Pistol Club (S336)	S336.014	General Residential Zone	GRZ - R1	Amend	It makes no sense to constrain Noise Insulation requirements only to commercial or accommodation providers as it pertains to noise insulation for habitable rooms and not have this in effect for residential	Add a point: vi. to read 250m of a Rifle Range Protection Area identified in the Rifle Range Protection Area overlay then the acoustic insulation requirements as set out in Rule NOISE - R3 will apply

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					building requirements. We require all Sensitive Activities, such as residential activity; visitor accommodation; retirement home; healthcare facility; community facility; and education facility to hold this level of acoustic insulation.	
Westport Pistol Club (S336)	S336.015	Māori Purpose Zone	MPZ - R8	Amend	It makes no sense to constrain Noise Insulation requirements only to commercial or accommodation providers as it pertains to noise insulation for habitable rooms and not have this in effect for residential building requirements. We require all Sensitive Activities, such as residential activity; visitor accommodation; retirement home; healthcare facility; community facility; and education facility to hold this level of acoustic insulation.	Point vi. Should be redrafted to read 250m of a Rifle Range Protection Area identified in the Rifle Range Protection Area overlay.
Westport Rifle Club Incorporated (S457)	S457.001	Planning Maps and Overlays	Open Space Zone	Support	The Westport Rifle Club is appropriately zoned.	Retain Open Space Zone for Westport Rifle Club
Westport Rifle Club Incorporated (S457)	S457.002	Planning Maps and Overlays	General Rural Zone	Support	This creates a buffer around the Westport Rifle Club	Retain General Rural Zone for the properties known as the 3x paddocks (i.e. Lot 2 DP 404550, Pt Section 24 Blk VII Kawatiri SD and Lot 2 DP 418652) to the north of Pakihi Road
Westport Rifle Club Incorporated (S457)	S457.003	General Rural Zone	GRUZ - R2	Support	The General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. The zone is characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds. This is entirely appropriate	Retain GRUZ - R2.2

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					bordering an active shooting range. It is consistent with the current land use and the current Buller District Plan.	
Westport Rifle Club Incorporated (S457)	S457.004	General Rural Zone	GRUZ - R3	Support	The General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. The zone is characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds. This is entirely appropriate bordering an active shooting range. It is consistent with the current land use and the current Buller District Plan.	Retain GRUZ 2.3
Westport Rifle Club Incorporated (S457)	S457.005	General Rural Zone	GRUZ - R33	Support	This is entirely appropriate to ensure residential housing is not established in the rifle range protection area	Retain as notified
Westport Rifle Club Incorporated (S457)	S457.006	Planning Maps and Overlays	Rezoning Requests	Oppose	We oppose the submission of the TPPP Committee to rezone the area known as the are north of Pakihi Road as General Residential Area. This is not an error. A buffer zone between the Rifle Range and residential development is essential to avoid reverse sensitivity issues.	That the area between Pakihi Road, Gillows Dam and the 110Kv Transpower WMG-WPT-A line be General Rural Zone (i.e. Lot 2 DP 404550, Pt Section 24 Blk VII Kawatiri SD and Lot 2 DP 418652).
Westport Rifle Club Incorporated (S457)	S457.007	Noise	Overview	Support	The Rifle Range should be referred to as a noise generating activity	Amend the overview to read ""Where noise sensitive activities are established near existing noise-generating activities, or areas where higher noise levels are to be expected, reverse sensitivity effects can arise, potentially resulting in the existing noise-generating activities being constrained, in terms of their ongoing operation or expansion. This is a particular concern for important services and community facilities, including Airports and Heliports, Sports Grounds and Stadiums,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Rifle Ranges , the State Highway, Railway Corridors and the Ports, which could be constrained if reverse sensitivity effects arise."
Westport Rifle Club Incorporated (S457)	S457.008	Noise	NOISE - R2	Support	We support NOISE - R2 14. as a permitted activity at any time. We support this rule as drafted with no limitations e.g. no limitations as to time of day.	Retain NOISE - R2.14 as notified
Westport Rifle Club Incorporated (S457)	S457.009	Noise	NOISE - R3	Amend	It makes no sense to constrain acoustic insulation requirements only to commercial or accommodation providers as it pertains to noise insulation for habitable rooms and not have this in effect for residential building requirements.	Require acoustic insulation for residential development
Westport Rifle Club Incorporated (S457)	S457.010	Noise	NOISE - R4	Amend	allows for Temporary military training activities with a minimum separation distance from houses of 500m during the hours of 7am to 7pm, but then reduces that minimum distance to just over 1m for night times. We suspect this is a drafting error and it should have the inclusion of a capital 'K' to read 1.250Km (as in Kilometres)	Correct reference to 1.250Km
Westport Rifle Club Incorporated (S457)	S457.011	General Rural Zone	GRUZ - R2	Amend	not all Recreational Firearms Shooting is at targets, think 'clay birds,' for example.	In GRUZ - R2.2 delete the work 'Target' and redraft to read "Within the Rifle Range Protection Areas, Recreation Activities are restricted to Recreational Firearms Shooting."
Westport Rifle Club Incorporated (S457)	S457.012	Māori Purpose Zone	MPZ - R4	Amend		add a point: vi. to read 250m of a Rifle Range Protection Area identified in the Rifle Range Protection Area overlay then the acoustic insulation requirements as set out in Rule NOISE - R3 will apply.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westport Rifle Club Incorporated (S457)	S457.013	Māori Purpose Zone	MPZ - R8	Amend		Point vi. Should be redrafted to read 250m of a Rifle Range Protection Area identified in the Rifle Range Protection Area overlay.
Westport Rifle Club Incorporated (S457)	S457.014	General Rural Zone	GRUZ - R4	Support		Retain this rule as notified in relation to the Rifle Range Protection Area.
Westport Rifle Club Incorporated (S457)	S457.015	General Rural Zone	GRUZ - R5	Support		Retain this rule as notified in relation to the Rifle Range Protection Area.
Westport Rifle Club Incorporated (S457)	S457.016	General Rural Zone	GRUZ - R6	Support		Retain this rule as notified in relation to the Rifle Range Protection Area.
Westport Rifle Club Incorporated (S457)	S457.017	General Rural Zone	GRUZ - R23	Support		Retain this rule as notified in relation to the Rifle Range Protection Area.
Westport Rifle Club Incorporated (S457)	S457.018	Open Space Zone	OSZ - Open Space Zone Rules	Amend	GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33 are all rules that relate to the Rifle Range Protection Area. In the case of the Westport Rifle Range, part of the Rifle Range Protection Area is zoned Open Space Zone and these rules are not duplicated appropriately for this zone. We request that these rules are duplicated. For clarity, it is particularly important that GRUZ - R2 2. is replicated within OSZ - R2 with the aforementioned deletion of 'Target' (i.e. "within the Rifle Range Protection Areas, Recreation Activities are restricted to Recreational Firearms Shooting").	Duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33 (with requested amendment to GRUZ R2.2) as relate to the Westport Rifle Range into the Open Space Zone.
Westpower Limited (S547)	S547.001	Whole Plan	Whole plan	Amend	References to "Energy Activities" are limited and a range of different terms.	Rationalise and ensure consistency of terms related to activities undertaken by Westpower as far as is possible throughout the plan.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.002	Whole Plan	Whole plan	Amend	Westpower is concerned that the plan does not achieve Section 32 of the Act.	Amend provisions to meet the requirements of Section 32 of the Act.
Westpower Limited (S547)	S547.003	Whole Plan	Whole plan	Amend	plan does not give effect to the operative West Coast Regional Policy Statement.	In determining the plan matters arising ensure that Policy 2, Chapter 4 - Resilient and Sustainable Communities, is given effect.
Westpower Limited (S547)	S547.004	Introduction	Description of the Districts	Amend	Energy Activities and infrastructure are very important for the West Coast.	(1) Add a paragraph at the end of the first general section (ie. new 6th paragraph), Energy and Infrastructure have historically been, and will continue to be, important for the social, economic and cultural wellbeing of the communities of the West Coast. The construction and operation of energy activities and infrastructure provide for, and ensure, connections between communities and enables resilient and sustainable communities on an ongoing basis. Access to, and use of, renewable energy assists the community to achieve improved environmental outcomes.
Westpower Limited (S547)	S547.005	How The Plan Works	Step 2 - Locate the relevant zone rules	Amend	"Energy Chapter" operates slightly differently to Zone Chapters	(1) Amend second paragraph of Step 2 commentary by adding a sentence, ... will refer you to other chapters, as required. The Area Specific Provisions (Zone Chapters) do not apply to the Energy Activities and Infrastructure Chapters, and the provisions of the Infrastructure Chapter do not apply to Energy Activities.
Westpower Limited (S547)	S547.006	How The Plan Works	Relationships between spatial layers	Amend	The fact that Energy Activities may cross many properties.	1) Amend: ... planning maps. These will assist you in ... apply to a specific property or activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.007	How The Plan Works	Electricity Transmission and Distribution Yard	Support	The proposed description highlights the importance of these activities..	Retain
Westpower Limited (S547)	S547.008	How The Plan Works	Outstanding Natural Features Overlay	Amend	Mapped areas may include energy activities and assets.	Amend the overlay description by adding an additional sentence: Given the topography of the West Coast such areas may include energy activities and infrastructure required for servicing the communities throughout the West Coast.
Westpower Limited (S547)	S547.009	How The Plan Works	Outstanding Natural Landscapes Overlay	Amend	Mapped areas may include energy activities and assets.	Amend the overlay description by adding an additional sentence: Given the topography of the West Coast such areas may include energy activities and infrastructure required for servicing the communities throughout the West Coast.
Westpower Limited (S547)	S547.010	How The Plan Works	Outstanding Coastal Environment Area	Amend	Mapped areas may include energy activities and assets.	Amend description by adding an additional sentence, Given the topography of the West Coast such areas may include energy activities and infrastructure required for servicing the communities throughout the West Coast.
Westpower Limited (S547)	S547.011	How The Plan Works	High Coastal Natural Character Area	Amend	Mapped areas may include energy activities and assets.	Amend description by adding an additional sentence, Given the topography of the West Coast such areas may include energy activities and infrastructure required for servicing the communities throughout the West Coast.
Westpower Limited (S547)	S547.012	How The Plan Works	General Coastal Environment Area	Amend	The overlay includes urban areas as part of the coastal environment.	Clarify the definition of urban area.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.013	How The Plan Works	General Coastal Environment Area	Amend	The overlay includes urban areas as part of the coastal environment.	Amend the description and add an advice note to Coastal Environment Chapter and relevant zone provisions to advise, Advice Note: The coastal environment overlay does not apply in the Urban Area or Zone as defined in this plan. (note: if the "urban area" is intended to be different to the "urban zone" then clarification is required for the advice note.)
Westpower Limited (S547)	S547.014	How The Plan Works	General Coastal Environment Area	Amend	The overlay includes urban areas as part of the coastal environment.	Amend maps to remove urban areas from the coastal environment overlay
Westpower Limited (S547)	S547.015	How The Plan Works	General Coastal Environment Area	Amend	Mapped areas of the coastal environment also include energy activities and assets.	Add an additional sentence, Given the topography of the West Coast the Coastal Environment, including the Urban Area or Zone, may include Energy Activities and Infrastructure required for servicing the communities throughout the West Coast
Westpower Limited (S547)	S547.016	How The Plan Works	Natural Hazard Overlays	Amend	Mapped areas of natural hazards include energy activities and assets.	Amend description by adding an additional sentence Given the topography of the West Coast the Coastal Environment, including the Urban Area or Zone, may include Energy Activities and Infrastructure required for servicing the communities throughout the West Coast
Westpower Limited (S547)	S547.017	Interpretation	ADDITIONS AND ALTERATIONS	Support	Provides clarity in regard to activities in these areas.	Retain
Westpower Limited (S547)	S547.018	Interpretation	APPROVED BUILDING PLATFORM	Amend	Network utility buildings do not require building consent under certain circumstances.	Amend description by adding, means a building platform approved by building consent (or otherwise allowed under the Building Act or Regulations), resource consent ...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.019	Interpretation	BROWNFIELD	Amend	Amend to recognise energy activities.	Amend sentence to read, means land that has been developed, including energy activities and infrastructure.
Westpower Limited (S547)	S547.020	Interpretation	BUILDING	Support	Clearly defines Building	Retain
Westpower Limited (S547)	S547.021	Interpretation	COMMUNITY SCALE	Support		Retain
Westpower Limited (S547)	S547.022	Interpretation	CRITICAL INFRASTRUCTURE	Support	Clearly defines "Critical Infrastructure"	Retain
Westpower Limited (S547)	S547.023	Interpretation	CRITICAL RESPONSE FACILITIES	Amend	Whilst the intent of the definition is supported it is noted that the activities listed includes reference to "Major Dams". There is however no definition of a "major dam" to assist with implementation. It is understood that the intent of reference to "major dams" is to dams of a scale the same or greater than the large dams associated with schemes set out in Clause 3.31 of the National Policy Statement for Freshwater 2020 - Clause 3.31.	Add definition of Major Dam means any dam of the same, or greater, scale as large dams associated with Large Scale hydro-electric generation schemes in Clause 3.31 of the Nation Policy Statement for Freshwater 2020.
Westpower Limited (S547)	S547.024	Interpretation	ENERGY ACTIVITY	Amend	Recognise energy activities.	Amend definition, means ... electricity generation and, in terms of distribution of electricity, connection and supply to consumers of electricity. Energy activities include all related infrastructure and assets.
Westpower Limited (S547)	S547.025	Interpretation	FUNCTIONAL NEED	Amend	Whilst it is recognised that the definition is from the National Planning Standards (NPS's) it should be clear that "Functional Need" includes the need to locate where the resource is available. It is	(1) Amend the definition to include additional aspects of locational need, "... because the activity can only occur in that environment, including the need for the activity to locate where the resource is available. " or in the alternative add a new definition of

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					noted that the NPS's do not preclude amendment in certain circumstances. It is also noted that this would be consistent with the terms used in the RPS. For consistency with wording of the RPS and wording used in various provisions in the plan technical requirements or constraints of activities to occur within or through an environment should also be recognised and provided for.	"Locational Need", "means the need to locate a proposal or activity within or through that environment, including a need to locate where the resource is available." (2) add "Locational Need" to all rules referring to "Functional Need" and/or "Operational Need". (3) add "Technical Need" to all rules referring to "Functional Need" and/or "Operational Need".
Westpower Limited (S547)	S547.026	Interpretation	Definitions	Amend	Alternative relief to functional need definition	add a new definition of Locational Need, means the need to locate a proposal or activity within or through that environment, including a need to locate where the resource is available.
Westpower Limited (S547)	S547.027	Whole Plan	Whole plan	Amend	Consequential amendment	add Locational Need to all rules referring to Functional Need and/or Operational Need. and add Technical Need to all rules referring to Functional Need and/or Operational Need.
Westpower Limited (S547)	S547.028	Interpretation	INFRASTRUCTURE	Amend	item "d." is not provided for in the Infrastructure Chapter.	Add an advisory note, Note: Whilst electricity activities in item (d) are defined as infrastructure they are not provided for or controlled in the "Infrastructure Chapter" but in the "Energy Activities Chapter". Reference should also be made to the definition of "Energy Activities" in that regard.
Westpower Limited (S547)	S547.029	Interpretation	LARGE SCALE	Amend	Describes "Large Scale" generation activities.	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.030	Interpretation	MAINTENANCE	Amend	should also include reference to Energy Activities.	Amend a. ... necessary to continue the operation and/or functioning of energy activities and infrastructure. It does not include upgrading but does include repair.
Westpower Limited (S547)	S547.031	Interpretation	NETWORK UTILITY OPERATOR	Amend	there are numerous terms in the plan that include energy activities.	Add an advisory note, Note: Whilst electricity activities in item (c) are defined as infrastructure they are not provided for in the Infrastructure Chapter but in the Energy Activities Chapter and reference should also be made to the definition of Energy Activities in that regard.
Westpower Limited (S547)	S547.032	Interpretation	OPERATIONAL NEED	Amend	Whilst it is recognised that the definition is from the National Planning Standards (NPS's) it should be clear that "Operational Need" includes the need to locate where the resource is available. It is noted that the NPS's do not preclude amendment in certain circumstances. It is also noted that this would be consistent with the terms used in the RPS. For consistency with the wording of the RPS and wording used in various provisions in the plan technical requirements or constraints of activities to occur within or through an environment should also be recognised and provided for.	Amend the definition:... because of technical, logistical or operational characteristics or constraints, including the need for the activity to locate where the resource is available. or in the alternative add a new definition of " Locational Need ", " means the need to locate a proposal or activity within or through the environment, including the need to locate where the resource is available. "(2) and add " Locational Need " to all rules referring to "Functional Need" and/or "Operational Need".(3) add " Technical Need " to all rules referring to "Functional Need" and/orOperational Need".
Westpower Limited (S547)	S547.033	Interpretation	FUNCTIONAL NEED	Amend	it should be clear includes the need to locate where the resource is available	Amend the definition: ... because the activity can only occur in that environment, including the need for the activity to locate where the resource is available.
Westpower Limited (S547)	S547.034	Interpretation	RENEWABLE ELECTRICITY GENERATION	Support	Defines the activity.	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.035	Interpretation	RENEWABLE ELECTRICITY GENERATION ACTIVITIES	Amend	To avoid any ambiguity there should be reference to Large Scale.	Amend second sentence: ... upgrading of structures associated with renewable electricity generation. This, along with large scale activities , includes small and community-scale
Westpower Limited (S547)	S547.036	Interpretation	RIVER	Amend	To be consistent with the Regional Land and Water Plan.	Amend the definition of river to be consistent with the Regional Land and Water Plan River means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include an artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal) or ephemeral water bodies. A storm flowpath that carries flow only for a short period after heavy rain is not considered to be a river.
Westpower Limited (S547)	S547.037	Interpretation	SENSITIVE ACTIVITY	Support	Defines the activity.	Retain
Westpower Limited (S547)	S547.038	Interpretation	SIGNIFICANT ELECTRICITY DISTRIBUTION LINE	Support	Defines the activity.	Retain
Westpower Limited (S547)	S547.039	Interpretation	STRUCTURE	Support	Defines the activity.	Retain
Westpower Limited (S547)	S547.040	Interpretation	SUBSTATION (DISTRIBUTION)	Support	Defines the activity.	Retain
Westpower Limited (S547)	S547.041	Interpretation	SUBSTATION (ZONE)	Support	Defines the activity.	Retain
Westpower Limited (S547)	S547.042	Interpretation	TEMPORARY ACTIVITY	Amend	reference to buildings should be made in item (e) to avoid ambiguity.	Amend (e)... buildings and structures for ...
Westpower Limited (S547)	S547.043	Interpretation	UPGRADING	Amend		Delete the existing definition of upgrading and replace with: Upgrading means i. in the case of the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						distribution of electricity an increase in voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, orii. in the case of buildings and renewable energy generation activities means an increase in the character, scale and intensity of the activity, andiii. excludes maintenance and repair".
Westpower Limited (S547)	S547.044	Interpretation	Definitions	Amend	there is no definition for minor upgrading although that is a term used in rules.	<p>Add a new definition of "minor upgrading" for Distribution lines (including customer connections);Minor Upgrading means in relation to Distribution lines (including customer connections):a. Realignment, reconfiguration or relocation of an existing:electricity line, cable, pole, conductors, cross arms or cabinets that is within 5m of the existing alignment or location.b. All alterations and additions to overhead lines, including the placement of new lines on existing poles, that:</p> <ul style="list-style-type: none"> do not increase the number of conductors or wires by more than 100 per cent, or comprise new conductors or wires that do not have a diameter greater than 20 per cent of the combined diameter of the existing wires or conductors being replaced, or include cross arms with a length exceeding the existing length by more than 100 per cent.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>c. The addition of earthwires, either overhead or underground, and underground earthgrids, which may contain telecommunications lines, and earthpeaks,d. Any pole which replaces an existing pole provided that:</p> <ul style="list-style-type: none"> • it must not have a diameter that is more than the existing pole's diameter at its largest point plus 50 per cent, and • it must not have a height greater than 25m, and • it must be located not more than 5m from the existing pole. <p>e. Modification of an existing pole:</p> <ul style="list-style-type: none"> • only where the mechanical loading requirements make this necessary in order to undertake reconductoring or the reconfiguration of equipment, such as staywires, anchor blocks, on existing overhead electricity and telecommunication lines, or • when modifications to structures are required to meet mechanical loading requirements provided that the height and profile of any modified support structures remains the same as existed prior to the improvements. <p>f. The installation of new mid-span electricity poles in existing networks to address clearances in NZECP 34:2001.</p> <p>g. An increase in the power carrying or operating capacity, efficiency or</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>security of electricity lines, where this uses the existing network utility and meets the requirements of clauses (c)-(f) above.</p> <p>Minor Upgrading means in relation to energy activity buildings and renewable energy generation where the activities are the same or similar in character, scale or intensity.</p>
Westpower Limited (S547)	S547.045	STRATEGIC DIRECTION	STRATEGIC DIRECTION	Amend	Title page does not refer to Energy Activities and Infrastructure, nor Critical Infrastructure.	<p>Amend bullet points to add an additional bullet point</p> <ul style="list-style-type: none"> • Energy Activities and Infrastructure, including Critical Infrastructure.
Westpower Limited (S547)	S547.046	STRATEGIC DIRECTION	Strategic Directions Overview	Amend	Item 4 should be more appropriately worded to manage adverse effects on those values.	Amend item 4: ... physical resources whilst protecting managing adverse effect on the natural values, particularly those that have been elevated
Westpower Limited (S547)	S547.047	STRATEGIC DIRECTION	Strategic Directions Overview	Amend	Item 5 overlooks that construction and upgrading may also be required.	Amend 6: Construction , operation, maintenance and upgrade of Energy Activities and Infrastructure, including Critical Infrastructure; ...
Westpower Limited (S547)	S547.048	STRATEGIC DIRECTION	AG - O2	Amend	It is unclear whether energy activities and infrastructure are part of the services.	Amend AG-02, ... And services, including Energy Activities and Infrastructure , needed to maintain ...
Westpower Limited (S547)	S547.049	STRATEGIC DIRECTION	Connections and Resilience	Amend	In the first sentence under the heading the reference should be to Energy Activities & Infrastructure, including Critical Infrastructure	Amend first sentence under the heading sentence to read: ... overarching direction for matters relating to Energy Activities and Infrastructure connections, including Critical Infrastructure , and resilience

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						across
Westpower Limited (S547)	S547.050	STRATEGIC DIRECTION	Connections and Resilience	Amend	There are matters related to energy activities in the RPS that have not been provided.	Add a new Section titled Connections and Resilience Strategic Policies .
Westpower Limited (S547)	S547.051	STRATEGIC DIRECTION	Connections and Resilience	Amend	There are matters related to energy activities in the RPS that have not been provided.	Add new strategic policy CR-P1, Have particular regard to the constraints imposed by locational, technical, functional and operational requirements of Energy Activities, including energy aspects of Infrastructure and Critical Infrastructure, including within areas of natural character (including outstanding natural character), outstanding natural features or landscapes, or areas of significant indigenous vegetation and significant habitats of indigenous fauna.
Westpower Limited (S547)	S547.052	STRATEGIC DIRECTION	Connections and Resilience	Amend	There are matters related to energy activities in the RPS that have not been provided.	Add a new strategic policy CR-P2: When considering any adverse environmental effects of Energy Activities and Infrastructure, including Critical Infrastructure, that cannot be avoided, remedied or mitigated, other than effects on indigenous biological diversity, decision-makers must have regard to any offsets and compensation proposed which benefit the natural environment or the community affected.
Westpower Limited (S547)	S547.053	STRATEGIC DIRECTION	Connections and Resilience	Amend	There are matters related to energy activities in the RPS that have not been provided.	Add new strategic policy CR-P3: Provide for the operation, maintenance and upgrading of existing Energy Activities, including energy aspects of Infrastructure and Critical Infrastructure, in areas of natural

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						character of wetlands, lakes and rivers and their margins (including outstanding natural character), outstanding natural features or natural landscapes, or areas of significant indigenous vegetation and significant habitats of indigenous fauna including the coastal environment.
Westpower Limited (S547)	S547.054	STRATEGIC DIRECTION	Connections and Resilience	Amend	There are matters related to energy activities in the RPS that have not been provided.	Amend final paragraph: For the purposes of preparing, ... in a manner consistent with these strategic objectives and the following strategic policies.
Westpower Limited (S547)	S547.055	STRATEGIC DIRECTION	CR - O1	Amend	Reference should be to Energy Activities & Infrastructure, including Critical Infrastructure.	Amend CR-01: To build greater resilience in West Coast communities and Energy Activities and Infrastructure, including Critical Infrastructure , recognising the effects of climate ...
Westpower Limited (S547)	S547.056	STRATEGIC DIRECTION	CR - O2	Amend	Reference should be to Energy Activities & Infrastructure, including Critical Infrastructure.	Amend CR-02: To enable and protect the continued function and resilience of Energy Activities and Infrastructure, including Critical Infrastructure , and connections ...
Westpower Limited (S547)	S547.057	STRATEGIC DIRECTION	CR - O3	Amend	Reference should be to Energy Activities & Infrastructure, including Critical Infrastructure.	Amend CR-03: To ensure that new locations for Energy Activities and Infrastructure, including Critical Infrastructure , and connections ...".
Westpower Limited (S547)	S547.058	STRATEGIC DIRECTION	CR - O4	Amend	Reference should be to Energy Activities & Infrastructure, including Critical Infrastructure.	Amend CR-04: To enable the development of greater self-sufficiency and backup of Energy Activities and Infrastructure, including Critical Infrastructure , on the West Coast/Te Tai o Poutini.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.059	STRATEGIC DIRECTION	NENV- O1	Amend	There is no requirement to protect all natural character, landscapes features etc.	Amend NENV-01: To recognise and manage adverse effects on the natural character,
Westpower Limited (S547)	S547.060	STRATEGIC DIRECTION	NENV - O3	Amend	Recognise and consider both existing and new activities.	Amend NENV-03: b. The need for existing and potentially new Energy Activities and Infrastructure, including Critical Infrastructure, to be located in significant and/or outstanding areas, including areas of high natural values.
Westpower Limited (S547)	S547.061	STRATEGIC DIRECTION	NENV - O4	Amend	That potentially activities may occur where effects are appropriately managed.	Amend NENV-04: a. Significant and/or outstanding natural environment areas ... which must be protected from inappropriate subdivision, use or development; and ...
Westpower Limited (S547)	S547.062	STRATEGIC DIRECTION	POU - P3	Amend	POU-03 provides for management.	Amend POU-P3: ... provide for their management through the use ...
Westpower Limited (S547)	S547.063	STRATEGIC DIRECTION	TRM - O1	Amend	Differing terms used in items 3 and 4.	Amend to read: 3. ... maintenance and upgrading of supporting Energy Activities and Infrastructure, including Critical Infrastructure; 4. ... are connected to existing services, including Energy Activities and Infrastructure;
Westpower Limited (S547)	S547.064	STRATEGIC DIRECTION	UFD - O1	Amend	make it clear that it provides for all related activities.	Amend: 8. ... effective provision and use of Energy Activities and Infrastructure, including Critical Infrastructure, including the optimisation of the use of existing Energy Activities and Infrastructure and protection of Critical Infrastructure;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.065	STRATEGIC DIRECTION	UFD - O1	Amend	If the provision is only for consideration of plan changes then that should be clear.	9. When considering proposed plan changes encourage integrated management of land and water resources to ensure water quality outcomes are achieved; and...
Westpower Limited (S547)	S547.066	Energy	Overview	Amend	Makes no comment about the actual West Coast situation.	Add new 2nd paragraph: It is also recognised that Energy Activities, including Critical Infrastructure, do already exist, and given the topography of the West Coast may in the future require location, within the full range of natural and built environments of the region. The establishment and provision of Energy Activities, including renewable generation, provides for the maintenance and enhancement of the communities cultural, economic and social wellbeing, including health and safety, and assists with developing resilient communities on the West Coast.
Westpower Limited (S547)	S547.067	Energy	Overview	Amend	Does not state the importance of renewable electricity activities.	Amend existing 2nd paragraph: The National Policy ... protection of the National Grid. The National Policy Statement for Renewable Energy Generation recognises the national significance of renewable electricity generation activities, including the need for, and benefits from, renewable electricity generation.
Westpower Limited (S547)	S547.068	Energy	Overview	Amend	(1) The overview highlights various statutory requirements and recognition of the importance of such activities as regionally significant in the RPS, but makes no comment about the actual West Coast situation. Further comment	(1) Add new 2nd paragraph: It is also recognised that Energy Activities, including Critical Infrastructure, do already exist, and given the topography of the West Coast may in the future require location, within the full range of

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>is needed in that regard.</p> <p>(2) The existing 2nd paragraph advises that renewable electricity is recognised in the National Policy Statement for Renewable Electricity Generation (the NPSREG) but does not state the importance of such activities. The statement should be amended to reflect the national significance of the issue.</p> <p>(3) The last paragraph provides that the "Infrastructure Chapter" and "Area Specific Provisions (Zone Chapters)" do not apply to Energy Activities. That clarification/statement is supported as it provides for energy activities and associated infrastructure in an appropriate manner. Zone provisions do not appropriately recognise or provide for these activities. Given the intent the requirements should be included in the "Other Relevant Provisions" section of this Chapter for plan interpretation and implementation purposes.</p>	<p>natural and built environments of the region. The establishment and provision of Energy Activities, including renewable generation, provides for the maintenance and enhancement of the communities cultural, economic and social wellbeing, including health and safety, and assists with developing resilient communities on the West Coast.</p> <p>(2) Amend existing 2nd paragraph (proposed 3rd paragraph in this submission), "The National Policy ... protection of the National Grid. The National Policy Statement for Renewable Energy Generation recognises the national significance of renewable electricity generation activities, including the need for, and benefits from, renewable electricity generation.</p> <p>(3) Retain the provision "the Infrastructure Chapter and the Area Specific Provisions (Zone Chapters) do not apply to Energy Activities" but move under the heading "Other Relevant Te Tai o Poutini Provisions".</p>
Westpower Limited (S547)	S547.069	Energy	Other relevant Te Tai o Poutini Plan provisions	Amend	It is unclear at times whether provisions that do not refer to "Energy Activities" apply.	Provide an explanatory note to clarify applicability of provisions that do not specifically reference Energy Activities.
Westpower Limited (S547)	S547.070	Energy	Other relevant Te Tai o Poutini Plan provisions	Amend	There is reference to "Infrastructure", and this should be amended to "Energy Activities"	Amend Financial Contributions bullet point, ... activities which impact on Energy Activities.
Westpower Limited (S547)	S547.071	Energy	Other relevant Te Tai o Poutini Plan provisions	Amend	Activities on the Surface of Water was not meant to apply to Energy Activities.	Delete reference to Activities on the Surface of Water under the General District Wide Matters bullet point.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.073	Energy	Energy Objectives	Amend	There is no objective for co-ordinating the provision and use of energy activities.	Add new objective: To ensure the efficient provision and use of Energy Activities, including Critical Infrastructure, for communities by co-ordinating the provision of Energy Activities with subdivision, use and development.
Westpower Limited (S547)	S547.074	Energy	ENG - O1	Amend	The matters raised in the objective are broadly supported however the objective is a mix of two different matters, i.e. recognition of benefits and undertaking of activities. These matters should be separated for clarity, with the new objective proposed providing for one aspect (i.e. undertaking activities).	(1) Amend existing ENG-01, " To recognise and provide for local, regional and national benefits of renewable electricity generation, transmission, distribution and supply activities. " (2) Add the new objective set out under "Energy Objectives" above, " ENG-?? To enable the safe, efficient and integrated development, operation, maintenance and upgrading of Energy Activities, including related Infrastructure and Critical Infrastructure, to meet the needs of the West Coast/Te Tai o Poutini. "
Westpower Limited (S547)	S547.075	Energy	Energy Objectives	Amend	(1) The current wording of the objectives does not reflect or give effect to the RPS. It is noted that wording in the Infrastructure Section is more closely aligned with the RPS and it is unclear why there is a difference between outcomes sought for "Energy Activities" as compared with "Infrastructure"? (2) There is no objective for co-ordinating the provision and use of energy activities at the time	(1) Add new Objective, "ENG-?? To enable the safe, efficient and integrated development, operation, maintenance and upgrading of Energy Activities, including related Infrastructure and Critical Infrastructure, to meet the needs of the West Coast/Te Tai o Poutini." (2) Add new objective, " ENG-?? To ensure the efficient provision and use of Energy Activities, including Critical Infrastructure, for communities by co-ordinating the provision of Energy Activities with subdivision, use and development. "

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					of subdivision and/or development as is proposed for Infrastructure. It is unclear why that would be and does not assist with integrating development and provision of energy as sought through the RPS.	
Westpower Limited (S547)	S547.076	Energy	ENG - O2	Amend	The objective is a mix of two matters.	Amend: To recognise and provide for the technical, functional, and operational and locational needs associated with the location and design of Energy Activities, including Critical Infrastructure. and to minimise adverse effects of these activities on communities and the environment.
Westpower Limited (S547)	S547.077	Energy	Energy Objectives	Amend	Separated ENG-02, with the new objective proposed.	New Objective: To manage adverse effects of Energy Activities on the environment while recognising and providing for the matters in Objectives ENG-01 and ENG-02."
Westpower Limited (S547)	S547.078	Energy	ENG - O3	Amend	The matters raised in the objective are broadly supported however the objective is a mix of two different matters, i.e. undertaking of activities and protection from incompatible activities. These matters should be separated for clarity, with the new objective proposed providing for one aspect (i.e. undertaking activities). This would also be consistent with the provisions of the RPS.	(1) Add the new objective set out under "Energy Objectives" above, "ENG-?? To enable the safe, efficient and integrated development, operation, maintenance and upgrading of Energy Activities, including related Infrastructure and Critical Infrastructure, to meet the needs of the West Coast/Te Tai o Poutini." (2) With the new objective added amend existing ENG-03 to read, " To protect Energy Activities, including Critical Infrastructure, from the adverse effects of incompatible subdivision, use and development."

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.080	Energy	Energy Policies	Amend	Fragments "Energy Activities" from "Infrastructure" using a range of terms.	Amend to ensure consistency of terms and provisions for energy activities throughout the plan.
Westpower Limited (S547)	S547.081	Energy	Energy Policies	Amend	there is also provision for the "Significant Electricity Distribution Line"	Add a new Policy: Manage activities in and around Significant Electricity Distribution Lines to: a. Ensure the safe and efficient operation, maintenance, repair, upgrading and development of the lines are not compromised by subdivision, use and/or development;b. Avoid incompatible land use;c. Achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001) and avoid health and safety risks from distribution lines; andd. Avoid potential reverse sensitivity effects on distribution lines.
Westpower Limited (S547)	S547.082	Energy	Energy Policies	Amend	it is relevant to have policy provision in this chapter for subdivision.	Add a new Policy: Ensure that subdivision and development is adequately serviced including; a. supply of electricity using a method that is appropriate to the type of subdivision and/or development, including consideration of alternative methods on a case by case basis, and b. where new energy infrastructure is developed and/or installed, that there is adequate provision for ongoing access, operation and maintenance, including through granting and reserving easements.
Westpower Limited (S547)	S547.083	Energy	Energy Policies	Amend	The adoption of new technology would apply to energy activities.	New Policy: Provide flexibility for energy activities, including energy aspects of infrastructure and critical infrastructure, to adopt new

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						technologies that; a. improve access to, and efficient use of, networks and services;b. allow for the re-use of redundant services and structures where they are safe and operating to required standards;c. increase resilience, safety or reliability of networks and services;d. result in environmental benefits and/or enhancements; ore. promote environmentally sustainable outcomes including green infrastructure and the increased utilisation of renewable resources.
Westpower Limited (S547)	S547.084	Energy	ENG - P1	Amend	Whilst the intent of this policy is supported an amendment is required to ensure that it includes all aspects of Energy Activities, particularly given the multiple terms and definitions that may apply to energy	(1) Amend ENG-P1, "Provide for the development ... and upgrading of existing and new Energy Activities, including energy related aspects of Infrastructure and Critical Infrastructure. "
Westpower Limited (S547)	S547.085	Energy	ENG - P2	Amend	The intent of the policy is generally supported with the following amendments required, (1) The first sentence could be seen to indicate that all energy activities require consent, and it is noted that the equivalent policy of the "Infrastructure" Chapter refers to management. Given that not all energy activities require a resource consent different terminology should be used. (2) To give effect to Policy 1, Chapter 6,	(1) Amend the opening pre-amble of ENG-P2, "When managing the development and operation of new and existing energy activities ... from the proposal, including;". (2) Amend ENG-P2 "a." by splitting to create 2 new policy parts, " a. Maintaining and/or increasing security of renewable electricity supply. " and" aa. Providing for a diversity of the type and location of renewable electricity generation. ". (3) Amend e., "e. Effective ... distribution of electricity supply, including to consumer; ".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					of the RPS item "a." under this policy should be amended and split as it has two distinct requirements to achieve. (3) In terms of item "e." it is important that distribution is clearly identified as including supply to consumers.	
Westpower Limited (S547)	S547.088	Energy	ENG - P3	Amend	the wording is not sufficient to give effect to the issue, or the RPS.	Amend to read: Protect energy activities, including energy aspects of infrastructure and critical infrastructure, from the reverse sensitivity effects arising from incompatible new subdivision, use and development, and the adverse effects of other activities, which would compromise the effective operation, maintenance, upgrading or development of energy activities and associated infrastructure.
Westpower Limited (S547)	S547.089	Energy	ENG - P4	Amend	The intent of the Act and the following parts of the policy is management.	Minimise Manage adverse effects on the environment from energy activities by: ...
Westpower Limited (S547)	S547.090	Energy	ENG - P4	Amend	This policy requires some amendment to ensure the outcomes sought are achieved in a manner appropriate to energy activities, the role they play in the community, and the environment. (1) As discussed above there are potential issues with reference to a requirement to "minimise" all effects when the intent of the Act and the following parts of the policy is management. It is also	1) Amend the preamble to ENG-P4, "Manage adverse effects on the environment from energy activities by:" . (2) Amend item a., "a. Having regard to the values associated with areas identified as having significant environmental values, outstanding and high natural character areas outstanding landscapes and features, Poutini Ngai Tahu and heritage sites, and significant natural areas;" . (3) Amend item c., "c. Maintaining ongoing access to grid and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>noted that the wording differs to the equivalent "Infrastructure" policy, ie adverse effects on the environment, and amendment is required in that regard.</p> <p>(2) Item "a." is aimed at the overlay chapters but appears to have wording related to zone provisions (i.e. Urban Amenity, Recreational Areas) which the plan specifically advises the Energy Activity chapter is not subject to. This wording should be amended to reflect the intent of the proposed plan.</p> <p>Accordingly "a." should be amended to remove these matters.</p> <p>(3) Item "c." should be amended to appropriately provide for related infrastructure and assets, rather than elements and structures, and should also include maintenance of access for "operation".</p>	distribution infrastructure and assets for operation , maintenance and upgrading works; and".
Westpower Limited (S547)	S547.091	Energy	ENG - P4	Amend	To provide for infrastructure and assets and include access for operation and maintenance.	c. Maintaining ongoing access to grid and distribution elements and structures for infrastructure and assets for operation , maintenance and upgrading works; and ...
Westpower Limited (S547)	S547.092	Energy	ENG - P5	Amend	Not all energy activities require a resource consent different terminology should be used.	Amend: When considering proposals to develop, operate, maintain and upgrade managing the development, operation, maintenance and upgrading of new and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						existing energy activities; ...
Westpower Limited (S547)	S547.093	Energy	ENG - P5	Amend	(1) The first sentence could be seen to indicate that all energy activities require consent and it is noted that the equivalent policy of the "Infrastructure" Chapter refers to management. Given that not all energy activities require consent, and for consistency, different terminology should be used. (2) Item "a." needs to be reworded to give effect to Policy 3, Chapter 6, of the RPS and to provide consistency of wording and interpretation	(1) Amend the opening pre-able of ENG-P5, "When managing the development, operation, maintenance and upgrading of new and existing energy activities;" . (2) Amend item a., "a. Have particular regard to function, location, technical and operation constraints and requirements of the related activities and infrastructure; and" ..
Westpower Limited (S547)	S547.094	Energy	ENG - P6	Support		Retain
Westpower Limited (S547)	S547.095	Energy	Energy Rules	Support	The section of "notes" is supported.	Retain "Notes" section.
Westpower Limited (S547)	S547.096	Energy	Energy Rules	Amend	Plan complexity and number of rules which may apply to energy activities..	Consider reformatting the chapter to include all relevant rules from throughout the plan to enable a more efficient assessment of compliance, and ease of use and implementation of the plan.
Westpower Limited (S547)	S547.097	Energy	Permitted Activities	Amend	Rule ENG-R4 is silent as to when new lines are required to be placed underground or may be above ground.	Add a new Rule: Distribution Lines (including connection to consumers) Activity Status Permitted Where:1. New lines are underground where located in RESZ - Residential, or CMUZCommercial and Mixed Use Zones; or2. Existing above ground lines are located within the zones identified in 1. and are extended by no more than 5 poles; or 3. are above ground within SASM sites within the zones identified

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						in 1. for the purpose of maintaining the values of the SASM site, and3. poles for above ground lines do not exceed a height of 25m.Activity status where compliance is not achieved: Restricted Discretionary.
Westpower Limited (S547)	S547.098	Energy	Permitted Activities	Amend	To provide for large scale generation in the Industrial zone.	Add new permitted activity Rule: The construction, operation, maintenance and upgrade of community and large scale renewable energy activities excluding wind Activity Status Permitted Where: 1. Performance standards in Rule ENG-R1 are complied with;2. The activity is located within the Industrial zone; and3. all buildings and generating structures comply with building coverage, height and setback requirements for the zone; and4. buildings and generating structures are screened by fencing and/or landscaping (including earth bunds) along any road frontage and the side boundary of a site that adjoins a RESZ-Residential, SETZ-Settlement, OSZOpen Space or MUZ-Mixed Use zone. Activity status where compliance is not achieved: Discretionary.
Westpower Limited (S547)	S547.099	Energy	ENG - R2	Amend	Some amendments are required to adequately provide for those activities in other zones.	Amend 2. This is the operation, maintenance repair and upgrade of an existing substation (zone) where any new works and/or upgrades are undertaken within existing switchyards or the existing building envelope , in any zone;
Westpower Limited (S547)	S547.100	Energy	ENG - R2	Amend	upgrading should be removed from item 3. As it is already provided for.	Amend 3. This is a new substation (zone) or upgrade to an existing substation (zone):

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						...
Westpower Limited (S547)	S547.101	Energy	ENG - R2	Amend	Majority of substations are located within the Rural Zone,	Amend 3. ... i. Located in an Industrial or Rural zone; and ii. Screening is provided between any new substation and a road and any residential building located outside the Industrial zone ...
Westpower Limited (S547)	S547.102	Energy	ENG - R2	Amend	Clarification of requirements for screening in item 3.ii. are required.	3. This is a new substation (zone) : i. Located in an Industrial or Rural zone; and ii. Screening is provided between any new substation and a road and any existing residential building by fencing and/or landscaping (including earth bunds).
Westpower Limited (S547)	S547.103	Energy	ENG - R3	Support	This rule provides for operation of the network to supply consumers.	Retain
Westpower Limited (S547)	S547.104	Energy	ENG - R4	Amend	To ensure there is no ambiguity at the time of administration/implementation.	Amend rule heading to clearly define permitted activities: <ul style="list-style-type: none"> • Operating existing transmission and distribution lines, including connections to consumers. • New distribution and transmission lines, including connections to consumers. • Maintaining, repairing, minor upgrading, strengthening, upgrading and replacing of transmission and distribution lines, including connection to consumers and support structures and foundations not managed by the National Environmental Standard for

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Electricity Transmission Activities.
Westpower Limited (S547)	S547.105	Energy	ENG - R4	Amend	To enable the permitted activities provided for to be achieved in a safe and secure manner.	Amend: 4. The diameter or width of ... at its widest point and; where a single pole is replaced with a pi pole, the width of the pi pole structure must not exceed three times that of the replaced pole 5 metres at its widest point and 5. Additional conductors or lines ... of the original. Where additional conductors or lines are installed any intermediate poles required to achieve electrical safety standards can also be installed.
Westpower Limited (S547)	S547.106	Energy	ENG - R4	Amend	Based on the definition of minor upgrading submitted to remove any duplication.	Review items 2.-9. of the rule and delete duplication with matters provided for in the definition of minor upgrading submitted above.
Westpower Limited (S547)	S547.107	Energy	ENG - R6	Amend	(1) The intent of the rule is supported with some minor amendments to ensure that the outcomes sought are achieved by the rule and correct reference to line type. (2) This rule relates to activities in an around significant electricity distribution lines and accordingly should be included in all zone provisions to ensure it is not overlooked when undertaking activities in those zones.	(1) Amend 3.iv., "iv. Structures used for ... buildings for sensitive activities; and " (2) Amend 5. to refer to distribution lines rather than transmission lines, "5. Structures and activities located near distribution lines must comply with the safe distance ...". (2) Incorporate rule ENG-R6 into the rules in all zones, including the proposed rule for non-complying activities where compliance is not achieved as submitted below.
Westpower Limited (S547)	S547.109	Energy	ENG - R8	Support	Provides for electricity cabinets..	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.110	Energy	ENG - R9	Support	Provides for emergency situations and the ongoing supply of energy.	Retain
Westpower Limited (S547)	S547.111	Energy	ENG - R10	Support	Provides for monitoring and measurement facilities.	Retain
Westpower Limited (S547)	S547.112	Energy	ENG - R11	Amend	amendments are required in order for the rule to provide for functional matters.	Amend b. Locational, technical, functional and operational constraints;
Westpower Limited (S547)	S547.113	Energy	ENG - R11	Amend	It appears to relate to the potential for discharges which will be regulated by regional plan.	Delete item e.
Westpower Limited (S547)	S547.114	Energy	ENG - R12	Amend	To refer to the relevant rules to which this activity category relates.	Delete existing heading and amend rule heading: ENG-R12 Activities not meeting permitted activity standards of ENG-R4 and ENG-R4A (Proposed new Rule)
Westpower Limited (S547)	S547.115	Energy	ENG - R12	Amend	Refer to the proposed new rule ENG-4A for distribution lines, including customer connections.	Amend item a. Degree of non-compliance with Rule ENG-R4 and ENG-R4A .
Westpower Limited (S547)	S547.116	Energy	ENG - R13	Amend	To be amended to include reference to "functional" matters as defined in the plan.	Amend item a. Locational, technical, functional and operational constraints.
Westpower Limited (S547)	S547.117	Energy	ENG - R14	Amend	For consistency between plan provisions.	Amend item d. Locational, technical, functional and operational constraints;
Westpower Limited (S547)	S547.118	Energy	ENG - R15	Amend	For large scale generation activities in the Industrial zone.	Amend rule heading: ENG-R15 Large scale ... excluding wind not meeting Permitted Activity standards .
Westpower Limited (S547)	S547.119	Energy	Non-complying Activities	Amend	Does not include reference to Rule ENG-R6.	Insert new Rule for activities not in compliance with Rule ENG-R6: Activities in and around the Significant Electricity Distribution Lines that do not comply with Permitted Activity standardsActivity Status Non-ComplyingActivity Status where compliance not achieved: N/A.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.120	Energy	ENG - R20	Amend	It already seems to be provided for in proposed ENG-R18.	Consider whether this rule is required or could be incorporated into ENGR18.
Westpower Limited (S547)	S547.121	Natural Hazards	Overview	Amend	Additional comments need to be included to reference the network of energy activities.	Amend paragraph 3: The risks associated with natural hazards ... are considerably greater - hence risk is higher. There is a considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and into neighbouring regions. Such activities have been, and will continue to be, developed taking into account the local conditions. This includes consideration of, and design for, natural hazard occurrence. Given the topography and conditions on the West Coast practical risk management solutions are required to ensure maintenance and enhancement of the energy supply to the communities. A risk-based approach ...".
Westpower Limited (S547)	S547.122	Natural Hazards	Natural Hazards Objectives	Amend	To recognise that energy activities may require location within areas of hazard.	Add a new objective: To recognise and provide for the constraints imposed by the locational, technical, functional and operational requirements of energy activities, including energy aspects of infrastructure and critical infrastructure, with regard to natural hazards.
Westpower Limited (S547)	S547.123	Natural Hazards	NHO6	Amend	The plan has split energy activities from infrastructure in terms of management.	Amend: Measures taken to ... other people, property, energy activities and infrastructure, including critical infrastructure , and the environment.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.124	Natural Hazards	NHP2	Amend	Linking this policy with others by referring to managing natural hazard risk.	Amend: Where a natural hazard ... significant, apply a precautionary approach to managing natural hazard risk .
Westpower Limited (S547)	S547.125	Natural Hazards	NHP3	Amend	The general intent of the policy is supported however it is submitted that, (1) The wording between items "b." and "c." and (2) A new item "d." is required. These amendments are to provide for energy activities, both existing and new, and to ensure consistency of wording and approach for energy activity matters throughout the plan.	(1) Amend item c., "c. Recognising and providing for circumstances where hard engineering solutions may be the only practical means of protecting existing communities, energy activities and infrastructure, including critical infrastructure; or. " (2) Add a new item d., " d. recognising and providing for the locational, technical, functional and operational constraints and requirements of energy activities, including energy aspects of infrastructure and critical infrastructure. "
Westpower Limited (S547)	S547.127	Interpretation	Definitions	Amend	There is no definition of what is considered a major dam.	Add a new definition for "Major Dam", "means any dam of the same, or greater, scale as large dams associated with Large Scale hydro-electric generation schemes in Clause 3.31 of the Nation Policy Statement for Freshwater 2020".
Westpower Limited (S547)	S547.128	Natural Hazards	NHP6	Amend	Should advise that it is the dam being referred to and not other buildings and structures.	Amend NH-P6 a. Development of critical response facilities (note: in reference to major dams it is the dam itself and not other buildings and structures related to, or associated with, the dam that is being referred to.)".
Westpower Limited (S547)	S547.129	Natural Hazards	NHP6	Amend	A location is required due to the constraints or requirements of an activity.	Amend item a. Development of critical response facilities, except where it is demonstrated that a site is needed due to the technical, locational, operational or functional constraints or

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						requirements of an activity and earthquake hazard risk has been appropriately managed;
Westpower Limited (S547)	S547.130	Natural Hazards	NHP7	Support	The intent of the policy is supported	Retain
Westpower Limited (S547)	S547.131	Natural Hazards	NHP8	Amend	Should advise that it is the dam being referred to and not other buildings and structures.	Amend: Avoid locating critical facilities within the Coastal Tsunami Hazard overlay (note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to).
Westpower Limited (S547)	S547.133	Natural Hazards	NHP11	Support	The policy is appropriate.	Retain
Westpower Limited (S547)	S547.134	Natural Hazards	NHP12	Amend	Minor amendment to item "g." for consistency of wording throughout the plan.	Amend g. The locational, technical, functional and operational need constraints and requirements of activities needing to locate in these areas; and ...
Westpower Limited (S547)	S547.135	Natural Hazards	NHR1	Amend	Unclear whether this rule is intended to be more restrictive than other natural hazard rules.	Amend this rule to ensure that it does not conflict with, or restrict, building activity that can occur under permitted activity rules elsewhere in the Natural Hazards Section.
Westpower Limited (S547)	S547.136	Natural Hazards	NHR1	Amend	It is unclear whether this rule is intended to be more restrictive than other natural hazard rules that permit certain building activities. Whilst it is accepted that this is the only rule relating to "reconstruction and replacement" there are numerous rules providing for new buildings, particularly unoccupied buildings, or repairs and maintenance that appear to allow for increased floor areas for certain buildings. The "Activity status where	It is not possible to make a submission in regard to the activity status for activities that do not comply with permitted standards "1.-5." As it is not known what the intent is in that regard.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					compliance not achieved" section refers plan readers to the specific natural hazard overlay rules however there are no rules for "reconstruction or replacement" in any of those overlay rules.	
Westpower Limited (S547)	S547.137	Natural Hazards	NHR6	Support	The intent of the rule is supported.	Retain
Westpower Limited (S547)	S547.138	Natural Hazards	NHR7	Support	The intent of the rule is supported.	Retain
Westpower Limited (S547)	S547.139	Natural Hazards	NHR8	Amend	That major dams should be excluded from control by the rule.	Add Note: With reference to Critical Response Facilities this rule does not apply to major dams.
Westpower Limited (S547)	S547.140	Natural Hazards	NHR11	Amend	a note should be added that this rule does not apply to major dams	Add Note: With reference to Critical Response Facilities this rule does not apply to major dams.
Westpower Limited (S547)	S547.141	Natural Hazards	NHR11	Amend	Regarding the constraints and requirements of certain activities.	Amend: a. Whether there is a locational, technical , functional or operational need constraint or requirement for the facility needing to be located locate in a flood ...
Westpower Limited (S547)	S547.142	Natural Hazards	NHR13	Amend	Check double up with non-complying activity NH-R14	Resolve duplication with non-complying activity NH-R14
Westpower Limited (S547)	S547.143	Natural Hazards	NHR14	Amend	Check double up with non-complying activity NH-R13	Resolve duplication with non-complying activity NH-R13
Westpower Limited (S547)	S547.144	Natural Hazards	NHR15	Amend	permitted activities for the zone, zone provisions do not apply to energy activities.	Amend 1. These are lawfully established or a Permitted Activity for the zone in the plan.
Westpower Limited (S547)	S547.145	Natural Hazards	NHR15	Amend	It is the dam itself that is the subject of the rule and not associated buildings.	Amend 2. Any unoccupied buildings ... response facilities NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.146	Natural Hazards	NHR16	Amend	It is the dam itself that is the subject of the rule and not associated buildings.	Add Note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.
Westpower Limited (S547)	S547.147	Natural Hazards	NHR17	Amend	It is the dam itself that is the subject of the rule and not associated buildings.	Add NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.
Westpower Limited (S547)	S547.148	Natural Hazards	NHR18	Amend	(1) Terminology should be consistent between item 1 in this rule and item "1." in NH-R20, re "area of the building"? (2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted). (4) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.	(1) Amend terminology for consistency between this rule and NH-R20. (2) Define "major dam" as previously submitted. (4) Add a note to the rule, "(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"
Westpower Limited (S547)	S547.149	Natural Hazards	NHR18	Amend	It is the dam itself that is the subject of the rule and not associated buildings.	Add NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.
Westpower Limited (S547)	S547.150	Natural Hazards	NHR20	Amend	(1) Terminology should be consistent between item "1." in this rule and item "1." in NH-R18, re "area of the building"?	(1) Amend terminology for consistency between this rule and NH-R18. (2) Define "major dam" as previously submitted. (4) Add a note to the rule,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>(2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted).</p> <p>(3) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"
Westpower Limited (S547)	S547.152	Natural Hazards	NHR24	Amend	<p>(1) Terminology should be consistent between item "1." in this rule and item "1." in NH-R18 and NH-20, re "area of the building"?</p> <p>(2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted).</p> <p>(3) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	<p>(1) Amend terminology for consistency between this rule and NH-R18 and NH-20.</p> <p>(2) Define "major dam" as previously submitted.</p> <p>(3) Add a note to the rule, "(note: in reference to major dams it is the dam structure and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</p>
Westpower Limited (S547)	S547.153	Natural Hazards	NHR27	Amend	<p>(1) Terminology should be consistent between item "1." in this rule and item 1 in NH-R18, NH-20 and NH-24, re "area of the building"?</p> <p>(2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously</p>	<p>(1) Amend terminology for consistency between this rule and NH-R18, NH20 and NH-24.</p> <p>(2) Define "major dam" as previously submitted.</p> <p>(3) Add a note to the rule, note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					submitted). (3) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.	being referred to in this rule.
Westpower Limited (S547)	S547.156	Natural Hazards	NHR30	Amend	(1) Terminology should be consistent between item "1." in this rule and item "1." in NH-R18, NH-20, NH-24 and NH-27, re "area of the building"? (2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted). (3) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear	(1) Amend terminology for consistency between this rule and NH-R18, NH20, NH-24 and NH-27. (2) Define "major dam" as previously submitted. (3) Add a note to the rule, "(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"
Westpower Limited (S547)	S547.157	Natural Hazards	NHR30	Amend	It is the dam itself that is the subject of the rule and not associated buildings.	Add NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.
Westpower Limited (S547)	S547.158	Natural Hazards	NHR32	Amend	It is the dam itself that is the subject of the rule and not associated buildings.	Add NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.159	Natural Hazards	NHR35	Amend	The rule is generally appropriate for energy activities however it should include provision for upgrading	Amend the heading of NH-R35, Repairs, Maintenance, Upgrading , Additions, Alterations
Westpower Limited (S547)	S547.160	Natural Hazards	NHR38	Amend	It is unclear what this rule adds that is not already covered by NH-R1.	Amend heading of NH-R38: Reconstruction, Repairs and ... to existing Occupied Buildings in the Coastal....
Westpower Limited (S547)	S547.161	Natural Hazards	NHR39	Amend	Subsequent amendment to permit activities relating to existing unoccupied buildings and structures.	Where submission to NH-R38 is not adopted provide for activities related to existing unoccupied buildings and structures as permitted activities.
Westpower Limited (S547)	S547.162	Natural Hazards	NHR40	Amend	There appears to be some conflict with rule NH-R39. Based on that rule this rule would relate to occupied buildings and the rule should be clear in that regard. As submitted elsewhere major dams are defined as critical response facilities and therefore, (1) Major dams should be defined (as previously submitted). (2) It should be clear that it is the dam itself that is the subject of the rule and not associated buildings and structures.	(a) Amend the heading of NH-R40: Additions ... for Occupied Commercial ... (2) Define "major dam" as previously submitted. (2) Add a note to the rule, "(note: in reference to major dams it is the dam itself and not other buildings and structures related to, or associated with, the dam that is being referred to in this rule.)"
Westpower Limited (S547)	S547.164	Natural Hazards	NHR42	Amend	(1) As submitted elsewhere major dams are defined as critical response facilities and therefore it is unclear how aspects related to major dams are provided for in these rules, particularly given that new unoccupied buildings are permitted.	1) Define "major dam" as previously submitted. (2) Add a note to the rule, "(note: in reference to major dams it is the dam itself and not other buildings and structures related to, or associated with, the dam that is being referred to in this rule.)"(3) Add a new discretion matter h.,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>(a) major dams should be defined (as previously submitted),</p> <p>(b) it should be clear that it is the dam itself that is the subject of the rule and not associated buildings.</p> <p>(2) It is noted that there is no discretion to consider any needs and constraints of activities that may require location in these areas, and provision should be made for considering these matters.</p> <p>(3) It is noted that the benefits arising from an activity are not a matter of discretion when considering such applications. Such matters should form part of consideration of the relevant issues arising.</p>	<p>"h. Whether there is a locational, technical, functional or operational constraint or requirement for the facility needing to locate in the coastal severe or coastal alert overlay."(4) Add a new discretion matter i., "i. The benefits to the community of the activity occurring."</p>
Westpower Limited (S547)	S547.167	Natural Hazards	Coastal Tsunami Overlay	Amend	<p>(1) The rules in this section appear to only relate to Critical Response Facilities (CRF's). Given that intent the heading of the rule should refer to "Critical Response Facilities", as per NH-R49, and the items remain in NH-47 (i.e. 1.-3.) and NH-48 (i.e. 1.-2.) respectively</p> <p>(2) I As submitted elsewhere major dams are defined as critical response facilities and therefore it is unclear how aspects related to major dams are</p>	<p>(1) The term "Critical Response Facility(ies)" is be removed from each item in NH-R47 and NH-R48 and placed in the heading of each of the rules as that is what the rules are about and would ensure consistency with NH-R49 terminology.</p> <p>(3) Define "major dam" as previously submitted.</p> <p>(2) Add a note to the rules, "(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					provided for in these rules, particularly given that a wide range of activities, buildings and structures are permitted in this overlay. As submitted elsewhere major dams are part of critical response facilities and therefore, (a) major dams should be defined (as previously submitted), (b) it should be clear that it is the dam itself that is the subject of the rule and not associated buildings.	
Westpower Limited (S547)	S547.169	Natural Hazards	NHR50	Support	Provides for matters related to energy activities.	Retain
Westpower Limited (S547)	S547.170	Historic Heritage	HH - O2	Amend	The issue of "appropriateness" should be added to the objective.	Amend: Provide for development opportunities ... while providing for the protection of these values from inappropriate subdivision, use, and development.
Westpower Limited (S547)	S547.171	Historic Heritage	HH - O3	Amend	The issue of "appropriateness" should be added to the objective.	Identify, assess and recognise historic heritage ... to ensure their protection from inappropriate subdivision, use, and development for future generations.
Westpower Limited (S547)	S547.172	Historic Heritage	HH - O4	Amend	Allow certain types of use and development.	Protect historic heritage from inappropriate subdivision, use, and development by managing relocation, repositioning, ... heritage items and not allowing demolition and destruction where sustainable alternatives exist.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.173	Historic Heritage	HH - P5	Amend	regarding use and supply of renewable energy.	Amend b. The alterations are for the primary purpose of ... fire safety, physical access or the supply and use of energy.
Westpower Limited (S547)	S547.174	Historic Heritage	HH - P6	Amend	To consider the reason for potential relocation or repositioning in relation to energy activities.	Add h. Any technical, locational, functional or operational constraints or requirements of energy activities."
Westpower Limited (S547)	S547.175	Historic Heritage	HH - P7	Amend	To consider the reason for potential demolition and destruction in relation to energy activities.	Add d. Any technical, locational, functional or operational constraints or requirements of energy activities.
Westpower Limited (S547)	S547.176	Historic Heritage	HH - P8	Amend	To consider use and supply of renewable energy,	Amend a. The alterations are for the primary purpose of ... fire safety, physical access or the supply and use of energy.
Westpower Limited (S547)	S547.177	Historic Heritage	HH - R2	Amend	Suggested amendment above regarding use and supply of energy.	Amend Heading: Earthquake Strengthening, Fire Protection, Accessibility and Supply of Energy Upgrades to ...".
Westpower Limited (S547)	S547.178	Historic Heritage	HH - R3	Amend	ensure implementation as intended (item a.).	Amend item 1.a. An activity ... Rule HH-R2; or ...
Westpower Limited (S547)	S547.179	Historic Heritage	HH - R3	Amend		Amend item d. Installing fence posts ... overhead network utility lines (including energy) provided ... maintain an existing fence or overhead line and does not involve installation or digging of new fence post holes.
Westpower Limited (S547)	S547.180	Historic Heritage	HH - R3	Support	Item "e." Is supported	Retain item e.
Westpower Limited (S547)	S547.181	Historic Heritage	HH - R5	Amend	Energy should be added to the heading of this rule and item 1.	Amend the heading: New Infrastructure and Energy connections to ...". Amend 1. The new infrastructure and energy connection is to a ...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.182	Historic Heritage	HH - R6	Amend	Amend heading to include energy upgrades.	Amend heading: Repairs and ... Protection, Accessibility and Supply of Energy Upgrades ...
Westpower Limited (S547)	S547.183	Historic Heritage	HH - R6	Amend	Add a new matter of discretion the constraints and/or requirements of energy activities.	Add i. Any technical, locational, functional or operational constraints or requirements of energy activities.
Westpower Limited (S547)	S547.184	Historic Heritage	HH - R7	Amend	Add a new matter of discretion the constraints and/or requirements of energy activities.	Add g. Any technical, locational, functional or operational constraints or requirements of energy activities.
Westpower Limited (S547)	S547.185	Historic Heritage	HH - R10	Amend	New energy activities should also be considered under this category of activity.	Add a new rule to provide for new energy activities as "restricted discretionary activities.
Westpower Limited (S547)	S547.186	Notable Trees	Notable Tree Objectives	Amend	Activities involving notable trees are required in relation to energy activities,	Add New objective TREE-04: When managing potential effects of Energy Activities, including Critical Infrastructure, on notable trees recognise and provide for instances where trimming and/or pruning is required, or circumstances where removal of the tree is unavoidable.
Westpower Limited (S547)	S547.187	Notable Trees	Notable Tree Policies	Amend	To provide for instances to allow removal to provide for energy activities.	Add new Policy: Recognise and provide for circumstances where it is appropriate to remove a notable tree due to the technical, locational, functional or operational constraints or requirements of energy activities, including critical infrastructure.
Westpower Limited (S547)	S547.188	Notable Trees	TREE - P2	Amend	There will not be total protection in all circumstances.	Amend TREE-P2: Trees identified ... are generally protected except in circumstances where tree trimming and/or pruning or removal are appropriate.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.189	Notable Trees	TREE - P4	Amend	To ensure it achieves the stated intent of allowing activity under certain circumstances.	Amend item b. b. Are necessary for ... and people; or
Westpower Limited (S547)	S547.190	Notable Trees	TREE - P4	Amend	The plan contains many potential definitions for energy activities should reflect that.	Amend c. Are necessary for the ongoing provision and operation of energy activities and infrastructure, including critical infrastructure ; or d. Are for the maintenance of energy activities and infrastructure, including critical infrastructure , to enable
Westpower Limited (S547)	S547.191	Notable Trees	TREE - P5	Amend	The constraints and requirements of energy activities and critical infrastructure.	Add f. Any technical, locational, functional or operational constraints or requirements of energy activities, including critical infrastructure.
Westpower Limited (S547)	S547.192	Notable Trees	TREE - R2	Amend	To be consistent Objectives and policies and with the terminology of the plan.	Amend b. To enable the ongoing provision and operation of existing energy activities and infrastructure, including critical infrastructure ; or
Westpower Limited (S547)	S547.193	Notable Trees	TREE - R3	Amend	To be consistent objectives and policies and with the terminology of the plan.	Amend 3.b. To enable the ongoing provision and operation of existing energy activities and infrastructure, including critical infrastructure ; or
Westpower Limited (S547)	S547.194	Notable Trees	TREE - R4	Amend	Minor amendments are required to the matters over which discretion are restricted to ensure that energy activities are appropriately provided for, and ensure consistency of wording throughout the plan. It is also important to consider the benefits arising from the propose activity in determining the matter	<ol style="list-style-type: none"> 1. Amend d. Whether there is any technical, locational, operational or functional need for ... 2. Amend item e. Whether any practicable alternatives ... 3. Add a new matter f., The benefits to the community of the activity occurring

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.195	Notable Trees	TREE - R4	Amend	To consider the benefits arising from the proposed activity in determining the matter.	Add f. The benefits to the community of the activity occurring.
Westpower Limited (S547)	S547.196	Notable Trees	TREE - R5	Amend	To ensure that energy activities are appropriately provided for.	Item c. appears to be a duplication of item a. and should be deleted.
Westpower Limited (S547)	S547.197	Notable Trees	TREE - R5	Amend	To ensure that energy activities are appropriately provided for.	Split and amend item d. to read: d. Whether there is any technical, locational , operational or functional need for the activity to be located within the root protection area, and/ ore . Whether any practicable alternatives are available to avoid the activity occurring in the root protection area
Westpower Limited (S547)	S547.198	Notable Trees	TREE - R5	Amend	To consider the benefits arising from the proposed activity in determining the matter.	f. The benefits to the community of the activity occurring.
Westpower Limited (S547)	S547.199	Notable Trees	TREE - R6	Amend	To ensure that energy activities are provided for, and for consistency with other rules.	Item c. appears to be a duplication of item a. and should be deleted.
Westpower Limited (S547)	S547.200	Notable Trees	TREE - R6	Amend	To ensure that energy activities are provided for, and for consistency with other rules.	Split and amend d. Whether there is any technical, locational, operational or functional need for the activity to be located within the root protection area, and/ore. Whether any practicable alternatives are available to avoid the activity occurring in the root protection area.
Westpower Limited (S547)	S547.201	Notable Trees	TREE - R6	Amend	To consider the benefits arising from the propose activity in determining the matter.	Add f. The benefits to the community of the activity occurring.
Westpower Limited (S547)	S547.202	Notable Trees	Discretionary Activities	Support	Proposed discretionary rules are generally supported.	Retain
Westpower Limited (S547)	S547.203	Sites and Areas of Significance to Māori	SASM - O3	Support	Support the objective as it seeks to provide for appropriate activities.	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.204	Sites and Areas of Significance to Māori	SASM - P1	Amend	Amendment is required for consistency with Objective 3.	Amend Protect Poutini Ngai Tahu cultural landscapes from adverse effects of inappropriate subdivision, use while ... access and cultural use.
Westpower Limited (S547)	S547.205	Sites and Areas of Significance to Māori	SASM - P2	Amend	Amended to focus on identification to avoid issues between policies.	Amend: Work with Poutini Ngai Tahu to identify and list sites and areas of significance to Poutini Ngai Tahu in Schedule Three. and protect the identified values of the sites and areas
Westpower Limited (S547)	S547.206	Sites and Areas of Significance to Māori	SASM - P7	Amend	Should be amended to reflect the management approach taken.	Amend: b. Requiring activities on sites and areas of significance to Maori to minimise avoid, remedy or mitigate adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngai Tahu.
Westpower Limited (S547)	S547.208	Sites and Areas of Significance to Māori	SASM - P8	Amend	Wording of item c. requires amendment to, (1) Require avoidance "where practicable" to be consistent with the managed approach, and reworded in regard to "constraints and requirements" to be consistent with wording elsewhere in the plan, and the RPS. (2) Given recognition that total avoidance is not possible protection should be replaced with "manages effects on" in item "d.". These amendments are submitted as being reflective of the active management approach proposed in rules.	(1) Amend item c., "c. Any adverse effects are on ... are avoided where practicable , unless it can be demonstrated that due to the technical, locational, functional or operational constraints or requirements of the activity ... adverse effects." (2) Amend item d., Amend d. Any residual effect ...mitigated in a way that manages effects on, and where practicable protects maintains or enhances, the values of the site or area.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.209	Sites and Areas of Significance to Māori	SASM - P9	Amend	It is unclear if the intent is the same as managing effects.	Amend a. Avoid, remedy or mitigate minimise adverse effects on indigenous habitats and waterbodies.
Westpower Limited (S547)	S547.210	Sites and Areas of Significance to Māori	SASM - P13	Amend	The reference to "protection" requires amendment.	Amend: Enable activities ... spiritual values of the site or area are protected maintained or potential effects managed . This includes: ...
Westpower Limited (S547)	S547.211	Sites and Areas of Significance to Māori	SASM - P13	Amend	Requires amendment to refer to activities as set out in the plan.	Amend b. Maintenance ... upgrading of existing energy activities , network utility structures and critical infrastructure;
Westpower Limited (S547)	S547.213	Sites and Areas of Significance to Māori	SASM - P15	Amend	(1) Given this policy appears to be related to all other activities not provided for in policy 13 it would be appropriate for it too include different wording regarding avoidance, remedy or mitigation of effects. This would be consistent with approaches in the rules section which seek a flexible approach to managing activities. (2) To achieve the revised wording add a new "a." and adjust existing "a.-f." references accordingly. (3) The wording of existing item b. needs to be consistent with wording elsewhere in the plan and the RPS.	(1) Amend SASM-P15, "SASM-P15 Allow any other use and development ... it can be demonstrated that the potential effects on the identified values of the site or area are avoided, remedied or mitigated having regard to:" (2) Add a new item a., a. Avoidance in the first instance, and where this is not practicable the proposed measures to manage potential effects on the identified values. (3) Adjust references for existing items "a.-f". (4) Amend existing item b., "b. The technical, locational, functional and operational constraints or requirements of the proposed activity."
Westpower Limited (S547)	S547.215	Sites and Areas of Significance to Māori	Permitted Activities	Amend	The permitted rules do not appropriately provide for the functions of Westpower.	Amend to provide a single permitted activity rule for all aspects of energy activities undertaken by Westpower.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.216	Sites and Areas of Significance to Māori	Permitted Activities	Amend	The requirement that all new energy activities undertaken by Westpower require consent.	Where compliance is not achieved then an appropriate consent activity status can be developed as part of the process.
Westpower Limited (S547)	S547.217	Sites and Areas of Significance to Māori	SASM -R2	Oppose in part	<p>Whilst the intent to provide for some existing electricity infrastructure is supported the matters provided for will impact Westpower's ability to service the community through the existing network.</p> <p>(1) Reference should include energy activities for consistency, given the separation of activities in the plan.</p> <p>(2) The replacement of poles for overhead lines (item iii) does not appropriately provide for that activity as commonly a new pole is required and may not be in the same hole as existing. It is noted that there is no similar provision for fences and therefore the matter should be the same as for item (iii.a.).</p> <p>(3) There is no ability to maintain underground lines and cables. This should be provided for given prior disturbance has occurred.</p> <p>(4) There is no ability to undertaken earthworks to maintain existing substations. This should be</p>	<p>As above Westpower's preference is that one rule is developed to provide for its energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach;</p> <p>(1) Amend item 1.(iii), "iii. Installing fence posts ... for overhead energy activity and network utility lines provided that:".</p> <p>(2) Delete item b. From iii.</p> <p>(3) Insert new iv., "iv) maintaining existing underground lines and cables provided that: a. The area of land disturbed is limited to what is necessary to maintain the lines or cables; or".</p> <p>(4) Insert new v., "v) maintaining existing substations provided that: a. The area of land disturbed is limited to what is necessary to maintain the substation; or".</p> <p>(5) Amend existing item 1.iv. to 1.vi.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					provided for given prior disturbance has occurred.	
Westpower Limited (S547)	S547.222	Sites and Areas of Significance to Māori	SASM -R3	Amend	This should be clarified to apply to buildings.	Amend the heading of SASM-R3 Demolition, ... to a building or structure on ...".
Westpower Limited (S547)	S547.223	Sites and Areas of Significance to Māori	SASM -R3	Oppose	It is unclear whether SASM-R3 is intended to refer to buildings.	Delete and develop one rule to provide for all energy activities.
Westpower Limited (S547)	S547.224	Sites and Areas of Significance to Māori	SASM -R3	Amend	It is unclear why items ii. and iii. are required where approval is obtained under item i.	Delete items ii. and iii.
Westpower Limited (S547)	S547.225	Sites and Areas of Significance to Māori	SASM -R4	Oppose	Indigenous vegetation clearance should be permitted for maintenance of existing corridors for energy lines and cables, both above and below ground.	As above Westpower's preference is that one rule is developed to provide for energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach; (1) Amend Activity Status Standards, "Activity Status Permitted Where:1. The clearance is to maintain existing corridors and access for above and below ground electricity lines and cables to industry standards, or to maintain and operate existing buildings and structures associated with energy activities ; or" . (2) Amend current 1. to 2.
Westpower Limited (S547)	S547.227	Sites and Areas of Significance to Māori	SASM -R6	Amend	It is noted that SASM-R2 does not provide for buildings and structures, and it is not clear whether there should be a reference to SASM-R3. If earthworks do not comply with SASM-R2 can they comply with this Rule? It is submitted that there should be a level of earthworks	As above Westpower's preference is that one rule is developed to provide for energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach; (1) Amend the heading of SASM-R6, "SASM-R6 Earthworks, Buildings ... not provided for in, or not complying with, SASM-R2 in Schedule Three ..." . (2) Amend Activity Status Standards,

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					provided to allow energy activities to continue to operate.	<p>"Activity Status Permitted Where:1. The area of land disturbed is limited to what is necessary to maintain the energy activity, including energy aspects of infrastructure and critical infrastructure; or".</p> <p>(3) Add a new 2, "2. The structure is for an energy activity, including energy aspects of infrastructure and critical infrastructure; or".</p> <p>(4) Add a new 3., "3. The activity is the replacement, reconstruction or addition to a building or structure used for an energy activity, including energy aspects of infrastructure and critical infrastructure; or".</p> <p>(5) Amend current 1. to 4.</p>
Westpower Limited (S547)	S547.231	Sites and Areas of Significance to Māori	SASM -R9	Amend	<p>It is unclear how this rule relates to previous rules although it is noted that there are differences in activity types, applicable sites and when approval is required and when it is not throughout the rules. If non-compliance occurs for each of the previous rules can an activity be undertaken under this rule? It is unclear why buildings and earthworks, and based on reference to Rule R10 maintenance of vegetation, necessary to undertake these activities are also not included. These matters should be provided for to</p>	<p>As above Westpower's preference is that one rule is developed to provide for energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach;</p> <p>(1) Amend the heading of SASM-R9, "SASM-R9 Maintenance, Repair, Upgrading of Energy Activities and Network Utility Buildings and Structures, including associated Earthworks and Vegetation Clearance, on or within ...".</p> <p>(2) Add a new 1 under "Where:", "1. The area of land disturbed is limited to what is necessary for the work required."</p> <p>(3) Add a new 2 under "Where:", "2. The area of vegetation cleared is limited to that necessary to comply with electrical safety and hazard regulations, or maintain, repair or upgrade the building or structure."</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					ensure potential activities are considered holistically.	(4) Renumber existing 1. to 3.
Westpower Limited (S547)	S547.234	Sites and Areas of Significance to Māori	SASM - R10	Amend	Whilst the provision of a controlled activity status is supported it is submitted that the rule should be amended as per the amendments sought to permitted Rule SASM-R9. It is submitted that the proposed amendment regarding earthworks is adequately provided for through the "matters of control". Given that item 4 is not a specific matter arising in SASM-R9, it is unclear why it is a matter arising at this stage? Is the intent that such trimming is not permitted as this would be inappropriate for activities undertaken by Westpower from a safety, hazard maintenance and operation perspective?	As above Westpower's preference is that one rule is developed to provide for energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach; (1) Amend the heading of SASM-R10, "SASM-R10 Maintenance, Repair, Upgrading of Energy Activities and Network Utility Buildings and Structures , including associated Earthworks and Vegetation Clearance, on or within ...". (2) Amend item 2. by deleting a. and b. and adding a new a., " a. The area of land disturbed is limited to what is necessary for the work required. ". (3) Amend item 4., " 4. The area of vegetation cleared is limited to that necessary to comply with electrical safety and hazard regulations, or to maintain, repair or upgrade the building or structure. ".
Westpower Limited (S547)	S547.236	Sites and Areas of Significance to Māori	SASM - R12	Oppose	Rule is not appropriate for the undertaking of activities by Westpower.	Delete and Develop one rule to provide for all energy activities.
Westpower Limited (S547)	S547.240	Sites and Areas of Significance to Māori	SASM - R12	Amend		Amend: Notification: Applications for earthworks on ... notified to the relevant Ngai Tahu runanga alone, and no other party will be notified.
Westpower Limited (S547)	S547.241	Sites and Areas of Significance to Māori	SASM - R13	Oppose	Not appropriate for the undertaking of activities by Westpower.	Delete and Develop one rule to provide for all energy activities.
Westpower Limited (S547)	S547.242	Sites and Areas of Significance to Māori	SASM - R13	Amend	Alternative relief - Clarify activities referred to in rules.	Amend heading: SASM-R13 Maintenance, Repair, Upgrading of Energy Activities and Network Utility Buildings and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Structures, including associated Earthworks and Vegetation Clearance , on or within ... Controlled Activity Standards.
Westpower Limited (S547)	S547.243	Sites and Areas of Significance to Māori	SASM - R13	Amend	It should be clear that only the relevant Poutini Ngai Tahu runanga would be notified.	Amend: Notification: Applications for earthworks on ... notified to the relevant Ngai Tahu runanga alone, and no other party will be notified.
Westpower Limited (S547)	S547.244	Sites and Areas of Significance to Māori	SASM - R14	Oppose	Not appropriate for Westpower activities for the reasons discussed above.	Delete and Develop one rule to provide for all energy activities.
Westpower Limited (S547)	S547.245	Sites and Areas of Significance to Māori	SASM - R14	Amend	This rule, in its current form, is opposed as it is not appropriate for Westpower activities for the reasons discussed above. A range of amendments have been suggested to permitted activity provisions that could assist however the preferred option is the development of an appropriate permitted activity rule to provide for Westpower's activities and the outcomes sought by Poutini Ngai Tahu. Were this rule to be retained then it should be clear that only the relevant Poutini Ngai Tahu runanga would be notified of such applications, and no other party.	(1) Development of a specific suite of rules for Westpower activities in these areas. (2) Whilst not the preferred option were the rule to be retained the "Notification" commentary be amended, "Notification: Applications for earthworks on ... notified to the relevant Ngai Tahu runanga alone, and no other party will be notified. "
Westpower Limited (S547)	S547.246	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend	To adequately recognise and provide for existing energy activities and infrastructure.	Ensure existing energy activities and infrastructure within ecosystems and areas of indigenous biodiversity are appropriately recognised and provided for.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.247	Ecosystems and Indigenous Biodiversity	Overview	Amend	Westpower has a considerable network of energy activities within communities.	Add a new paragraph: There is a considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and into neighbouring regions. Such activities have been, and will continue to be, developed and undertaken recognising and taking into account the local conditions. Given the topography and extent of ecosystems and indigenous biodiversity on the West Coast practical management solutions are required to ensure maintenance and enhancement of the supply of renewable energy to, and between, communities for the benefit of those communities and the wider environment from the use and development of renewable energy. The National Policy Statement for Renewable Electricity Generation also recognises the constraints and requirements of such activities including, amongst other matters, being located where the resource is.
Westpower Limited (S547)	S547.248	Ecosystems and Indigenous Biodiversity	Overview	Amend	Clearance in the Coastal Environment or adjacent to waterbodies.	Insert commentary regarding the Coastal Environment provisions under the heading referencing that environment.
Westpower Limited (S547)	S547.249	Ecosystems and Indigenous Biodiversity	Strategic Objectives	Amend	Subsequent amendment	Amend heading: Strategic Objectives and Policies
Westpower Limited (S547)	S547.250	Ecosystems and Indigenous Biodiversity	Strategic Objectives	Amend	Subsequent amendment	Amend: The Strategic Objectives and Policies are particularly ... and Connections and Resilience Strategic Objectives and Policies are particularly relevant.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.251	Ecosystems and Indigenous Biodiversity	ECO- O2	Amend	To give effect to the RPS the term appropriate should be amended to sustainable.	Amend: To provide for sustainable subdivision, use and development to enable people and communities to maintain or enhance their economic, social and cultural wellbeing in areas of significant ...
Westpower Limited (S547)	S547.252	Ecosystems and Indigenous Biodiversity	ECO - P1	Amend	Lack of mapping at this stage affects planning and development.	Clarify proposed timing of the plan change in item iv.
Westpower Limited (S547)	S547.253	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	Consistency of wording through the plan and with the provisions of the RPS.	Amend d. The technical, locational, functional or operational constraints and requirements for the activity needing to be located in the area.
Westpower Limited (S547)	S547.254	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Should be amended to apply to both consent processes and permitted activities.	Amend When providing for assessing consents subdivision, use and development, avoid activities which will: ...
Westpower Limited (S547)	S547.255	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Reworded to give effect to the RPS and consistency.	Amend items a. and b. to the wording of Policies 2(a)-(c) of the RPS.
Westpower Limited (S547)	S547.256	Ecosystems and Indigenous Biodiversity	ECO - P8	Amend	does not include any component of use.	Add f. Providing for the sustainable use of indigenous habitats and ecosystems for the benefit of the community.
Westpower Limited (S547)	S547.257	Ecosystems and Indigenous Biodiversity	ECO - P9	Amend	Should be consistent with, and give effect to the RPS.	Reword items a.-c. to be consistent with and give effect to Policies 4 and 5, Chapter 7, of the RPS.
Westpower Limited (S547)	S547.258	Ecosystems and Indigenous Biodiversity	ECO - P10	Amend	Not the appropriate location for this policy.	Delete policy ECO-P10 and relocate to the Coastal Environment Section.
Westpower Limited (S547)	S547.259	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	This rule is extremely complex as it mixes two management approaches.	Split Rule R1 to provide a rule for activities in the Grey District (new ECO-R1) and a rule for activities in the Buller and Westland Districts (new Rule ECOR1A).

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.260	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	To clarify activities set out in item 3. can occur within areas defined in item 1.	Amend 1. It is outside of a scheduled ... in Schedule Four; or
Westpower Limited (S547)	S547.261	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	consistency in wording with the provisions of the plan regarding energy activities.	Amend item 3.ii: The ... structures, buildings, natural hazard mitigation activities or energy activities and infrastructure, including critical infrastructure and renewable generation activities. network utilities
Westpower Limited (S547)	S547.262	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	to provide for upgrading of energy activities and infrastructure, consistent with RPS.	Add new item under 3. The upgrading of activities in item ii. where the activity is the same or similar in scale character or intensity to the existing activity.
Westpower Limited (S547)	S547.263	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	To provide for construction and all activities..	Amend item ix. For construction, operation, maintenance, repair and upgrade of an above or below ground energy or infrastructure, including critical infrastructure and the national grid, activity where: ...
Westpower Limited (S547)	S547.264	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	Would allow corridors to meet safe separation standards for lines and provide consistency.	Amend item ix.a. The construction corridor does not exceed 10m in width.
Westpower Limited (S547)	S547.265	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	The same level of activity in Grey District as Buller and Westland Districts.	Amend item 4. to permit a level of clearance equivalent to that provided for in the Westland and Buller Districts in Schedule 5 areas.
Westpower Limited (S547)	S547.266	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	Clarify the permitted status outside Schedule Four area.	Amend activity status: Within the Grey District refer to standard 4 where standard 3 is not achieved. Where standard 4 is achieved any activity is permitted.
Westpower Limited (S547)	S547.267	Ecosystems and Indigenous Biodiversity	ECO - R1	Amend	Activities permitted in Westland and Buller through compliance with either item 3 or 5.	Amend activity status: Within the Westland and Buller Districts refer to standard 5 where standard 3 is not

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						achieved. Where standard 5 is achieved any activity is permitted.
Westpower Limited (S547)	S547.268	Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7	Amend	Network utilities and critical infrastructure are also subject to Rule SUB-R2.	Amend Advice Note: This rule ... which are subject to either of Rules SUB-R2 or SUB-R4.
Westpower Limited (S547)	S547.269	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	Subsequent amendment ECO-R2 is relocated to the Coastal Environment chapter.	Where Rule ECO-R2 is relocated to the Coastal Environment Chapter replicate this rule.
Westpower Limited (S547)	S547.270	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	To cover significant vegetation clearance in Westland and Buller, within unclassified SNA.	Consider deletion of item 1.i. for consistency of administration across the region.
Westpower Limited (S547)	S547.271	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	Item "1.ii" requires amendment to be consistent with Policy 2.(c), Chapter 7 of the RPS.	Amend item 1.ii An area of land ... Environment Classification at the ecological district level.
Westpower Limited (S547)	S547.272	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	Amendment for wording consistency within the plan and with the RPS.	Amend b. Constraints imposed by The technical, locational, functional or operational need of network utility constraints or requirements of energy activities and infrastructure, including critical infrastructure and renewable energy generation.
Westpower Limited (S547)	S547.273	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	Add a new matter of discretion regarding the benefits arising from the activity.	Add new i. The benefits arising from the proposed activity.
Westpower Limited (S547)	S547.274	Ecosystems and Indigenous Biodiversity	ECO - R7	Amend	Refer to objectives and clarify when assessment is required.	Amend 1. Where ... assessment against the objectives and policies of both the ...will be required where relevant.
Westpower Limited (S547)	S547.275	Natural Features and Landscapes	Natural Features and Landscapes	Amend	Failed to recognise and provide for existing energy activities and infrastructure.	Ensure identification of outstanding natural features and landscapes appropriately recognise and provide for the existing energy activities and infrastructure located

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						within them.
Westpower Limited (S547)	S547.276	Natural Features and Landscapes	Natural Features and Landscapes	Amend	Impacts the community in accessing and using renewable energy generation.	Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities.
Westpower Limited (S547)	S547.277	Natural Features and Landscapes	Overview	Amend	Westpower has a considerable network of energy activities that should be recognised.	Add: There is a considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and in to neighbouring regions. Such activities have been, and will continue to be, developed and undertaken recognising and taking into account the local conditions. Given the topography and extent of natural features and landscapes on the West Coast practical management solutions are required to ensure maintenance and enhancement of the supply of renewable energy to, and between, communities for the benefit of those communities and the wider environment from the use and development of renewable energy. The National Policy Statement for Renewable Electricity Generation also recognises the constraints and requirements of such activities including, amongst other matters, being located where the resource is.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.278	Natural Features and Landscapes	Overview	Amend	The format of all "Natural Environment Values" chapters should be consistent.	Format Natural Environment Values chapters consistently to advise how chapters work together to assist with implementation.
Westpower Limited (S547)	S547.279	Natural Features and Landscapes	Overview	Amend	Consistent with the ECO section and should reference Strategic Objectives and Policies.	Consistent with the ECO section, reference the Strategic Objectives and Policies, including amendments arising in this submission above.
Westpower Limited (S547)	S547.280	Natural Features and Landscapes	NFL - O1	Amend	It appears to be a summary of the two relative RPS objectives.	Delete and replace: 1. Protect the region's outstanding natural features and outstanding natural landscapes from inappropriate subdivision, use and development; and 2. Provide for appropriate subdivision, use and development on, in, or adjacent to outstanding natural features and outstanding natural landscapes to enable people and communities to maintain or enhance social, economic and cultural wellbeing.
Westpower Limited (S547)	S547.281	Natural Features and Landscapes	NFL - P1	Amend	The policy should seek to allow activities where adverse effects on the values that "together" contribute to a landscape or feature being outstanding are managed.	Amend: Allow Provide for activities within ... where they do not adversely affect the adverse effects on the values -that together contribute to a natural feature or landscape being outstanding are avoided, remedied or mitigated , and are for;
Westpower Limited (S547)	S547.282	Natural Features and Landscapes	NFL - P1	Amend	Amend item "a." to refer to critical infrastructure.	Amend item a. Existing ..., energy activities, critical infrastructure , agricultural, ...:
Westpower Limited (S547)	S547.283	Natural Features and Landscapes	NFL - P1	Amend	Amend item "f." for consistency to refer to energy activities and critical infrastructure.	Amend f. Operation, ...network infrastructure, energy activities and critical infrastructure ;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.284	Natural Features and Landscapes	NFL - P1	Amend	Amend item "g." for consistency to refer to energy activities and critical infrastructure.	g. Upgrading ... new energy activities and infrastructure, including critical infrastructure and renewable generation activities , where there is a technical, locational, functional or operational constraint or requirement for it to be located in these areas;
Westpower Limited (S547)	S547.285	Natural Features and Landscapes	NFL - P2	Amend	While the general intent of the policy is supported some amendment is required to ensure appropriate outcomes, (1) Avoidance must be a practical alternative in the circumstances and the policy should reflect that. (2) The policy needs to be worded consistently with RPS provisions regarding effects on the values that together contribute to a landscape or feature being outstanding. (2) Wording in relation to offsetting should relate to proposals and include potential compensation	Amend NFL P2: "Where practicable , avoid significant adverse effects on the values that together contribute to ... cannot be avoided, ensure that the adverse effects are remedied, mitigated including any proposed offsetting or compensation ."
Westpower Limited (S547)	S547.286	Natural Features and Landscapes	NFL - P3	Amend	Consistency across the plan, provide for energy activities.	Amend: Recognise that there are settlements, farms, energy activities and infrastructure, including critical infrastructure , located within outstanding natural landscapes or outstanding natural features and allow new activities and existing uses in these areas where adverse effects on the values that together contribute to the outstanding natural landscape or feature are

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						avoided, remedied or mitigated.
Westpower Limited (S547)	S547.288	Natural Features and Landscapes	NFL - P4	Amend	The practicalities of each proposal need to be taken into account, including the constraints and requirements of energy activities.	(1) Amend the first paragraph of P4, "Require that new buildings, structures within outstanding natural features or landscapes avoid, remedy or mitigate any adverse visual effects by;" (2) Amend c. Limiting the prominence or visibility of buildings and structures Including by, as far as is practicable , integrating it into the outstanding natural feature or landscape. (3) Add new d. Providing for the technical, locational, functional or operational needs of energy activities and infrastructure, including critical infrastructure when implementing items a.-c.
Westpower Limited (S547)	S547.289	Natural Features and Landscapes	NFL - P5	Amend	The intent of the policy is to manage activities through a range of requirements.	Amend: Avoid, remedy or mitigate Minimise adverse effects on outstanding natural ... for land use or subdivision: ...
Westpower Limited (S547)	S547.290	Natural Features and Landscapes	NFL - P5	Amend	To reflect policy 3, Chapter 7B of the RPS.	Consider amending items "a.-d." to reflect Policy 3, Chapter 7B, RPS wording.
Westpower Limited (S547)	S547.291	Natural Features and Landscapes	NFL - P5	Amend	Worded consistently with wording elsewhere in submission and plan.	Amend: e. The functional, technical, operational or locational constraints or requirements need of any activity needing to be sited in the particular location
Westpower Limited (S547)	S547.292	Natural Features and Landscapes	NFL - P5	Amend	Not an exhaustive list and the matters in previous policies.	Consider amending j. to remove items i.-iii.
Westpower Limited (S547)	S547.293	Natural Features and Landscapes	NFL - R1	Amend	That upgrading should be permitted to achieve and encourage the efficient use.	Amend heading: Maintenance, operation, repair and minor upgrading of ... network utilities, energy activities , renewable electricity

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.294	Natural Features and Landscapes	NFL - R4	Support	Is appropriate in the circumstances	Retain
Westpower Limited (S547)	S547.295	Natural Features and Landscapes	NFL - R5	Amend	Clarification in item "1." is required to link the standard to the rule	Amend 1. the maximum height of any addition or alteration to buildings and ...
Westpower Limited (S547)	S547.296	Natural Features and Landscapes	NFL - R6	Amend	Confirming that the rule does not apply in the circumstance described.	Amend 3. Where activities are located in ... the provisions of the Coastal Environment Chapter apply, and this rule does not apply.
Westpower Limited (S547)	S547.297	Natural Features and Landscapes	NFL - R8	Amend	To correct the exclusion of energy activities and rule cross reference to energy activities.	4. For a network ... (including energy activities and customer connections) in accordance with ... Infrastructure in rule INF-R7 and Energy Activities in Rule ENG-R4 ; or
Westpower Limited (S547)	S547.298	Natural Features and Landscapes	NFL - R9	Amend	Reference to energy activities in item 1. Consistent with the layout of the plan.	Amend 1. These are to protect Critical Infrastructure, including Energy Activities.
Westpower Limited (S547)	S547.299	Natural Features and Landscapes	NFL - R9	Amend	To be consistent with the RPS wording regarding effects on values.	Amend 2. These will not ... the values which together make it Outstanding.
Westpower Limited (S547)	S547.300	Natural Features and Landscapes	NFL - R10	Amend	The intent of the rule is supported with amendments for, (1) Consistency of wording throughout the plan in terms of items "c." and "d." (2) Terminology regarding "control matters" requires amendment for consistency with NFL-R9 and the intent of the rule. (3) Advice note 1 requires clarification of rule applicability in the circumstances described.	(1) Amend item c., "c. Installation of ... infrastructure, including energy activities. " (2) Amend item d., "Installation of a ... generation activity ; or". (3) Remove "Discretion is restricted to:" and replace with " Matters of control are: ". (4) Amend advice note 1., "1. For earthworks ... Environment Rules, and this rule does not apply. "

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.303	Natural Features and Landscapes	NFL - R12	Amend	A minor amendment to "3.a." for consistent terminology across the plan.	Amend 3.a. Energy activities and infrastructure, including critical infrastructure.
Westpower Limited (S547)	S547.304	Natural Features and Landscapes	NFL - R12	Amend	And additional "discretion" matter "f." regarding constraints and requirements of energy activities and infrastructure.	Add f. The technical, locational, functional or operational constraints or requirements of energy activities and infrastructure, including critical infrastructure and renewable energy generation activities.
Westpower Limited (S547)	S547.305	Natural Features and Landscapes	NFL - R12	Amend	An additional "discretion" matter "g." regarding the benefits arising from activities.	g. The benefits arising from the proposed activity.
Westpower Limited (S547)	S547.306	Natural Features and Landscapes	NFL - R14	Amend	This is an appropriate consent category for the activities.	Retain
Westpower Limited (S547)	S547.307	Natural Features and Landscapes	NFL - R15	Amend	This is an appropriate consent category for the activities.	Retain
Westpower Limited (S547)	S547.308	Public Access	PA - O1	Amend	reworded to be consistent with the RPS, Policy 4.b) Chapter 4.	Amend The maintenance and enhancement of customary and public access to and along the coastal marine area, waterbodies and public resources where it contributes to the economic, social and cultural wellbeing of people and communities is promoted.
Westpower Limited (S547)	S547.309	Natural Character and Margins of Waterbodies	Natural Character and Margins of Waterbodies	Amend	do not adequately recognise and provide for existing energy activities and infrastructure.	Ensure appropriate recognition and provision for the existing energy activities and infrastructure located within them.
Westpower Limited (S547)	S547.310	Natural Character and Margins of Waterbodies	Natural Character and Margins of Waterbodies	Amend	Recognition and provision for existing energy activities and renewable energy generation.	Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						communities.
Westpower Limited (S547)	S547.311	Natural Character and Margins of Waterbodies		Amend	The overview makes little comment in regard to the needs for certain activities to be located in or through margins. Given the topography and conditions on the West Coast this is a matter that should be recognised as an element of the environment. As raised in previous chapters there is no identification or discussion of Strategic Objectives and Policies	(1) Amend the "Overview" by adding a paragraph,"There is a considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and in to neighbouring regions. Such activities have been, and will continue to be, developed and undertaken recognising and taking into account the local conditions. Given the topography and extent of waterbodies and landscapes on the West Coast practical management solutions are required to ensure maintenance and enhancement of the supply of renewable energy to, and between, communities for the benefit of those communities and the wider environment from the use and development of renewable energy. The National Policy Statement for Renewable Electricity Generation also recognises the constraints and requirements of such activities including, amongst other matters, being located where the resource is."(2) Add references to Strategic Objectives and Policies as per previous chapters.
Westpower Limited (S547)	S547.312	Natural Character and Margins of Waterbodies	Overview	Amend	No identification or discussion of Strategic Objectives and Policies.	Add references to Strategic Objectives and Policies as per previous chapters.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.313	Natural Character and Margins of Waterbodies	NC - O1	Amend	The wording of existing RPS objectives is used to ensure consistency of wording.	Delete and amend to read: 1. To protect the natural character of the regions wetlands, and lakes and rivers and their margins, from inappropriate subdivision, use and development. 2. Provide for appropriate subdivision, use and development to enable people and communities to maintain their economic, social and cultural wellbeing.
Westpower Limited (S547)	S547.314	Natural Character and Margins of Waterbodies	NC - O3	Amend	To reflect consistent wording and to provide for the managed approach.	Amend: To provide for activities which due to technical, locational, functional or operational constraints or requirements need to locate in the margins of lakes, rivers and wetlands while managing adverse effects on natural character.
Westpower Limited (S547)	S547.315	Natural Character and Margins of Waterbodies	NC - P1	Amend	Amend to reflect intent is to manage adverse effects and consistent wording.	Amend: Avoid, remedy or mitigate the adverse effects of activities on the elements, patterns and processes that together contribute to the natural character of wetlands, lakes and rivers and their margins.
Westpower Limited (S547)	S547.316	Natural Character and Margins of Waterbodies	NC - P2	Amend	Recognising that it may not always be possible to have minimal effect.	Amend: Provide for indigenous vegetation removal and ... where significant adverse effects on natural character are avoided, remedied or mitigated and;
Westpower Limited (S547)	S547.317	Natural Character and Margins of Waterbodies	NC - P2	Amend	Ensure consistent wording in terms of energy activities	Amend b. It is for the ... of network utilities, infrastructure, energy activities and critical infrastructure , including the national grid; or ...
Westpower Limited (S547)	S547.318	Natural Character and Margins of Waterbodies	NC - P2	Amend	Ensure consistent wording in terms of the constraints and/or requirements of activities.	Amend c. It is for ... or infrastructure and energy activities where this has a technical, locational , functional or

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						operational need ...: or ...
Westpower Limited (S547)	S547.319	Natural Character and Margins of Waterbodies	NC - P3	Amend	Consistency in terms of the constraints and/or requirements of energy activities.	Amend a. Need to be undertaken in such areas due to technical, locational, Have a functional need for their location or operational constraints or requirements; and
Westpower Limited (S547)	S547.320	Natural Character and Margins of Waterbodies	NC - P3	Amend	Consistency on the outcome sought in terms of adverse effects.	Amend b. They avoid, remedy or mitigate adverse effects on the natural character of the riparian area.
Westpower Limited (S547)	S547.321	Natural Character and Margins of Waterbodies	NC - P5	Amend	There may also be instances where some reduction is required for health and safety.	Amend: Reduction in public access ... natural hazard threat or for health and safety reasons . When assessing such proposals effects on ..., including: ... b. Provisions of ... integrity of the structure and/or health and safety is maintained.
Westpower Limited (S547)	S547.322	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Rules	Amend	There is general support for the rules listed below, with the amendments submitted, however it is noted that there are no controlled activity rules as per rule NFL-R10. Westpower submits that there is some benefit in such a rule in regard this matter. This is likely to assist with the practicalities of the provision of energy activities and infrastructure throughout the region and is a valid management mechanism for certain activities	Insert new controlled activity Rule: - Provide for earthworks, vegetation clearance, buildings and structures. - Items e. and f. of NFL-R10 rule would be removed for the new rule. - Item 2 would be amended to include "Earthworks and vegetation ...". - Item c. under "Matters of control are:" would be removed. - The advice notes would need amendment as appropriate.
Westpower Limited (S547)	S547.323	Natural Character and Margins of Waterbodies	NC - R1	Amend	For consistency of reference to energy activities and associated infrastructure.	Amend b. Maintenance, operation ... of network utilities, infrastructure, energy activities, critical infrastructure or ...; ".
Westpower Limited (S547)	S547.324	Natural Character and Margins of Waterbodies	NC - R1	Amend	It will not be sufficient to enable the cited energy activities to be undertaken	Amend c. Connections to ... utility systems, including energy activities and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						infrastructure; or
Westpower Limited (S547)	S547.325	Natural Character and Margins of Waterbodies	NC - R1	Amend	vegetation clearance and earthworks limits proposed do not appear to add up.	Amend g. The establishment of a river crossing point up to 3m wide, or in the case of energy activities 10m to allow for safe operation ; or ...
Westpower Limited (S547)	S547.326	Natural Character and Margins of Waterbodies	NC - R1	Amend	Width of 10m is required to appropriately provide for energy activities.	Amend items 2. and 3. to be calculated consistent with item f. and the width of riparian margins.
Westpower Limited (S547)	S547.327	Natural Character and Margins of Waterbodies	NC - R1	Amend	Width of 10m is required to appropriately provide for energy activities.	Add 6. Notwithstanding the areas or volumes in items 2. and 3. vegetation clearance and earthworks activities undertaken for energy activities, including energy aspects of infrastructure, shall be the minimum necessary to achieve the activity provided for in items b., c., e., g., and j. above.
Westpower Limited (S547)	S547.328	Natural Character and Margins of Waterbodies	NC - R2	Amend	Consistency across the plan for terms used relating to energy activities.	Amend a. Network utilities, including energy activities and infrastructure ;
Westpower Limited (S547)	S547.329	Natural Character and Margins of Waterbodies	NC - R2	Amend	Provide for constraints and/or requirements of energy activities.	Amend f. Renewable electricity generation activities where these have a need to locate within the riparian margin dues to technical, locational, functional or operational constraints or requirements ; or
Westpower Limited (S547)	S547.330	Natural Character and Margins of Waterbodies	NC - R3	Support	Is an appropriate rule.	Retain
Westpower Limited (S547)	S547.331	Natural Character and Margins of Waterbodies	NC - R3	Amend	Activity rule as submitted above.	Amend heading: Indigenous ... Permitted or Controlled Activity Rules.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.332	Natural Character and Margins of Waterbodies	NC - R4	Amend	Would need amendment to provide for a controlled activity rule as submitted above.	Amend heading: Indigenous ... Permitted or Controlled Activity Rules.
Westpower Limited (S547)	S547.333	Natural Character and Margins of Waterbodies	NC - R5	Amend	Would need amendment to provide for a controlled activity rule as submitted above.	Amend heading: Indigenous ... Permitted or Controlled Activity Rules.
Westpower Limited (S547)	S547.334	Financial Contributions	FC - O2	Amend	To recognise where offsetting and compensation is offered by any applicant.	Amend: To ensure that ... remedying or mitigating adverse effects, including any proposed offsetting or compensation , on the environment
Westpower Limited (S547)	S547.335	Financial Contributions	FC - P6	Support	Is an appropriate policy	Retain
Westpower Limited (S547)	S547.336	Financial Contributions	FC - P7	Support	Is an appropriate policy	Retain
Westpower Limited (S547)	S547.337	Financial Contributions	FC - R1	Amend	To accurately define the purposes for offsetting and compensation.	Amend: ii. Securing any proposed environmental offsetting or compensation where relevant to residual adverse effects
Westpower Limited (S547)	S547.338	Financial Contributions	FC - R2	Amend	The intent of the policy is supported with a minor amendment for clarity. An amendment is required as to when a contribution is payable in the case of a land use consent, i.e. before giving effect to or implementing the consent. This provides for instances where consents are unused for some time, or in some cases not at all, and effects have not occurred.	(1) Amend item 2, "2. Financial contributions ... contribution that is already required, or has already been paid ...". (2) Amend c.ii., "ii. In the case of land use, prior to giving effect to or implementing the resource consent; ".
Westpower Limited (S547)	S547.340	Financial Contributions	FC - R12	Amend	The Act does not limit the matters over offsetting or compensation.	Amend heading: Financial Contributions for Proposed Offsetting and Compensation ...
Westpower Limited (S547)	S547.341	Financial Contributions	FC - R12	Amend	to advise that the amount or type of financial contribution.	Amend 1: The maximum financial contribution for offsetting or compensation for adverse effects will be the amount of money, land or works

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						assessed as appropriate through the consent process in relation to adverse environmental effects that cannot be avoided, remedied or mitigated.
Westpower Limited (S547)	S547.342	Subdivision	Overview	Amend	the potential for impact on the provisions of services, including energy and infrastructure.	Amend paragraph 1: Subdivision is the process of ... but it also impacts on adjacent sites and the future use of land, including energy activities and infrastructure and the provision of services . Subdivision affects the natural
Westpower Limited (S547)	S547.343	Subdivision	SUB - O2	Amend	To provide wording consistent with the plan format.	Amend a. Is supported by the capacity of existing energy and infrastructure networks ... or provides for energy and infrastructure activities , facilities and networks that area sufficient to accommodate growth ...;".
Westpower Limited (S547)	S547.344	Subdivision	SUB - O2	Amend	potential effects on energy and infrastructure, and gives effect to RPS provisions.	Amend b. Facilitates, maintains and provides for, and does not adversely impact , the operation and maintenance of critical infrastructure, including energy activities ;
Westpower Limited (S547)	S547.345	Subdivision	SUB - O6	Amend	The need is as a direct result of the proposed subdivision.	Amend: Where subdivision ... need for open space created by the subdivision .
Westpower Limited (S547)	S547.346	Subdivision	SUB - P1	Amend	Servicing and potential effects on critical infrastructure.	Add f. Can be appropriately serviced and does not adversely affect the operation and maintenance of critical infrastructure, including energy activities .
Westpower Limited (S547)	S547.347	Subdivision	SUB - P2	Amend	The policy is generally supported with amendments for, (1) Consistency of terms throughout the document.	(1) Amend the first paragraph, "Ensure subdivision is appropriately serviced ... or planned infrastructure and energy activities in an efficient, integrated and coordinated ...".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>(2) An amendment is required to the first paragraph to improve interpretation.</p> <p>(3) Given that energy and infrastructure lines can be above ground in the Industrial zone an amendment is required to provide for these activities.</p> <p>(4) An ability to ensure the ongoing access to and operation, maintenance, repair and upgrade of energy activities and infrastructure through the subdivision process is required.</p>	<p>(2) Amend item a., "a. Infrastructure and energy activity networks have sufficient ...;".</p> <p>(3) Amend item n.ii., "ii. Underground reticulation of services. This is with the exception that electricity activities and infrastructure in the INZ-Industrial zone can be above ground;".</p>
Westpower Limited (S547)	S547.351	Subdivision	SUB - P3	Amend	Given the scope of item "b." and any land use requirements of other chapters.	Review to see whether item a is required and delete if a duplication of b.
Westpower Limited (S547)	S547.352	Subdivision	SUB - P5	Amend	Consistency of wording with regard to energy activities.	Amend item b. The need for significant ..., or other infrastructure, including energy activities , in advance of ...;
Westpower Limited (S547)	S547.353	Subdivision	SUB - P5	Amend	Specification of matters related to energy activities and infrastructure under item c.	Amend c. The efficient provision, access to, operation, maintenance, repair, upgrade or extension of infrastructure ad energy activities being compromised.
Westpower Limited (S547)	S547.354	Subdivision	SUB - P6	Amend	to give effect to Policy 2 (Chapter 5) and Policy 4 (Chapter 6) of the RPS.	Amend item d. Where this could create reverse significant sensitivity issues ... or Energy Activities;
Westpower Limited (S547)	S547.355	Subdivision	SUB - R1	Amend	To retention of the ability to access, operate, maintain and upgrade energy activities	Add 6. The ability to access, operate, maintain and upgrade existing energy activities, including associated infrastructure is maintained.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.356	Subdivision	SUB - R1	Amend	It is unclear whether this rule is intended to apply to overlays.	Clarify whether this rule is intended to apply to overlays.
Westpower Limited (S547)	S547.357	Subdivision	SUB - R2	Amend	To requirements of resource consents instead of solely reliance on zone standards.	Amend 2. Any existing buildings ... Activity standards, or the requirements of any land use consent.
Westpower Limited (S547)	S547.358	Subdivision	SUB - R3	Amend	Applies to overlays whereas SUB-R2 only applies to zones.	Amend item 3.a. Comply with all permitted activity standards relevant to the zone or activity and any overlays and a building consent, where required , has been issued ...
Westpower Limited (S547)	S547.359	Subdivision	SUB - R3	Amend	should relate to the management of effects on the listed matters.	Amend f. Management of adverse effects on natural features ...".
Westpower Limited (S547)	S547.360	Subdivision	SUB - R3	Amend	Access, operate, maintain or upgrade energy activities, including associated infrastructure.	Add g. The ability to access, operate, maintain or upgrade existing energy activities, including associated infrastructure is retained.
Westpower Limited (S547)	S547.361	Subdivision	SUB - R4	Amend	Consistent wording throughout the plan and to reflect activities in the plan.	Amend a. The size, design and layout of allotments for the purpose of network utilities and critical infrastructure, including energy activities and infrastructure , reserves or access;
Westpower Limited (S547)	S547.362	Subdivision	SUB - R4	Amend	Should relate to the management of effects on the listed matters.	Amend c. Management of adverse effects on natural features and landforms ..
Westpower Limited (S547)	S547.363	Subdivision	SUB - R5	Amend	Provision of easements.	Amend Matter of Control g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure.
Westpower Limited (S547)	S547.364	Subdivision	SUB - R5	Amend	for consistency of wording regarding reverse sensitivity matters.	Amend Matter of Control p. Management of potential ..., including network utilities and critical infrastructure (including

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						energy activities), rural ...
Westpower Limited (S547)	S547.365	Subdivision	SUB - R6	Amend	The rule is generally supported with a minor amendment regarding provision of easements for both existing and proposed energy activities and infrastructure, and for consistency of wording regarding reverse sensitivity matters.	(1) Amend item m., "m. Management of potential ..., including network utilities and critical infrastructure (including energy activities) , rural ...". (2) Add a new item n., "n. The provision of easements, including for both existing and proposed energy activities and associated infrastructure. ".
Westpower Limited (S547)	S547.367	Subdivision	SUB - R7/ECO - R4	Amend	The rule is generally supported with a minor amendment regarding servicing, provision of easements for both existing and proposed energy activities and infrastructure, and for consistency of wording regarding reverse sensitivity matters as per other subdivision consents.	(1) Add a new item f., " f. The provision of infrastructure and services for drinking water, waste water and stormwater, telecommunications and energy. ". (2) Add a new item g., " g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure. ". (3) Add a new item h., " h. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities. ".
Westpower Limited (S547)	S547.370	Subdivision	SUB - R8	Amend	This rule is supported with amendments required to ensure the intended outcomes are achieved with respect to subdivision around distribution lines. New control matters for provision of easements for existing and proposed energy activities and infrastructure, and for consistency of wording regarding	(1) Amend permitted standard 8,iii., "iii. Could accommodate ... for the Zone it is located in and rules in the Energy Chapter regarding Significant Electricity Distribution Lines. ". (2) Amend permitted standard 10., "10. Written documentation is provided ... occurred with the relevant Electricity Transmission or Distribution Operator including any response ...".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					reverse sensitivity matters is also required as per previous rule submissions.	(3) Amend item i., "i. Management of reverse ... national grid and any Significant Electricity Distribution Line. "(4) Amend item m., "m. Management of potential ..., including network utilities and critical infrastructure (including energy activities), rural ... ". (5) Add a new item g., " g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure. ".
Westpower Limited (S547)	S547.375	Subdivision	SUB - R9/ECO - R6	Amend	To ensure consistency of approach across subdivision types.	Add e. The provision of infrastructure and services for drinking water, waste water and stormwater, telecommunications and energy.
Westpower Limited (S547)	S547.376	Subdivision	SUB - R9/ECO - R6	Amend	New control matters for provision of easements.	Add f. The provision of easements, including for both existing and proposed energy activities and associated infrastructure.
Westpower Limited (S547)	S547.377	Subdivision	SUB - R9/ECO - R6	Amend	To address reverse sensitivity matters.	Add g. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities.
Westpower Limited (S547)	S547.378	Subdivision	SUB - R10	Amend	To address reverse sensitivity matters.	Add i. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities.
Westpower Limited (S547)	S547.379	Subdivision	SUB - R10	Amend	New control matters for provision of easements.	Add k. The provision of easements, including for both existing and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						proposed energy activities and associated infrastructure.
Westpower Limited (S547)	S547.380	Subdivision	SUB - R11	Amend	New control matters for provision of easements.	Add g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure.
Westpower Limited (S547)	S547.381	Subdivision	SUB - R11	Amend	To address reverse sensitivity matters.	Add h. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities.
Westpower Limited (S547)	S547.382	Subdivision	SUB - R12	Amend	Amendment regarding reverse sensitivity matters.	Amend j. Management of potential ..., including network utilities and critical infrastructure (including energy activities) , rural ...
Westpower Limited (S547)	S547.383	Subdivision	SUB - R12	Amend	New control matters for provision of easements.	Add k. The provision of easements, including for both existing and proposed energy activities and associated infrastructure.
Westpower Limited (S547)	S547.384	Subdivision	SUB - R13	Amend	To ensure consistency of approach across subdivision types.	Add f. The provision of infrastructure and services for drinking water, waste water and stormwater, telecommunications and energy.
Westpower Limited (S547)	S547.385	Subdivision	SUB - R13	Amend	New control matters for provision of easements.	Add g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure.
Westpower Limited (S547)	S547.386	Subdivision	SUB - R13	Amend	To address reverse sensitivity matters.	Add h. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						activities), rural activities or significant hazardous facilities.
Westpower Limited (S547)	S547.387	Subdivision	SUB - R18	Amend	Item 1 to SUB-R18 should be reviewed to confirm it should not be SUB-R17.	Review 1. and amend if required in terms of cross reference to SUBR18 potentially needing amendment to SUB-R17.
Westpower Limited (S547)	S547.388	Subdivision	SUB - S8	Amend	Whilst the intended provision is supported there are concerns arising from the proposed wording in relation to provision of electricity by Westpower and existing subdivision regimes which have provided for these matters. Currently Westpower is contacted by those undertaking subdivisions to confirm the ability to supply services and resolve issues relating to existing and proposed electricity services and infrastructure, including easements and access. This has been important in integrating electricity into subdivisions and ensuring problems do not arise both in terms of servicing and inadvertently preventing access to electricity infrastructure for current and future development. This has been a successful approach for many years and Westpower is concerned this may be lost given the wording particularly with regard to item "2" which advises that	(1) Delete the second sentence of item 2. (2) Amend item 3., "3. All necessary easements for the protection of and access to existing and proposed energy network utility services and infrastructure must be granted and reserved." (3) Add a new item 4., " 4. At the time of subdivision the applicant shall supply written confirmation from the energy network utility operator that electricity can be provided to the subdivision and that appropriate easements are proposed to ensure the ongoing ability to access, operate, maintain and upgrade existing and proposed electricity infrastructure. At the time of completion of the subdivision certification shall be provided from the energy network utility operator that electricity is available at the boundary of each newly created survey plan. "

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					consultation "may" be required for subdivision of "more than 15 Lots". Westpower submits that an additional requirement should be inserted for all subdivision to ensure co-ordination of services as retain the status quo that has successfully existed and been implemented for many years.	
Westpower Limited (S547)	S547.391	Subdivision	SUB - S10	Amend	To ensure clarity of outcomes sought with respect to network utilities and infrastructure,	Amend 1.a. Public works and network utility services and infrastructure (including energy activities) ;
Westpower Limited (S547)	S547.392	Subdivision	SUB - S10	Amend	To ensure clarity of outcomes sought with respect to network utilities and infrastructure,	2.ii. Stormwater ..., water supply, network utilities and infrastructure (including energy activities) ;
Westpower Limited (S547)	S547.393	Subdivision	SUB - S10	Amend	To ensure clarity of outcomes sought with respect to network utilities and infrastructure.	Amend 2.iv. Other network utilities and critical infrastructure .
Westpower Limited (S547)	S547.394	Activities on the surface of water	Overview	Amend	Amendments are required for consistency of wording throughout the plan.	Amend first paragraph: On the West Coast/Te Tai o Poutini ..., lagoons and lakes. These include activities which due to technical, locational, functional or operational constraints or requirements need to occur on water surfaces such as energy activities and infrastructure, ...
Westpower Limited (S547)	S547.395	Activities on the surface of water	Overview	Amend	Amendments are required for consistency of wording throughout the plan.	Add a third paragraph: Activities on the surface of water can, and in many cases currently do, provide benefits to the community and the environment and should be recognised and provided for.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.396	Activities on the surface of water	Overview	Amend	Consistent linkage to Strategic Objectives and Policies.	Add references to Strategic Objectives and Policies as per previous chapters.
Westpower Limited (S547)	S547.397	Activities on the surface of water	Activities on the Surface of Water Objective	Amend	To recognise and provide for the benefits of activities and structures.	Add new Objective: The benefits of activities and structures on the surface of the District's rivers, lakes and lagoons are recognised and provided for.
Westpower Limited (S547)	S547.398	Activities on the surface of water	ASW - O1	Amend	Whilst the intent of the objective is understood It is submitted that this objective is not appropriately worded given the limited range of structures permitted through the rules. Given that resource consents can be applied for, and presumably obtained, there must be some allowance for a level of effect from proposals to be considered through the rule development and consent process.	Amend ASW-01,Potential adverse effects on the ecological, ..., lakes and lagoons from activities and structures on the surface of water are appropriately managed.
Westpower Limited (S547)	S547.399	Activities on the surface of water	Activities on the Surface of Water Policies	Amend	There are a range of activities that may require location on the surface of water.	Add a new Policy: Provide for energy and infrastructure, including critical infrastructure, activities and structures that due to technical, locational, functional or operational constraints or requirements need to occur on the surface of water.
Westpower Limited (S547)	S547.400	Activities on the surface of water	ASW - P3	Amend	Policy is not appropriately worded.	Amend the first paragraph: Provide for ... provided that the activity avoids, remedies or mitigates;
Westpower Limited (S547)	S547.401	Activities on the surface of water	Permitted Activities	Amend	Avoid duplication of regulation for activities by the West Coast Regional Council.	Add an advice note to Rules regarding the intent of the rule not to apply to activities or structures already managed under

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						regional plan provisions for activities in the bed of waterways. Ensure that activities permitted in the regional plan for the beds of waterways are permitted activities in this plan.
Westpower Limited (S547)	S547.402	Activities on the surface of water	Permitted Activities	Amend	Provide for activities related to existing lawfully established structures.	Add a new permitted activity rule for the operation, maintenance, repair and upgrade of existing Energy Activities and Infrastructure, including Critical Infrastructure, where they are the same or similar in character, scale or intensity.
Westpower Limited (S547)	S547.403	Activities on the surface of water	ASW - R3	Amend	A minor amendment is required to provide for artificial waterways as well.	Amend the heading: Installation of Structures on the Surface of Artificial Lakes, Ponds and Waterways .
Westpower Limited (S547)	S547.404	Planning Maps and Overlays	Coastal Environment	Amend	Failed to adequately recognise and provide for existing energy activities and infrastructure.	Ensure identification of outstanding natural features, landscapes character (including high natural character) appropriately recognise and provide for the existing energy activities and infrastructure located within them.
Westpower Limited (S547)	S547.405	Coastal Environment	Coastal Environment	Amend	Activities can occur in these areas whilst retaining values.	Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities.
Westpower Limited (S547)	S547.406	Coastal Environment	Overview	Amend	Does not adequately describe development in the coastal environment.	Add a new paragraph 2: Development, Energy Activities and Infrastructure Given the topography of the West Coast a significant level of development, including energy

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						activities and infrastructure, occurs in and through the coastal environment. These activities are important and integral components in ensuring resilience, and enabling the social, cultural and economic wellbeing, of communities throughout the West Coast. As well as the spatial location of communities there is a requirement to recognise the network of communities and the linkages between them in managing activities within the coastal environment as a whole. Both national policies, ie NZCPS and NPSREG, and regional policies, ie RPS, recognise the need for activities, including energy activities and infrastructure, to be undertaken within or through the coastal environment. The plan must appropriately provide for activities taking in to account the topography, conditions, existing and required activities and development and values present in the coastal environment.
Westpower Limited (S547)	S547.407	Coastal Environment	Overview	Amend	No consistency of reference to Strategic Objectives and Policies.	Add references to Strategic Objectives and Policies as per previous chapters.
Westpower Limited (S547)	S547.408	Coastal Environment	CE - O1	Amend	Does not give effect to the RPS, Objective 1 of Chapter 9.	Amend: To; a) Protect indigenous biological diversity; b) Preserve natural character, and protect it from inappropriate subdivision, use and development; andc) Protect natural features and natural landscapes from inappropriate subdivision, use and development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.409	Coastal Environment	CE - O1	Amend	Does not seek to define/refine those national and regional policies at the more local scale	Add a new CE-10A: Provide for appropriate subdivision, use and development in the coastal environment to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.
Westpower Limited (S547)	S547.410	Coastal Environment	CE - O3	Amend	To reflect consistent wording throughout the document.	Amend To provide for activities which due to technical, locational, functional or operational constraints or requirements need to be undertaken in the coastal environment while managing adverse effects on natural character, landscape, natural features, access and biodiversity values.
Westpower Limited (S547)	S547.411	Coastal Environment	Coastal Environment Policies	Amend	The RPS contains specific policy provision for renewable energy generation.	(1) Add a new Policy: Provide for new and existing renewable electricity generation activities in the coastal environment, including having particular regard to: a) The need to locate where the renewable energy resource is available;b) The technical, functional or operational needs of renewable electricity generation activities (2) Ensure matters in Policy 3, Chapter 9 of the RPS are given effect in policies providing for subdivision, use and development in this section of the plan.
Westpower Limited (S547)	S547.412	Coastal Environment	CE - P1	Amend	Whilst the intent of the policy is supported, (1) a minor amendment is required for consistency of wording through the plan in terms of energy activities.	(1) Amend item f., "f. The built environment and infrastructure, including energy activities and critical infrastructure, which have modified the coastal environment." (2) Clearly identify existing energy activities and infrastructure within values

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>(2) It is also noted, as raised above, that identification and mapping of energy activities and infrastructure owned and operated by Westpower has not always been recognised or provided for in assessments.</p> <p>(3) There is no mapped distinction between the coastal urban environment and the general coastal environment, which in turn effects the implementation of certain rules. As submitted above the plan clearly intends that urban areas are not intended to be part of the coastal environment overlay.</p>	<p>assessments.</p> <p>(3) Ensure these matters are identified and shown on relevant maps for the coastal environment, including the extent of Urban Areas not forming part of the coastal environment overlay.</p>
Westpower Limited (S547)	S547.414	Planning Maps and Overlays	Coastal Environment	Amend	Map distinction between the coastal urban and the general coastal environment.	Ensure the built environment and infrastructure, including energy activities and critical infrastructure are identified and shown on relevant maps for the coastal environment, including the extent of Urban Areas not forming part of the coastal environment overlay.
Westpower Limited (S547)	S547.415	Coastal Environment	CE - P2	Amend	Should be reworded to better reflect the provisions of the RPS in the coastal environment.	Amend the first paragraph: Preserve natural character and protect natural character and natural features and landscapes from inappropriate subdivision use and development within the coastal environment that have; ...
Westpower Limited (S547)	S547.416	Coastal Environment	CE - P3	Amend	<p>Whilst the intent of the policy is supported amendments are required.</p> <p>(1) The word "only" should be removed</p>	<p>1) Amend the first paragraph, "Allow new subdivision, use ...".</p> <p>(2) Amend item e., "e. It is National Grid</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					as there is an ability to apply for resource consents and consider matters holistically. There are no prohibited activities proposed. (2) Whilst item "e." is generally supported given the function of the national grid this should extend to energy activities and infrastructure, including critical infrastructure. This is also consistent, and will give effect to, the RPS. There seems little value in transmission of electricity to the West Coast where it cannot then reach or be accessed by the communities.	infrastructure or other energy activity, including energy aspects of infrastructure and critical infrastructure, that due to technical, locational, functional or operational constraints and requirements needs to be undertaken within or through these areas. ".
Westpower Limited (S547)	S547.417	Coastal Environment	CE - P4	Amend	Should extend to energy activities and infrastructure, including critical infrastructure.	Amend e. It is National Grid infrastructure or other energy activity, including energy aspects of infrastructure and critical infrastructure, that due to technical, locational, functional or operational constraints and requirements needs to be undertaken within or through these areas.
Westpower Limited (S547)	S547.418	Coastal Environment	CE - P5	Amend	Given the matters provided for in items "(a)-(d)" it would be appropriate to "allow" such activities.	Amend: Provide Allow buildings and structures ... features where these:...
Westpower Limited (S547)	S547.419	Coastal Environment	CE - P5	Amend	Minor amendment is required to item "a." to refer to buildings.	Amend item a. Any existing lawfully established buildings or structures; or ...
Westpower Limited (S547)	S547.420	Coastal Environment	CE - P5	Amend	To ensure this clearly includes energy activities and related infrastructure.	Amend item c. Are in parts of the coastal environment that have been historically modified by built development, energy activities and infrastructure (including critical infrastructure) , and primary production activities; or ...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.421	Coastal Environment	CE - P5	Amend	For consistent wording regarding these constraints for requirements for activities.	Amend d. Have a technical, locational, functional or operational constraint or requirements to be undertaken within or through to locate within the coastal environment.
Westpower Limited (S547)	S547.422	Coastal Environment	CE - P6	Amend	For consistency of wording in terms of subdivision, use and development,	Amend the first paragraph: Recognise that there are existing settlements and urban areas ... Hokitika and enable new subdivision, use and development (including buildings and structures) within and expansion of towns and settlements where: ...
Westpower Limited (S547)	S547.423	Coastal Environment	CE - P6	Amend	It is also unclear how areas of outstanding landscape are provided for.	Amend c. In areas of outstanding natural landscape and/or in areas of outstanding or high natural character: ...
Westpower Limited (S547)	S547.424	Coastal Environment	CE - P6	Amend	To provide an allowance for "activities" that need specific sites or routes.	Amend c.ii. Allow for other uses with a activities which, due to technical, locational, functional or operational constraints or requirements need to be undertaken within or through the coastal environment.
Westpower Limited (S547)	S547.425	Coastal Environment	CE - P6	Amend	To clarify that any encroachment in to unmodified areas will be managed.	Amend item c.iv. Manage encroachment into unmodified areas of the coastal environment to enable appropriate subdivision, use or development to occur.
Westpower Limited (S547)	S547.426	Coastal Environment	CE - P6	Amend	To provide for the managed approach intended through policies and rules.	Amend c.v. Ensure that subdivision and development is of ... that contribute to natural character are avoided, remedied or mitigated.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.427	Coastal Environment	CE - P7	Amend	a reduction in public access for health and safety reasons is also a consideration.	Amend: Reduction in public access to the coastal environment can be considered when ... significant natural hazard threat or for health and safety reasons . When assessing proposals natural hazard structures for a reduction in public access methods to minimise potential effects on public access should will be considered and ways to minimise them found , including: a ... b. Provision of public amenity or opportunity for environmental benefit along the, including along any natural hazard mitigation structure , provided that the physical integrity and function of the structure, and health and safety is maintained.
Westpower Limited (S547)	S547.428	Coastal Environment	CE - R1	Oppose	Appears to conflict with other rules in the plan.	Avoid conflict between this rule and rules in the areas of High Coastal Natural Character and Outstanding Coast Environment by deleting item "1." In its entirety.
Westpower Limited (S547)	S547.429	Coastal Environment	CE - R1	Amend	Should provide for operation, minor upgrade and upgrade and energy activities and critical infrastructure.	Amend heading to read: Operation , maintenance, repair, minor upgrade and upgrade of lawfully established structures, network utilities, renewable energy generation, energy activities and critical infrastructure , fence lines and tracks within the Coastal Environment.
Westpower Limited (S547)	S547.430	Coastal Environment	CE - R4	Support	Appropriately provides for activities undertaken by Westpower.	Retain
Westpower Limited (S547)	S547.431	Coastal Environment	CE - R5	Amend	Consistency of wording regarding energy activities and related infrastructure.	Minor upgrading definition to be inserted as per submission above.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.432	Coastal Environment	CE - R5	Amend	Consistency of wording regarding energy activities and related infrastructure.	Amend 1. These buildings and ... And repair of network utilities, including energy activities and critical infrastructure , or renewable electricity generation activities; or
Westpower Limited (S547)	S547.433	Coastal Environment	CE - R7	Amend	For consistency of wording and interpretation throughout the plan.	Amend b. Operation, maintenance, repair, upgrade of existing and/or installation of new network utility infrastructure, including energy activities and critical infrastructure , or renewable electricity generation; or
Westpower Limited (S547)	S547.434	Coastal Environment	CE - R8	Amend	a minor amendment is required to refer standard 2. to the rule.	Amend 2. The maximum height of any addition or alteration to a building or structure is 5m above ground level.
Westpower Limited (S547)	S547.435	Coastal Environment	CE - R10	Amend	Consistency of wording of the rule headings throughout the plan.	Minor upgrading definition to be inserted as per submission above.
Westpower Limited (S547)	S547.436	Coastal Environment	CE - R10	Amend	Consistent wording throughout the plan for energy activities and associated infrastructure	Amend the heading of Rule: Buildings and/or Structures in the Outstanding Coastal Area
Westpower Limited (S547)	S547.437	Coastal Environment	CE - R10	Amend	Consistent wording throughout the plan for energy activities and associated infrastructure	Amend 3. Required for the maintenance ... repair of network utilities, including energy activities and critical infrastructure , or renewable electricity generation activities; or
Westpower Limited (S547)	S547.438	Coastal Environment	CE - R11	Amend	Minor amendment for consistent wording throughout the plan.	Amend b. Operation ... of network utility infrastructure, including energy activities and critical infrastructure , or renewable electricity generation activities.
Westpower Limited (S547)	S547.439	Coastal Environment	CE - R12	Support	The rule appropriately provides for the matters.	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.440	Coastal Environment	CE - R14	Amend	Consideration of the benefits of such activities.	Add k. The benefits arising from the proposed activity.
Westpower Limited (S547)	S547.441	Coastal Environment	CE - R14	Amend	Consideration of constraints and/or requirements of such activities.	Add l. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.442	Coastal Environment	CE - R15	Amend	Consideration of the benefits of such activities.	Add n. The benefits arising from the proposed activity.
Westpower Limited (S547)	S547.443	Coastal Environment	CE - R15	Amend	Consideration of constraints and/or requirements of such activities.	Add o. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.444	Coastal Environment	CE - R16	Amend	The intent of the rule is supported with amendments for, (1) consistency of wording throughout the plan for energy activities and related infrastructure. (2) consideration of the benefits of such activities. (3) consideration of constraints and/or requirements of such activities.	(1) Amend item 3.i., "i. A network utility, energy activity, critical infrastructure , or electricity generation activity." (2) Add a new item m., "m. The benefits arising from the proposed activity. " (3) Add a new n., "n. The technical, locational, functional or operational constraints and/or requirements of the activity. "
Westpower Limited (S547)	S547.447	Coastal Environment	CE - R17	Amend	The intent of the rule is supported with amendments for, (1) consideration of the benefits of such activities. (2) consideration of constraints and/or requirements of such activities.	(1) Add a new item l., " l. The benefits arising from the proposed activity. " (2) Add a new m., "m. The technical, locational, functional or operational constraints and/or requirements of the activity. "
Westpower Limited (S547)	S547.448	Coastal Environment	CE - R17	Amend		Add m. The technical, locational, functional or operational constraints and/or requirements of the activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.449	Coastal Environment	CE - R18	Amend	Consistency of wording throughout the plan for energy activities and infrastructure.	Amend 1.iii. Installation of network utility infrastructure, energy activity infrastructure, critical infrastructure , or renewable electricity generation activities.
Westpower Limited (S547)	S547.450	Coastal Environment	CE - R18	Amend	Consideration of the benefits of such activities.	Add l. The benefits arising from the proposed activity.
Westpower Limited (S547)	S547.451	Coastal Environment	CE - R18	Amend	Consideration of constraints and/or requirements of such activities.	Add m. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.452	Coastal Environment	CE - R19	Amend	Minor amendment to be consistent with RPS provisions.	1. These will not destroy ... or the values which together make it Outstanding; except ...
Westpower Limited (S547)	S547.453	Coastal Environment	CE - R21	Amend	Minor amendment to be consistent with RPS provisions.	Amend 1. These will not destroy ... or the values which together make it Outstanding.
Westpower Limited (S547)	S547.454	Coastal Environment	CE - R22	Amend	Minor amendment to be consistent with RPS provisions.	Amend heading: Activities in the Coastal Environment that would ... or the values which together make it Outstanding
Westpower Limited (S547)	S547.455	Earthworks	Overview	Amend	Minor amendments are required for consistency of wording.	Earthworks can adversely affect amenity values ... noise and traffic), energy activities, including critical infrastructure , and result in changes to the ...
Westpower Limited (S547)	S547.456	Earthworks	Overview	Amend	To highlight matters relating to Energy Activities and related infrastructure.	Insert new point under Other Relevant Te Tai o Poutini Plan provisions: Energy Activities - this Chapter contains provisions for activities in the vicinity of energy activities and infrastructure.
Westpower Limited (S547)	S547.457	Earthworks	Overview	Amend	To highlight matters relating to Energy Activities and related infrastructure	Add under Other relevant regulations: Earthworks in the vicinity of electrical infrastructure are also regulated under

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						the New Zealand Code of Practice for Electrical Safe Distances (NZCEP 34:2001)
Westpower Limited (S547)	S547.458	Earthworks	Overview	Amend	Consistency of wording with previous chapters.	Insert section on Strategic Objectives and Policies as per previous chapters.
Westpower Limited (S547)	S547.459	Earthworks	EW - O1	Amend	A minor amendment to reflect the Act regarding remediation of effects.	Amend: To provide for earthworks ... on the surrounding natural and physical environment are avoided, remedied or mitigated."
Westpower Limited (S547)	S547.460	Earthworks	EW - P1	Amend	Minor amendment for consistency of wording throughout the plan.	Amend: Enable temporary and small scale ... land, the provision of utilities, including energy activities and critical infrastructure , and hazard ...".
Westpower Limited (S547)	S547.461	Earthworks	EW - P2	Amend	Avoid duplication of regulation.	Avoid duplication of compliance by removing reference to "water quality" from the policy where already provided for in regulations administered by regional plans.
Westpower Limited (S547)	S547.462	Earthworks	EW - P2	Amend	The policy is generally supported with minor amendment to, (1) Avoid duplication of regulation, and minimise compliance costs, with existing provisions of the West Coast Regional Land and Water Plan. While water quality is a relevant matter in relation to provisions already in place. This would be consistent with the RPS, Chapter 4, particularly Policy 2. (2) To provide for the managed approach intended	(1) Avoid duplication of compliance by removing reference to "water quality" from the policy where already provided for in regulations administered by regional plans. (2) Amend the Policy: Manage the effects of earthworks to avoid, remedy or mitigate adverse effects on landscape character, amenity, natural features, biodiversity

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					where, given the topography and conditions on the West Coast, it may not always be possible to achieve minimal effects.	
Westpower Limited (S547)	S547.463	Earthworks	EW - P3	Amend	This is an appropriate mechanism	REtain
Westpower Limited (S547)	S547.464	Earthworks	EW - P4	Amend	Amendment for consistency of wording.	Amend: Protect critical infrastructure, including energy activities and infrastructure , and natural hazard ...
Westpower Limited (S547)	S547.465	Earthworks	EW - R1	Amend	The above ground height of earthworks in relation to boundaries.	Amend 1. Earthworks must not exceed a maximum depth of 1.5m or height above ground of 2m measured vertically within 1.5m of a boundary except
Westpower Limited (S547)	S547.466	Earthworks	EW - R1	Amend	The installation of underground electrical equipment.	Add d. Installation of underground equipment for as part of the electricity supply or distribution network.
Westpower Limited (S547)	S547.467	Earthworks	EW - R1	Amend	Earthworks required to achieve safe separation distances.	Add e. achieving safe separation between conductors and the ground.
Westpower Limited (S547)	S547.468	Earthworks	EW - R1	Amend	To avoid duplication of compliance with regional provisions.	Avoid duplication of compliance by removing items 3. and 4. Where these matters are already provided for in regulations administered by regional plans in regard to earthworks.
Westpower Limited (S547)	S547.469	Earthworks	EW - R2	Amend	Minor amendment for consistency of wording.	Amend d. These are earthworks including stockpiles required for network utility, including energy activities and infrastructure , or critical infrastructure ... of new network utilities, including energy activities and infrastructure , and public roads.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.470	Earthworks	EW - R3	Amend	Consistency of wording in the Plan relating to the Energy, Infrastructure and Transport.	Amend item 2.ii.,ii. An Energy Activity, Infrastructure Activity or Transport Activity.
Westpower Limited (S547)	S547.471	Earthworks	EW - R4	Amend	Consistency of wording in the Plan relating to the Energy, Infrastructure and Transport.	Amend 3. An Energy Activity, Infrastructure Activity or Transport Activity.
Westpower Limited (S547)	S547.472	Earthworks	EW - R5	Amend	Consistency of wording in the Plan relating to the Energy, Infrastructure and Transport.	Amend 3. An Energy Activity, Infrastructure Activity or Transport Activity.
Westpower Limited (S547)	S547.473	Earthworks	EW - R6	Support	Appropriately provides for activities undertaken by Westpower.	Retain
Westpower Limited (S547)	S547.474	Earthworks	EW - R7	Amend	Limit the consideration to matters related to the National Grid Yard.	Delete e.
Westpower Limited (S547)	S547.475	Earthworks	EW - R7	Amend	To provide for consideration of the needs, constraints or requirement of the activity.	Add h. Any technical, locational, functional or operational constraints or requirements of the proposed activity.
Westpower Limited (S547)	S547.476	Earthworks	EW - R7	Amend	To consider the benefits arising from the proposed activity.	Add i. The benefits arising from the proposed new activity.
Westpower Limited (S547)	S547.477	Earthworks	EW - R8	Amend	To provide for the managed approach intended in the rule.	Amend d. The effectiveness of proposed management or mitigation measures for adverse effects beyond the property boundary of the activity.
Westpower Limited (S547)	S547.478	Earthworks	EW - R8	Amend	Consistency of wording with regard to reference to energy activities and infrastructure.	Amend g. The impact of earthworks on energy activities and infrastructure , including critical infrastructure.
Westpower Limited (S547)	S547.479	Light	Overview	Support	Provides a general overview of lighting and the intent of the section.	Retain
Westpower Limited (S547)	S547.480	Light	LIGHT - O1	Amend	Should refer to energy activities as these may be required throughout the region.	Amend Artificial outdoor lighting enables ... entertainment activities, transport, energy

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						activities and public health and safety."
Westpower Limited (S547)	S547.481	Light	LIGHT - O2	Amend	The outcome sought should be the management of such effects on these matters.	Amend Artificial lighting is located, operated and designed to maintain ensure that potential adverse effects on the character and amenity values within zones , the health and safety of people, the safe operation of the transport network, protects views of the night sky, the habitats and ecosystems of nocturnal native fauna and the-species themselves are avoided, remedied or mitigated.
Westpower Limited (S547)	S547.482	Light	LIGHT - P1	Amend	Does not provide for locations throughout the region where lighting may be required.	Amend LIGHT-P1, "Provide for the use of ... a. ... b. avoids, remedies or mitigates adverse effects on the character and amenity values of ... c. ... d. ... e. avoids, remedies or mitigates adverse effects on the health and wellbeing ... f. recognises the technical, location, functional or operation constraints or requirements of activities."
Westpower Limited (S547)	S547.483	Light	LIGHT - R4	Amend	To provide for the managed approach should provide for management measures.	Amend: Control the intensity, location ... a. ensure that adverse effects of any artificial outdoor lighting on light sensitive areas and uses are avoided, remedied or mitigated. ... c. avoid, remedy or mitigate adverse effects on views ... d. avoid, remedy or mitigate adverse effects on the significant habitats ...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						e. avoid, remedy or mitigate adverse effects on the health and safety ... f. recognises the technical, location, functional or operation constraints or requirements of activities.
Westpower Limited (S547)	S547.484	Light	LIGHT - R5	Amend	Consideration of constraints and/or requirements of activities.	Add i. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.485	Noise	NOISE - P1	Amend	The constraints or requirement of activities are also considered in enabling these activities.	Add f. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.486	Noise	NOISE - P1	Amend	To take into account the benefits arising from the activity	Add g. Benefits from the work being undertaken and energy activities and infrastructure developed.
Westpower Limited (S547)	S547.487	Noise	NOISE - P4	Amend	Reflects the managed approach intended in the rule for the outcome sought.	Amend e. The ability to internalise and/or avoid, remedy or mitigate adverse effects.
Westpower Limited (S547)	S547.488	Noise	NOISE - P4	Amend	The constraints or requirement of activities are also considered in enabling these activities.	Add f. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.489	Noise	NOISE - P4	Amend	The benefits arising from the activity in enabling certain activities.	Add g. Benefits from the work being undertaken and energy activities and infrastructure developed.
Westpower Limited (S547)	S547.490	Noise	NOISE - R12	Amend	Consideration of constraints and/or requirements of activities is required.	Add k. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.491	Signs	SIGN - O1	Amend	To ensure effects are appropriately managed.	Amend: 2. Ensuring that any proposed signage is compatible with the character and amenity values of the surrounding area. ...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.492	Signs	SIGN - P2	Amend	The intent should be to ensure effects are appropriately managed.	Amend: Ensure that the adverse effects, including cumulative effects, of signs on the landscape, natural character and amenity values of residential areas, settlements, rural areas, open space and outstanding natural landscapes and features are avoided, remedied or mitigated. protected from adverse visual and amenity effects from large areas or numbers of signs.
Westpower Limited (S547)	S547.493	Signs	SIGN - R19	Amend	Consideration of constraints and/or requirements of activities is required.	Add g. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.494	Signs	SIGN - R19	Amend	The benefits arising from the activity in enabling certain activities.	Add: h. Benefits from the work being undertaken and energy activities and infrastructure developed.
Westpower Limited (S547)	S547.495	Temporary Activities	TEMP - R2	Amend	Some allowance should be made for locating temporary buildings and structures.	Amend: 2. The building or structure is located on the same site as the construction or demolition activity, or on a site in the vicinity where there will be no greater effect arising to any other landowner
Westpower Limited (S547)	S547.496	Temporary Activities	TEMP - R2	Amend	There appears to be a repeat of wording.	Review items 2. and 4. for duplication of provisions and delete item 4 if required.
Westpower Limited (S547)	S547.497	Temporary Activities	TEMP - R8	Amend	Consideration of constraints and/or requirements of activities	Add c. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.498	Temporary Activities	TEMP - R8	Amend	To take into account the benefits arising from the activity in enabling certain activities.	Add d. Benefits from the work being undertaken and energy activities and infrastructure developed.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westpower Limited (S547)	S547.499	Temporary Activities	TEMP - R9	Amend	Consideration of constraints and/or requirements of activities	Add g. The technical, locational, functional or operational constraints and/or requirements of the activity.
Westpower Limited (S547)	S547.500	Temporary Activities	TEMP - R9	Amend	To take into account the benefits arising from the activity in enabling certain activities.	Add h. Benefits from the work being undertaken and energy activities and infrastructure developed.
Westpower Limited (S547)	S547.501	Planning Maps and Overlays	Planning Maps and Overlays	Amend	10 West Drive Lot 10 DP 2757, The site has some hashed lines on the planning map	Delete hashed line shown in planning maps on land at 10 West Drive, Hokitika.
Westpower Limited (S547)	S547.0502	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	The policy is supported in general, with the following amendments, (1) The policy should be amended to be consistent with wording in the RPS. (2) A minor amendment is required to item "a." given the definition of critical infrastructure. (3) There is some ambiguity in regard to the term adjacent in item "d." given that the policy regard (4) Item "h." should relate to proposals for such matters as these may or may not be offered or required depending on the circumstances.	(1) Amend ECO-P7, "When managing the adverse effects of activities ' in ... matters:" (2) Amend item a., "a. The necessity for ... To provide for energy activities and infrastructure , including critical infrastructure and renewable electricity generation;" (3) Amend item d. to remove "or adjacent to", "d. The cumulative effects of activities within any area of significant indigenous vegetation or habitat." (4) Amend item h., "h. Any proposals for biodiversity offsetting or compensation in relation to residual adverse effects ...".
Westpower Limited (S547)	S547.0503	Ecosystems and Indigenous Biodiversity	ECO - R2	Amend	Whilst the intent of the rule is clear and supported in part it is submitted that, (1) It is unclear how areas mapped in Schedule Four apply in the Coastal Environment of the Grey District. The matter should be clarified in regard to the identification of such sites in the Grey District given that the SNA areas identified in the Grey District have been adopted in the Plan. (2) Where Schedule Four does apply	(1) Confirm the function of Schedule Four in identifying significant natural areas in the Coastal Environment of the Grey District. (2) Relevant permitted rules for activities inside or outside Schedule Four areas in the Grey District Coastal are provided, including an opportunity to comment on such rules. (3) Relocate the rule to the Coastal Chapter.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>provide for activities within and outside those areas.</p> <p>(3) This rule should be located in the Coastal Environment to ensure integrated consideration of all relevant matters related to the Coastal Environment.</p> <p>(4) It is unclear whether this includes the Urban Area given commentary at the beginning of the plan advising that such areas are not included in the coastal environment when compared to the mapped coastal environment. This should be clarified in the rule.</p> <p>(5) Amend item "1.ii." to provide wording consistent with other provisions regarding energy activities.</p> <p>(6) Amend the area limit to refer to the work site given that there may be any number of activities occurring over a length of the coastal environment.</p> <p>(7) Provide an exception to area limits for maintaining existing disturbed areas and corridors in items "2." and "3."</p>	<p>(4) Add an exception to the Rule Title, "Indigenous Vegetation Clearance ... (Note: Urban Areas are not being part of the Coastal Environment for the purpose of this rule.) or like effect.</p> <p>(5) Amend item 1.ii., "Operation, ..., and installation of new energy activities and infrastructure, including critical infrastructure and renewable electricity generation activities.".</p> <p>(6) Amend the applicable area limit in item 2., "2. The extent of ... in area per work site ...".</p> <p>(7) Add an exception to items 2. & 3. for maintenance, "Except that these limits shall not apply to ongoing maintenance of existing disturbed or cleared areas for corridor management purposes."</p>
Westpower Limited (S547)	S547.0504	Activities on the surface of water	ASW - R4	Amend	The permitted rules provide for a very limited range of structures as permitted activities. See the outcome sought under Permitted Activities above.	(1) See the outcome sought under permitted activities above.
Westpower Limited (S547)	S547.0505	Ecosystems and Indigenous Biodiversity	ECO - P7	Support in part	<p>The policy is supported in general, with the following amendments,</p> <p>(1) The policy should be amended to be consistent with wording in the RPS.</p> <p>(2) A minor amendment is required to item "a." given the definition of critical infrastructure.</p> <p>(3) There is some ambiguity in regard to the term adjacent in item "d." given that the policy regard activities in SNA's</p>	<p>(1) Amend ECO-P7, "When managing the adverse effects of activities' in ... matters:"</p> <p>(2) Amend item a., "a. The necessity for ... To provide for energy activities and infrastructure, including critical infrastructure and renewable electricity generation;"</p> <p>(3) Amend item d. to remove "or adjacent to", "d. The cumulative effects of activities within</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and this should be removed. (4) Item "h." should relate to proposals for such matters as these may or may not be offered or required depending on the circumstances.	any area of significant indigenous vegetation or habitat." (4) Amend item h., "h. Any proposals for biodiversity offsetting or compensation in relation to residual adverse effects ...".
Westpower Limited (S547)	S547.0506	Ecosystems and Indigenous Biodiversity	ECO - R2	Support	<p>Whilst the intent of the rule is clear and supported in part it is submitted that,</p> <p>(1) It is unclear how areas mapped in Schedule Four apply in the Coastal Environment of the Grey District. The matter should be clarified in regard to the identification of such sites in the Grey District given that the SNA areas identified in the Grey District have been adopted in the Plan.</p> <p>(2) Where Schedule Four does apply provide for activities within and outside those areas.</p> <p>(3) This rule should be located in the Coastal Environment to ensure integrated consideration of all relevant matters related to the Coastal Environment.</p> <p>(4) It is unclear whether this includes the Urban Area given commentary at the beginning of the plan advising that such areas are not included in the coastal environment when compared to</p>	<p>(1) Confirm the function of Schedule Four in identifying significant natural areas in the Coastal Environment of the Grey District.</p> <p>(2) Relevant permitted rules for activities inside or outside Schedule Four areas in the Grey District Coastal are provided, including an opportunity to comment on such rules.</p> <p>(3) Relocate the rule to the Coastal Chapter.</p> <p>(4) Add an exception to the Rule Title, "Indigenous Vegetation Clearance ... (Note: Urban Areas are not being part of the Coastal Environment for the purpose of this rule.) or like effect.</p> <p>(5) Amend item 1.ii., "Operation, ..., and installation of new energy activities and infrastructure, including critical infrastructure and renewable electricity generation activities.".</p> <p>(6) Amend the applicable area limit in item 2., "2. The extent of ... in area per work site ...".</p> <p>(7) Add an exception to items 2. & 3. for maintenance, "Except that these limits shall not apply to ongoing maintenance of existing disturbed or cleared areas for corridor management purposes.".</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>the mapped coastal environment. This should be clarified in the rule.</p> <p>(5) Amend item "1.ii." to provide wording consistent with other provisions regarding energy activities.</p> <p>(6) Amend the area limit to refer to the work site given that there may be any number of activities occurring over a length of the coastal environment.</p> <p>(7) Provide an exception to area limits for maintaining existing disturbed areas and corridors in items "2." and "3."</p>	
Westpower Limited (S547)	S547.0507	Natural Features and Landscapes	Overview	Support in part	<p>(1) Whilst the commentary highlights elements of natural features and landscapes on the West Coast it does not highlight the fact that there are communities living and working in, and alongside, these areas and require access to the use and development of natural and physical resources for their wellbeing. Westpower has a considerable network of energy activities within, and between communities on, the West Coast that should be recognised. Whilst it is accepted that there is an</p>	<p>(1) Add a new paragraph to the Overview, "There is a considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and in to neighbouring regions. Such activities have been, and will continue to be, developed and undertaken recognising and taking into account the local conditions. Given the topography and extent of natural features and landscapes on the West Coast practical management solutions are required to ensure maintenance and enhancement of the supply of renewable energy to, and between, communities for the benefit of those communities and the wider environment from the use and</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>"Energy" chapter fragmentation does not assist in considering the range of issues in an integrated manner.</p> <p>(2) The format of all "Natural Environment Values" chapters should be consistent with reference to the ECO chapter.</p> <p>(3) The overview should be consistent with the ECO section and should reference Strategic Objectives and Policies.</p>	<p>development of renewable energy. The National Policy Statement for Renewable Electricity Generation also recognises the constraints and requirements of such activities including, amongst other matters, being located where the resource is."</p> <p>(2) Format "natural environment values" chapters consistently to advise how chapters work together to assist with implementation.</p> <p>(3) Consistent with the ECO section, reference the Strategic Objectives and Policies, including amendments arising in this submission above.</p>
Westpower Limited (S547)	S547.0508	Activities on the surface of water	ASW - R4	Oppose in part	The permitted rules provide for a very limited range of structures as permitted activities. See the outcome sought under Permitted Activities above.	(1) See the outcome sought under permitted activities above.
Westpower Limited (S547)	S547.0509	Coastal Environment	Coastal Environment	Support	Westpower is concerned that assessment and mapping of outstanding natural landscapes, features and character (including high natural character) has failed to adequately recognise and provide for existing energy activities and infrastructure within those areas for the benefits of the community. A lack of adequate recognition and provision for these activities impacts the community in accessing and using renewable energy generation and therefore has wider effects on	<p>(1) Ensure identification of outstanding natural features, landscapes character (including high natural character) appropriately recognise and provide for the existing energy activities and infrastructure located within them.</p> <p>(2) Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					the environment. The fact that such areas can be identified as meeting an outstanding or high designation with such activities in place indicates that such activities can occur in these areas whilst retaining values and this has not been appropriate recognised.	
Westpower Limited (S547)	S547.0510	Light	LIGHT - P3	Support in part	<p>The policy seeks to control lighting to achieve certain outcomes. This intent is supported for items "b.". however (1) Item "a." seeks to "avoid conflict" with certain Light sensitive areas or uses which are undefined. It is submitted taking the intent of lighting provisions as a whole that it is the management of effects on these areas that is intended. The policy should be amended to reflect that.</p> <p>(2) To provide for the managed approach intended in the rule items "c.-e." should provide for management measures.</p> <p>(3) The policy should also recognise the constraints and requirements of activities needing to be sited in a range of locations throughout the region.</p>	<p>1) Amend LIGHT-P3, "Control the intensity, location ...</p> <p>a. ensure that adverse effects of any artificial outdoor lighting on light sensitive areas and uses are avoided, remedied or mitigated.</p> <p>b. ...</p> <p>c. avoid, remedy or mitigate adverse effects on views ...</p> <p>d. avoid, remedy or mitigate adverse effects on the significant habitats ...</p> <p>e. avoid, remedy or mitigate adverse effects on the health and safety ...f. recognises the technical, location, functional or operation constraints or requirements of activities.".</p>
Westreef Services Limited (S518)	S518.001	Planning Maps and Overlays	Rezoning Requests	Amend	The Buller District Council own the McPaddens Pit land, comprising approximately 8 hectares and located on the corner of Alma Road and Buller Road. This site contains the Westreef Quarry and the Westport Wastewater Treatment Plant. This land is legally described within Records of Title 111109, NL8B/740 and 511485. To the north of the McPaddens Pit site is the	Rezone the land legally described within Records of Title 111109, NL8B/740 and 511485 and within ROT 695049 as Lot 2 Deposited Plan 486827 (McPaddens Pit and proposed expansion) as Mineral Extraction Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					27.5553-hectares legally described within ROT 695049 as Lot 2 Deposited Plan 486827. This adjoining land has recently been purchased from Mrs Joan Hamilton. Given the long established and authorised uses of the site, and significance to the region, it is considered that the proposed zoning within the TTPP may not be the most appropriate. The proposed TTPP includes a Mineral Extraction Zone (including Schedule Nine which identifies 'Lawfully Established Mineral Extraction and Processing Areas'). This Zone / Schedule is also considered to be a suitable zoning for McPaddens pit and adjoining area (to the west and north) to provide for the long-term needs of the district and region, as operated by Westreef Services Limited. Such a Zone (or suitable alternative) would better provide for the efficient use and further development of the site, over and above the proposed General Rural Zone.	
Westreef Services Limited (S518)	S518.002	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	The Buller District Council own the McPaddens Pit land, comprising approximately 8 hectares and located on the corner of Alma Road and Buller Road. This site contains the Westreef Quarry and the Westport Wastewater Treatment Plant. Given the long established and authorised uses of the site, and significance to the region this site should be included within the Schedule to provide for the long-term needs of the district and region, as operated by Westreef Services Limited	Include McPaddens Pit and proposed extension at land legally described within Records of Title 111109, NL8B/740 and 511485 and to the north of the McPaddens Pit the 27.5553-hectares legally described within ROT 695049 as Lot 2 Deposited Plan 486827 within Schedule 9.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Westreef Services Limited (S518)	S518.003	Rural Zones	RURZ - O1	Support	WSL supports this objective as it seeks to provide a range of activities, uses and developments.	Retain the objective
Westreef Services Limited (S518)	S518.004	Rural Zones	RURZ - P6	Support	WSL supports this policy as it seeks to provide a range of activities, uses and developments.	Retain the policy
Westreef Services Limited (S518)	S518.005	Rural Zones	RURZ - P7	Support	WSL supports this objective as it seeks to provide a range of activities, uses and developments.	Retain the policy.
Westreef Services Limited (S518)	S518.006	Rural Zones	RURZ - P8	Support	WSL supports this objective as it seeks to provide a range of activities, uses and developments.	Retain the policy
Westreef Services Limited (S518)	S518.007	Rural Zones	RURZ - P18	Support	WSL supports this policy as it supports mineral extraction in the rural environment.	Retain the policy
Westreef Services Limited (S518)	S518.008	Rural Zones	RURZ - P19	Support	WSL supports this policy as it supports mineral extraction in the rural environment.	Retain the policy
Westreef Services Limited (S518)	S518.009	Rural Zones	RURZ - P20	Support	WSL supports this policy as it supports mineral extraction in the rural environment.	Retain the policy.
Westreef Services Limited (S518)	S518.010	Rural Zones	RURZ - P21	Support	WSL supports this policy as it supports mineral extraction in the rural environment.	Retain the policy.
Westreef Services Limited (S518)	S518.011	Rural Zones	RURZ - P22	Support	WSL supports this policy as it supports mineral extraction in the rural environment.	Retain the policy.
Westreef Services Limited (S518)	S518.012	Rural Zones	RURZ - P23	Support	WSL supports this policy as it supports mineral extraction in the rural environment.	Retain the policy
Westreef Services Limited (S518)	S518.013	Rural Zones	RURZ - P24	Support	WSL supports this policy as it supports mineral extraction in the rural environment.	Retain the policy
Westreef Services Limited (S518)	S518.014	Rural Zones	RURZ - P25	Support	WSL supports this policy as it supports mineral extraction in the rural environment.	Retain the policy.
Westreef Services Limited (S518)	S518.015	General Rural Zone	GRUZ - R12	Support in part	The activity of Mineral Extraction is provided for as a permitted activity within GRUZ - R12. This rule is	Amend R12.1. to refer to 'extraction of material from the site' and with the disturbance activity deleted.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					supported in part. It is requested that the following changes be made to this rule to better provide for this activity, and in interests of Westreef Services Limited:	Amend R12.2 to refer to five hectares rather than three. Amend Clause a. iii. to define a riparian margin as 10m from the top of the bank. Amend Clause a iv. to reduce the setback from residential buildings from 250m to 150m. Amend Clause e to clarify that the vehicle movements allow for 10 heavy vehicles to visit and leave the site each day, and likewise for the 30 vehicle movements.
Whittaker Ventures Ltd (S197)	S197.001	Planning Maps and Overlays	Natural Hazards	Oppose	<p>Our property 239 Nelson Creek Road is identified in the Flood Plain overlay. This property is 30 mtrs vertical above the Nelson Creek and has never flooded to our knowledge. We have owned this for 17 years. This classification will hinder any property sale, insurance premiums, and loan agreements on this property which is not a flood risk.</p> <p>Dairy Farm property 332 Nelson Creek Road is over 30mtrs vertical being a huge vertical bank above Red Jacks creek on one end of the property. On the front of the property, Nelson Creek Road end there is at least 40 mtrs vertical bank from Nelson Creek, plus Nelson Creek Road and 1km of 1:5 gradient rise thru farmland. There is no way 332 Nelson Creek would ever be subject to flooding from these areas as we are table top land.</p> <p>We totally oppose this plan and firmly suggest this is visited to understand how ridiculous this plan is for these two properties. We can supply maps or</p>	Remove the flood plain overlay from properties at Nelson Creek - 332 Nelson Creek Road and 239 Nelson Creek Road.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					photos if need be, but a council visit is more than welcome. We need this plan to be true and correct before any plan is approved. This proposal will have huge consequences on our farming business, regarding, loan structures, insurance, premium and future sale and purchase agreements.	
Whittaker Ventures Ltd (S197)	S197.002	Planning Maps and Overlays	Natural Hazards	Oppose	Totally oppose the flooding plan and require this to be abolished. Further physical inspection is warranted to prove the correct boundary.	Remove the Flood Plain Overlay.
Whyte Gold Limited (S607)	S607.001	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.
Whyte Gold Limited (S607)	S607.002	Introduction	Description of the Districts	Support	Sets out the history of the three districts and highlight the strong history of mining.	Retain as notified.
Whyte Gold Limited (S607)	S607.003	How The Plan Works	Mineral Extraction Zone	Amend	To reflect that mineral extraction and ancillary activities are the dominant use	Amend the explanation of the Mineral Extraction Zone as follows: Areas where mineral extraction and ancillary activities are enabled and expected to be the predominant use.
Whyte Gold Limited (S607)	S607.004	Interpretation	Definitions	Amend	A new definition which is contained in the 2019 National Planning Standards	Insert PRIMARY PRODUCTION: 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)

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.
Whyte Gold Limited (S607)	S607.005	Interpretation	EARTHWORKS	Amend	The definition of earthworks would currently capture minerals extraction, exploration and prospecting	Amend the definition of earthworks to exclude minerals extraction prospecting and exploration, as follows: "means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavating of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, mineral prospecting, mineral extraction, mineral exploration and disturbance of land for the installation of fenceposts."
Whyte Gold Limited (S607)	S607.006	Interpretation	FUNCTIONAL NEED	Support	The submitter supports the inclusion of the National Planning Standards definition	Retain as notified.
Whyte Gold Limited (S607)	S607.007	Interpretation	INDUSTRIAL ACTIVITY	Support	Supports the inclusion of the definition of industrial activity from the National Planning Standards.	Retain as notified.
Whyte Gold Limited (S607)	S607.008	Interpretation	MINERAL EXPLORATION	Amend	The definition should provide for ancillary activities	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.
Whyte Gold Limited (S607)	S607.009	Interpretation	MINERAL EXTRACTION	Amend	Seek the inclusion of indigenous vegetation clearance/vegetation clearance.	... and includes ancillary activities such as earthworks, indigenous vegetation clearance/vegetation clearance , landscaping and rehabilitation works ...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Whyte Gold Limited (S607)	S607.010	Interpretation	MINERAL PROSPECTING	Amend	The definition should provide for ancillary activities	has the same meaning as in the Crown Minerals Act 1991 (as set out below) ... iii. Taking samples by hand or hand held methods; and iv. Taking small samples offshore by low-impact mechanical methods; and v. ancillary activities reasonably necessary to identify land likely to contain mineral deposits or occurrences.
Whyte Gold Limited (S607)	S607.011	Interpretation	OPERATIONAL NEED	Support	Supports the inclusion of the National Planning Standards definition of Operational Need.	Retain as notified.
Whyte Gold Limited (S607)	S607.012	STRATEGIC DIRECTION	Strategic Directions Overview	Support	All other objectives and policies are to be read and achieved consistent with the strategic directions	Retain as notified.
Whyte Gold Limited (S607)	S607.013	STRATEGIC DIRECTION	MIN - O1	Support	Recognises and provides for mining	Retain as notified.
Whyte Gold Limited (S607)	S607.014	STRATEGIC DIRECTION	MIN - O2	Support	Recognises that mineral extraction, prospecting and exploration occur	Retain as notified.
Whyte Gold Limited (S607)	S607.015	STRATEGIC DIRECTION	MIN - O3	Support	Recognises that minerals only occur in certain locations	Retain as notified.
Whyte Gold Limited (S607)	S607.016	STRATEGIC DIRECTION	MIN - O4	Amend	There is concern about the use of the word "existing"	Amend the objective as follows: "To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation."
Whyte Gold Limited (S607)	S607.017	STRATEGIC DIRECTION	MIN - O6	Support	Recognises that there may be effects associated with mining	Retain as notified.
Whyte Gold Limited (S607)	S607.018	STRATEGIC DIRECTION	NENV - O3	Support in part	The objective should also recognise the fixed-in-location nature of minerals extraction	Amend NENV - O3 as follows: "To recognise: a. The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting significant areas, habitats and features; b. The functional and operational need for

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						infrastructure and mineral extraction activities to sometimes be located in significant areas; and c. The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in achieving the requirements of the RMA.
Whyte Gold Limited (S607)	S607.019	STRATEGIC DIRECTION	NENV - O4	Amend	Suggests that some areas of the West Coast must be protected, which is directive.	Amend NENV - O4 as follows: "To clearly identify: a. Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which require a greater degree of protection must be protected ; and b. Areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed."
Whyte Gold Limited (S607)	S607.020	STRATEGIC DIRECTION	POU - P10	Support in part	Should seek consideration of the values and significance and management of potential adverse effects	Amend POU - P10 as follows: Protect Manage adverse effects on Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three while ensuring Poutini Ngāi Tahu's key role in decision making around their management.
Whyte Gold Limited (S607)	S607.021	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Amend	An additional objective is sought to give effect to NENV - O3	Include an additional objective into Ecosystems and Indigenous Biodiversity:: When considering resource consent applications which have effects on ecosystems and indigenous biodiversity, have regard to the protection afforded to other similar ecosystems and indigenous biodiversity within public conservation land.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Whyte Gold Limited (S607)	S607.022	Ecosystems and Indigenous Biodiversity	ECO- O2	Support	This objective supports mineral extraction where values can be maintained.	Retain as notified.
Whyte Gold Limited (S607)	S607.023	Ecosystems and Indigenous Biodiversity	ECO- O4	Support	Supports the maintenance of the range and diversity of ecosystems	Retain as notified.
Whyte Gold Limited (S607)	S607.024	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	Recognises that some activities have a functional need to be located within areas of significant indigenous vegetation or habitats of fauna	Amend ECO - P2 as follows: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: a. This is for a lawfully established activity; or b. It is for a Poutini Ngāi Tahu cultural purpose; or c. This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; or d. The activity has a functional or operational need to be located in the area; e. The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat."
Whyte Gold Limited (S607)	S607.025	Ecosystems and Indigenous Biodiversity	ECO - P3	Support	Subsections b and c are supported, provide the restoration and rehabilitation of ecological corridors.	Retain subsections b and c as notified.
Whyte Gold Limited (S607)	S607.026	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Contains language which is inconsistent with the West Coast Regional Policy Statement	Amend ECO P6 as follows: "When assessing consents for subdivision, use and development, avoid activities shall be designed and undertaken in a way that does not: which will: ... b. ... (with the exception of Manuka and Kanuka) or disruption to ecological processes, functions or connections ...
Whyte Gold Limited (S607)	S607.027	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	Should also recognise the fixed-in-location nature of minerals extraction	Amend ECO - P7 as follows: When assessing resource consents ... h. The functional or operational need for the activity to occur within areas of significant indigenous vegetation or

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						significant habitats of indigenous fauna; and hi. ...
Whyte Gold Limited (S607)	S607.028	Ecosystems and Indigenous Biodiversity	ECO - P9	Support	Recognises the need to provide for offsetting or compensation	Retain as notified.
Whyte Gold Limited (S607)	S607.029	Ecosystems and Indigenous Biodiversity	ECO - R1	Support	Provides for a number of vegetation clearance activities within the West Coast Region	Retain as notified.
Whyte Gold Limited (S607)	S607.030	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	A matter which should also be considered is the functional and/or operational need of the activity	Amend ECO - P7: Discretion is restricted to: ... and h. The matters outlined in Policies ECO - P6 and ECO - P7; and i. The functional or operational need for the activity to locate within the area where indigenous vegetation clearance is proposed to occur.
Whyte Gold Limited (S607)	S607.031	Ecosystems and Indigenous Biodiversity	ECO - R7	Support	The activity status is supported	Retain as notified.
Whyte Gold Limited (S607)	S607.032	Natural Character and Margins of Waterbodies	NC - O1	Support	Provides for activities to occur, provided adverse effects are avoided or mitigated.	Retain as notified.
Whyte Gold Limited (S607)	S607.033	Natural Character and Margins of Waterbodies	NC - O3	Amend	Should recognise that some activities also have an operational need to locate	Amend NC - O3 as follows: To provide for activities which have a functional or operational need ...
Whyte Gold Limited (S607)	S607.034	Natural Character and Margins of Waterbodies	NC - P2	Amend	Provide for these activities which also have a functional or operational need	Amend NC - P2 as follows: Provide for indigenous vegetation removal, minerals extraction, exploration and prospecting activities ...
Whyte Gold Limited (S607)	S607.035	Natural Character and Margins of Waterbodies	NC - P3	Amend	Some activities also have an operational need to locate within these environments.	Amend NC - P3 as follows: Provide for ...: a. Have a functional or operational need for their location; and...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Whyte Gold Limited (S607)	S607.036	Natural Character and Margins of Waterbodies	NC - R3	Amend	Other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend NC - R3 as follows: Indigenous Vegetation Clearance and Earthworks excluding minerals extraction, exploration and prospecting activities, ...
Whyte Gold Limited (S607)	S607.037	Subdivision	SUB - S1	Oppose	4ha is too small to be an economic farming unit, and too large for the lifestyle block market.	Reduce the minimum allotment size to 5,000m2 as is currently provided for in the Westland District Plan as a discretionary activity, or alternatively rezone 148 Kumara Junction Highway to Settlement Zone - Rural Residential Precinct to allow subdivision to 4,000m2.
Whyte Gold Limited (S607)	S607.038	Earthworks	EW - O1	Support	Seeks for minerals extraction, exploration and prospecting activities to be excluded from the definition of earthworks.	Retain as notified.
Whyte Gold Limited (S607)	S607.039	Earthworks	EW - P1	Amend	Should enable all earthworks, instead of just temporary or small scale earthworks.	Amend EW - P1 as follows: Enable temporary and small scale earthworks ...
Whyte Gold Limited (S607)	S607.040	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;
Whyte Gold Limited (S607)	S607.041	Earthworks	EW - R2	Amend	Other provisions already adequately provide for these activities	Amend EW - R2 as follows: EW - R2 Earthworks excluding minerals extraction, exploration and prospecting activities - All Zones
Whyte Gold Limited (S607)	S607.042	Earthworks	EW - R4	Amend	Other provisions already adequately provide for these activities	Amend EW - R4 as follows: Earthworks excluding minerals extraction, exploration and prospecting activities in the GRUZ - General Rural Zone ...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Whyte Gold Limited (S607)	S607.043	Earthworks	EW - R6	Oppose	Not considered necessary, as the zone provisions adequately provide	Delete EW - R6
Whyte Gold Limited (S607)	S607.044	Earthworks	EW - R8	Amend	Other provisions already adequately provide	Amend EW - R8 as follows: EW - R8 Earthworks excluding minerals extraction, exploration and prospecting activities in any Zone not meeting Permitted Activity standards
Whyte Gold Limited (S607)	S607.045	Light	LIGHT - O2	Amend	Not always possible while providing for operational lighting requirements.	Amend LIGHT - O2 as follows: Artificial outdoor lighting is located, ..., 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.
Whyte Gold Limited (S607)	S607.046	Light	LIGHT - P1	Amend	The wording of this policy is inconsistent with the corresponding objective	Amend LIGHT - P1 as follows: Provide for the use of artificial outdoor lighting that: ... e. Protects Minimises the adverse effects on the health and well-being of people and ecosystems.
Whyte Gold Limited (S607)	S607.047	Light	LIGHT - P2	Amend	To align with the amendments sought to O2.	Amend LIGHT - P2 as follows: Control the intensity, location and direction of any artificial outdoor lighting to: ...; c. Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in ...
Whyte Gold Limited (S607)	S607.048	Light	LIGHT - R1	Oppose	Requires the discretion of the relevant territorial authority to assess compliance	Delete LIGHT - R1
Whyte Gold Limited (S607)	S607.049	Light	LIGHT - R2	Oppose	This rule has a particularly restrictive Lux limit for lighting after 10pm in industrial zones	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

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						- Town Centre, MUZ - Mixed Use, COMZ - Commercial, HOSZ - Hospital, STADZ - Stadium, AIRPZ - Airport and all INZ - Industrial Zones;
Whyte Gold Limited (S607)	S607.050	Light	LIGHT - R4	Oppose in part	The Proposed Plan should not be more stringent than this in areas that are not considered particularly sensitive to lighting	Amend LIGHT - R4 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am – 10.00pm : 10 Lux; and b. 10.00pm – 7.00am : 2 Lux;
Whyte Gold Limited (S607)	S607.051	Open Space and Recreation Zones	Open Space and Recreation Zones	Oppose	The need for an Open Space Zone over rural public conservation land is not considered necessary.	In the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land, except where the submitter has sought a Mineral Extraction Zone.
Whyte Gold Limited (S607)	S607.052	Open Space and Recreation Zones	Overview	Support	Notes that minerals extraction can occur within the Open Space Zones	Retain the following wording: "The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone."
Whyte Gold Limited (S607)	S607.053	Open Space and Recreation Zones	OSRZ - P9	Amend	The wording could be improved.	Amend OSRZ - P9 as follows: Provide for the range of purposes where compatible with the open space values including: ...; f. Mineral extraction, exploration and prospecting of resources where there is a functional or operational need to locate there these are limited in their location ; and g. Water supply and drainage networks where this supports local community needs.
Whyte Gold Limited (S607)	S607.054	Open Space and Recreation Zones	OSRZ - P14	Amend	It is not necessary to rely on an Open Space Management Plane, this is	Amend OSRZ - P14 as follows: Provide for mineral extraction activities within the OSZ - Open Space Zone where: a.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					managed through a separate permissions process.	Impacts on open space and recreation values of the site are minimised; b. This is provided for within any Open Space Management Plan for the area; c. ...
Whyte Gold Limited (S607)	S607.055	Natural Open Space Zone	NOSZ - R16	Amend	It is not considered necessary to have a non-complying activity status for mineral extraction in this zone.	Amend NOSZ as follows: NOSZ - R16 Mineral Extraction Activities Activity Status Discretionary Non-complying
Whyte Gold Limited (S607)	S607.056	Open Space Zone	OSZ - R20	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Whyte Gold Limited (S607)	S607.057	Open Space Zone	OSZ - R22	Support	Recognises that minerals are located within open space and recreation zones.	Retain as notified.
Whyte Gold Limited (S607)	S607.058	General Industrial Zone	GIZ - R1	Amend	Requires as a condition that there is no dust nuisance at the Light Industrial Zone Boundary when it should say General Industrial Zone.	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... ; 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity; ...
Whyte Gold Limited (S607)	S607.059	Rural Zones	RURZ - O1	Amend	Wording should refer to primary production which is defined in the National Planning Standards 2019.	Amend RURZ - O1 as follows: "To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."
Whyte Gold Limited (S607)	S607.060	Rural Zones	RURZ - O5	Amend	Many mineral extraction activities occur outside of minerals extraction zones	Amend RURZ - O5 as follows: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.
Whyte Gold Limited (S607)	S607.061	Rural Zones	RURZ - P1	Support	This policy supports a wide range of activities, which includes minerals extraction.	Retain as notified.
Whyte Gold Limited (S607)	S607.062	Rural Zones	RURZ - P3	Amend	The policy provides for management of reverse sensitivity effects on certain activities, however this should be extended to all primary production activities. Wording amendments are proposed to rectify this.	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.
Whyte Gold Limited (S607)	S607.063	Rural Zones	RURZ - P15	Support	The policy provides for management of reverse sensitivity effects.	Retain as notified.
Whyte Gold Limited (S607)	S607.064	Rural Zones	RURZ - P18	Support in part	Should include the ability to offset or compensate to provide for the full 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 .
Whyte Gold Limited (S607)	S607.065	Rural Zones	RURZ - P19	Support in part	Amendments are sought for consistency.	Amend RURZ - P19 as follows: Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Whyte Gold Limited (S607)	S607.066	Rural Zones	RURZ - P21	Support	Requires the provision of adequate information to assess effects and is supported.	Retain as notified.
Whyte Gold Limited (S607)	S607.067	Rural Zones	RURZ - P22	Support	Requires rehabilitation of land following mineral extraction in an appropriate manner	Retain as notified.
Whyte Gold Limited (S607)	S607.068	Rural Zones	RURZ - P23	Support	Co-ordination will avoid duplication of effort in resource consent processes	Retain as notified.
Whyte Gold Limited (S607)	S607.069	Rural Zones	RURZ - P24	Support	The creation of Minerals Extraction Zones where the resources are significant and of regional or national importance is supported.	Retain as notified.
Whyte Gold Limited (S607)	S607.070	Rural Zones	RURZ - P25	Amend	Does not reflect the full effects management hierarchy.	Amend RURZ - P25 as follows: RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: ...; c. Managing traffic generation impacts on the operation and maintenance of the transport network; d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna;
Whyte Gold Limited (S607)	S607.071	General Rural Zone	GRUZ - R11	Support	Provides for minerals exploration and prospecting and is supported.	Retain as notified.
Whyte Gold Limited (S607)	S607.072	General Rural Zone	GRUZ - R12	Support	Provides for minerals extraction as a permitted activity	Retain as notified.
Whyte Gold Limited (S607)	S607.073	General Rural Zone	GRUZ - R24	Oppose	Non-rural activities is not defined.	Delete GRUZ - R24
Whyte Gold Limited (S607)	S607.074	General Rural Zone	GRUZ - R25	Amend	This is not a district planning matter and should be addressed through discharge permits sought through regional consenting.	Amend GRUZ - R25 as follows: GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards ...
Whyte Gold Limited (S607)	S607.075	General Rural Zone	GRUZ - R32	Oppose	If amendments are made as suggested to GRUZ-R25 to include minerals	Delete GRUZ-32.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					prospecting and exploration activities, then this rule becomes superfluous	
Whyte Gold Limited (S607)	S607.076	Mineral Extraction Zone	Mineral Extraction Zone	Support	Recognises the uniquely high importance of mineral extraction activities to the West Coast Economy	Retain the Minerals Extraction Zones
Whyte Gold Limited (S607)	S607.077	Mineral Extraction Zone	MINZ - O1	Support	This objective enables mineral extraction activities	Retain as notified.
Whyte Gold Limited (S607)	S607.078	Mineral Extraction Zone	MINZ - O2	Support in part	A wording amendment is proposed to allow for the full effects management hierarchy.	Amend MINZ - O2 as follows: To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone minimises manages adverse effects on the environment, the community and the relationship of Poutini Ngāi Tahu with their ancestral lands, sites and areas of significance, water, wāhi tapu and other taonga.
Whyte Gold Limited (S607)	S607.079	Mineral Extraction Zone	MINZ - P1	Support	Encourages the recognition of important mineral resources through mineral extraction zones	Retain as notified.
Whyte Gold Limited (S607)	S607.080	Mineral Extraction Zone	MINZ - P2	Support	Recognises the need to protect mineral resources from reverse sensitivity effects	Retain as notified.
Whyte Gold Limited (S607)	S607.081	Mineral Extraction Zone	MINZ - P3	Support	A wording amendment is sought to refer to the best practicable environmental outcome rather than best practice.	Amend MINZ - P3 as follows: To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to the best practicable practice environmental standards and to provide for future use and activities appropriate to the area.
Whyte Gold Limited (S607)	S607.082	Mineral Extraction Zone	MINZ - P4	Amend	A wording amendment is proposed to allow for the full effects management hierarchy.	Amend MINZ - P4 as follows: Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a. Utilising management, monitoring, rehabilitation and mine closure

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						plans as a key tool; b. Managing dust, noise, vibration, access and lighting to maintain amenity values; c. Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d. Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
Whyte Gold Limited (S607)	S607.083	Mineral Extraction Zone	MINZ - P5	Support	These policies effectively manage the relationship between the MINZ and SNA/SASM	Retain
Whyte Gold Limited (S607)	S607.084	Mineral Extraction Zone	MINZ - P6	Support	Effectively manage the relationship between the MINZ and SNA/SASM	Retain
Whyte Gold Limited (S607)	S607.085	Mineral Extraction Zone	MINZ - P7	Amend	Amendment is proposed to allow for the full effects management hierarchy.	Amend MINZ - P4 as follows: Maintain the quality of the environment... MINZ - Mineral Extraction Zone as far as practicable by: ...k; d. Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
Whyte Gold Limited (S607)	S607.086	Mineral Extraction Zone	MINZ - P8	Support	Provides for the effects management hierarchy	Retain as notified.
Whyte Gold Limited (S607)	S607.087	Mineral Extraction Zone	MINZ - R2	Amend	Seeks to provide for minerals extraction activities where lawfully established, which is generally not required in a District Plan context.	An additional advice note is sought as follows: "This rule does not override the protection of consented activities under Section 9(3)(a) of the Resource Management Act 1991 or existing use rights provided for under Section 10 of the Act."
Whyte Gold Limited (S607)	S607.088	Mineral Extraction Zone	MINZ - R3	Support	This rule provides for ancillary activities	Retain as notified.
Whyte Gold Limited (S607)	S607.089	Mineral Extraction Zone	MINZ - R6	Support	The activity status for vegetation clearance is supported.	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Whyte Gold Limited (S607)	S607.090	Mineral Extraction Zone	MINZ - R7	Support	The activity status for mineral extraction activities is supported	Retain as notified.
Whyte Gold Limited (S607)	S607.091	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	The inclusion of the schedule of lawfully established minerals extraction and processing areas	Retain lawfully established minerals extraction zones
Whyte Gold Limited (S607)	S607.092	Appendix Seven: Mineral Extraction Management Plan Requirements	Outline of Content Requirements for a Mineral Extraction Management Plan	Amend	Presented in a confusing manner, and not all matters listed in the outline may be required for each specific mineral extraction site	Amend Outline of Content Requirements for a Mineral Extraction Management Plan as follows: 1. Introduction i. ...f. Any specific species or ecosystem management plans ii. Landscape values and Amenity (address all that are relevant) a. Landscape values b. Neighbouring landuses iii. Management of hazardous substances iv. Acid mine management v. Dust vi. Noise vii. Erosion and Sediment Control viii. Traffic ix. Lighting x. Archaeological and cultural values xi. Weed and pest management xii. Site rehabilitation and mine closure Appendices: Specific Management Plans (if required) 4. Key issues to be managed i. Heritage and Culture (address all that are relevant) a. Any archaeological or historic heritage values b. Poutini Ngāi Tahu Cultural landscape values ii. Acid Mine Drainage Management (where relevant) a. Prevention and minimisation measures b. Treatment and Control measures c. Monitoring, maintenance and contingency programme iii. Erosion and Sediment Control a. Drawings and specifications of erosion control measures b. Sizing and location of sediment controls (eg diversions, silt fences etc) c. Management

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						of sediment retention ponds (where relevant) d. Decommissioning of sediment control structures e. Chemical treatment programme for sediment laden water (where relevant) f. Monitoring, maintenance and contingency programme iv. Waste Rock/Overburden Management a. Waste rock placement methods and procedures b. Slope stability c. Monitoring and maintenance 5. Specific Management Plans i. Hazardous Substances & Spill Contingency Management Plan ii. Dust Management Plan iii. Noise Management Plan iv. Traffic Management Plan v. Lighting Management Plan vi. Fire Management Plan vii. Archaeological Management Plan viii. Annual Monitoring Plan ix. Site Rehabilitation Management Plan x. Weed and Pest Management Plan xi. Mine Closure Plan
Whyte Gold Limited (S607)	S607.093	Interpretation	Definitions	Amend	To assist in interpretation of the relevant objectives and policies	Insert MAJOR HAZARD FACILITY: Has the same meaning as the Health and Safety at Work (Major Hazard Facilities) Regulations 2016 means a facility that WorkSafe has designated as a lower tier major hazard facility or an upper tier major hazard facility under regulation 19 or 20
Whyte Gold Limited (S607)	S607.094	General Industrial Zone	GIZ - R1	Amend	the West Coast Regional Land and Water Plan is the appropriate plan to control stormwater discharge	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... & Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and 9....

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Whyte Gold Limited (S607)	S607.095	General Rural Zone	GRUZ - R25	Amend	avoiding unnecessary duplication of resource management responsibilities, which including water quality	Amend GRUS - R25 as follows: GRUZ - R25 Mineral Extraction, ... Discretion is restricted to: ... k. Effects on riparian margins and water quality;
Whyte Gold Limited (S607)	S607.096	Planning Maps and Overlays	Mineral Extraction Zone	Amend	Include additional areas at Rimu Channel as shown in Attachment B of the submission.	Include additional areas at Rimu Channel as shown in Attachment B of the submission.
Whyte Gold Limited (S607)	S607.097	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	Include the Rimu Channel as a lawfully established zone	Amend to include the Rimu Channel
Will Harvey (S157)	S157.001	Natural Hazards	NHR38	Oppose	<p>We oppose this time frame for rebuilding in the event of damage being 2 years.</p> <p>We assume that this covers earthquakes as well as erosion from the sea. This is unreasonable given the time required to complete insurance arrangements, tidy up the damaged site so that it is safe, plan future development and comply with council requirements, let alone the availability of suitable builders and materials, especially if the damage was as a result of a major natural event. We think that a reasonable time frame would be 5 years.</p>	Natural Hazards Rule 38 - extend rebuild timeframe from 2 years to 5 years for properties in the Severe Coastal Hazard overlay
Will Harvey (S157)	S157.002	Planning Maps and Overlays	Natural Hazards	Oppose	Erosion is only at the northern end of the beach and we are 70m from and 2m above the sea. A house has already been built on the site with a s72 Building Act Notice on it. The boundaries of the Severe Coastal	Remove Coastal Severe Hazard overlay from Hannah's Clearing and our property at 197 Haast - Jackson Bay Road.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Hazard overlay cross through the building - not clear how rules affect it - consent requirements are unclear.	
Will Harvey (S157)	S157.003	Natural Hazards	Natural Hazards	Amend	It is hard to work out what applies to an individual property	Provide a plain English summary so that landowners understand how they are affected and what they can do.
William Johnsen (S182)	S182.001	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 62	Amend	Freehold land bought 22 years ago and divided into 3 residential sections near relatives and doctors. Project of converting it into a retirement village using house value. Concern about the property value with a SASM covering it.	That the application to grant interest in 4 Threadneedle Street Greymouth /Lot 2DP 3351BLKX11Greymouth SD to Maori be declined . The named property is freehold land and was purchased as such from a private land owner some 22 years ago..
William McLaughlin (S567)	S567.001	Whole Plan	Whole plan	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
William McLaughlin (S567)	S567.002	Whole Plan	Whole plan	Amend	other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.	Consequential amendment to any other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.
William McLaughlin (S567)	S567.003	Commercial Zone	COMZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.004	Commercial Zone	COMZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.005	Commercial Zone	COMZ - R8	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.006	Mixed Use Zone	MUZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.007	Neighbourhood Centre Zone	NCZ - R4	Oppose	These are unnecessary and too restrictive.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.008	Neighbourhood Centre Zone	NCZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.009	Neighbourhood Centre Zone	NCZ - R12	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.010	Town Centre Zone	TCZ - R13	Oppose	These are unnecessary and too restrictive.	Delete.
William McLaughlin (S567)	S567.011	General Rural Zone	GRUZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.012	General Rural Zone	GRUZ - R17	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.013	General Rural Zone	GRUZ - R28	Oppose	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.014	Large Lot Residential Zone	LLRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.015	Large Lot Residential Zone	LLRZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.016	Medium Density Residential Zone	MRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.017	Medium Density Residential Zone	MRZ - R10	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.018	Medium Density Residential Zone	MRZ - R15	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.019	General Residential Zone	GRZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.020	General Residential Zone	GRZ - R12	Amend	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.021	General Residential Zone	GRZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.022	Rural Lifestyle Zone	RLZ - R7	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.023	Rural Lifestyle Zone	RLZ - R19	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.024	Rural Lifestyle Zone	RLZ - R13	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.025	Settlement Zone	SETZ - R8	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.026	Settlement Zone	SETZ - R18	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.027	Settlement Zone	SETZ - R24	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.028	Future Urban Zone	FUZ - R6	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.029	Future Urban Zone	FUZ - R11	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.030	Future Urban Zone	FUZ - R18	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.031	Scenic Visitor Zone	SVZ - R4	Oppose	These are unnecessary and too restrictive.	Delete
William McLaughlin (S567)	S567.032	Scenic Visitor Zone	SVZ - R7	Amend	These are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.033	Interpretation	BOUNDARY ADJUSTMENT	Amend	Does not appropriately provide for subdivisions where the number of allotments is reduced	Amend the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision or through the explicit extension of the various boundary adjustment rules to include subdivisions

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						where the number of allotments (or records of titles) is reduced as a result of the subdivision.
William McLaughlin (S567)	S567.034	Interpretation	BUILDING	Amend	needs to be amended so that caravans are not captured.	Amend as definition to: Means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed, and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power and non-motorised caravan.
William McLaughlin (S567)	S567.035	Interpretation	BUILDING	Support	should be amended so that "tiny homes" on trailers with wheels are not captured.	Means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed, and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power and non-motorised caravan and tiny homes built on trailers.
William McLaughlin (S567)	S567.036	Interpretation	FUNCTIONAL NEED	Support		Retain
William McLaughlin (S567)	S567.037	Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION	Amend	Could inadvertently capture herd homes and wintering barns.	Means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. The use of herd homes and wintering barns where the primary production activity principally otherwise occurs in an outdoor environment is not included in this definition. Free range poultry and free-range egg farming is not included in this definition.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.038	Interpretation	Definitions	Amend	there needs to be a clear definition for "tiny homes built on trailers"	Develop a definition for "tiny homes built on trailers"
William McLaughlin (S567)	S567.039	Interpretation	Definitions	Amend	here needs to be a clear definition for "woodlot".	Develop a definition for "woodlot".
William McLaughlin (S567)	S567.040	Interpretation	Definitions	Amend	There needs to be a clear definition for "shelterbelt".	needs to be a clear definition for "shelterbelt".
William McLaughlin (S567)	S567.041	Interpretation	Definitions	Amend	there needs to be a clear definition for "offensive industries".	Develop a definition for "offensive industries".
William McLaughlin (S567)	S567.042	Interpretation	Definitions	Amend	there needs to be a clear definition for "hazardous facilities".	Develop a definition for "hazardous facilities".
William McLaughlin (S567)	S567.043	Interpretation	Definitions	Amend	there needs to be a clear definition for "further measurable loss".	Develop a definition for "further measurable loss".
William McLaughlin (S567)	S567.044	Interpretation	Definitions	Amend	there needs to be a clear definition for "reasonably measurable reduction in the local population".	Develop a definition for "reasonably measurable reduction in the local population".
William McLaughlin (S567)	S567.045	Interpretation	Definitions	Amend	there needs to be a reasonable definition for "artificial outdoor lighting".	Develop a definition for "artificial outdoor lighting".
William McLaughlin (S567)	S567.046	STRATEGIC DIRECTION	Strategic Directions Overview	Support		Retain
William McLaughlin (S567)	S567.047	STRATEGIC DIRECTION	Agriculture Strategic Objectives	Support		Retain
William McLaughlin (S567)	S567.048	Energy	Energy Objectives	Support		REtain
William McLaughlin (S567)	S567.049	Energy	Energy Policies	Support		Retain
William McLaughlin (S567)	S567.050	Energy	Energy Rules	Oppose	We support Buller Electricity Ltd's submission regarding these rules.	Amend as sought by Buller Electricity Ltd.
William McLaughlin (S567)	S567.051	Infrastructure	Infrastructure Objectives	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.052	Infrastructure	Infrastructure Policies	Support		Retain
William McLaughlin (S567)	S567.053	Infrastructure	INF - R1	Support		Retain
William McLaughlin (S567)	S567.054	Infrastructure	INF - R2	Support		Retain
William McLaughlin (S567)	S567.055	Infrastructure	INF - R3	Support		Retain
William McLaughlin (S567)	S567.056	Infrastructure	INF - R4	Support		Retain
William McLaughlin (S567)	S567.057	Infrastructure	INF - R6	Support		Retain
William McLaughlin (S567)	S567.058	Infrastructure	INF - R7	Support		Retain
William McLaughlin (S567)	S567.059	Infrastructure	INF - R8	Support		Retain
William McLaughlin (S567)	S567.060	Infrastructure	INF - R9	Support		REtain
William McLaughlin (S567)	S567.061	Infrastructure	INF - R10	Support		Retain
William McLaughlin (S567)	S567.062	Infrastructure	INF - R11	Support		Retain
William McLaughlin (S567)	S567.063	Infrastructure	INF - R12	Support	This rule needs to be more enabling and clearer.	Amend to be more enabling and provide clarity.
William McLaughlin (S567)	S567.064	Infrastructure	INF - R13	Support		Retain
William McLaughlin (S567)	S567.065	Infrastructure	INF - R14	Support		Retain
William McLaughlin (S567)	S567.066	Infrastructure	INF - R15	Support		Retain
William McLaughlin (S567)	S567.067	Infrastructure	INF - R16	Support	We support this rule in principle.	Retain
William McLaughlin (S567)	S567.068	Infrastructure	INF - R22	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.069	Infrastructure	INF - R23	Support		Retain
William McLaughlin (S567)	S567.070	Infrastructure	INF - R24	Support		Retain
William McLaughlin (S567)	S567.071	Infrastructure	INF - R25	Support		Retain
William McLaughlin (S567)	S567.072	Infrastructure	INF - R26	Support		Retain
William McLaughlin (S567)	S567.073	Infrastructure	INF - R27	Support		Retain
William McLaughlin (S567)	S567.074	Infrastructure	INF - R28	Support		Retain
William McLaughlin (S567)	S567.075	Transport	Transport Objectives	Support		Retain
William McLaughlin (S567)	S567.076	Transport	Transport Policies	Support		Retain
William McLaughlin (S567)	S567.077	Transport	TRN - R1	Support	We support these rules in principle but note there are errors.	Correct errors.
William McLaughlin (S567)	S567.078	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Oppose	These unnecessarily restrictive and complex.	Amend to be less onerous, more consistent and correct errors.
William McLaughlin (S567)	S567.079	Transport	TRN - R2	Support	Support this rule in principle but note that oppose the Transport Performance Standards	REtain
William McLaughlin (S567)	S567.080	Transport	TRN - R3	Amend	This activity should also be permitted if the RCA gives consent.	Amend as follows: Where: 1. All performance standards in Rule TRN - R1 are complied with; and 2. The works are undertaken: i.; or iv. With the written consent of the road controlling authority.
William McLaughlin (S567)	S567.081	Transport	TRN - R3	Amend	This activity should also be able to be undertaken on behalf of the RCA or with written consent.	Where:

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						1. This is undertaken by a requiring authority, or on their behalf or with written consent of the requiring authority , in accordance with a designation listed in this Plan.
William McLaughlin (S567)	S567.082	Transport	TRN - R7	Support		Retain
William McLaughlin (S567)	S567.083	Transport	TRN - R6	Support		Retain
William McLaughlin (S567)	S567.084	Transport	TRN - P8	Support		Retain
William McLaughlin (S567)	S567.085	Transport	TRN - R9	Support		Retain
William McLaughlin (S567)	S567.086	Transport	TRN - R10	Support		Retain
William McLaughlin (S567)	S567.087	Transport	TRN - R11	Support		Retain
William McLaughlin (S567)	S567.088	Transport	TRN - R13	Amend	We do not believe that application should always be notified.	Delete Notification advice note.
William McLaughlin (S567)	S567.089	Transport	TRN - R14	Amend	We do not believe these should always publicly notified. This should be deleted from the rule.	Amend as follows: Notification: Applications will always be publicly notified.
William McLaughlin (S567)	S567.090	Contaminated Land	CL - O1	Support		Retain
William McLaughlin (S567)	S567.091	Contaminated Land	Contaminated Land Policies	Support		Retain
William McLaughlin (S567)	S567.092	Hazardous Substances	HS - O1	Support		Retain
William McLaughlin (S567)	S567.093	Hazardous Substances	Hazardous Substances Policies	Support		Retain
William McLaughlin (S567)	S567.094	Natural Hazards	All Natural Hazard Overlays	Amend	No land use rules for the flood plain overlay and relates only to the subdivision rules.	Retain no land use rules for the Flood Plain Overlay.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.095	Natural Hazards	Natural Hazards Objectives	Amend	The role that protective structures play in natural hazard mitigation needs to be recognised.	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rockwalls and stopbanks is recognised and protected.
William McLaughlin (S567)	S567.096	Natural Hazards	Natural Hazards Objectives	Amend	We support these objectives.	Retain
William McLaughlin (S567)	S567.097	Natural Hazards	NHP1	Support		Retain
William McLaughlin (S567)	S567.098	Natural Hazards	NHP2	Support		Retain
William McLaughlin (S567)	S567.099	Natural Hazards	NHP3	Support		Retain
William McLaughlin (S567)	S567.100	Natural Hazards	NHP4	Support		Retain
William McLaughlin (S567)	S567.101	Natural Hazards	NHP5	Support		Retain
William McLaughlin (S567)	S567.102	Natural Hazards	NHP6	Support		Retain
William McLaughlin (S567)	S567.103	Natural Hazards	NHP7	Support		Retain
William McLaughlin (S567)	S567.104	Natural Hazards	NHP8	Support		Retain
William McLaughlin (S567)	S567.105	Natural Hazards	NHP9	Support		Retain
William McLaughlin (S567)	S567.106	Natural Hazards	NHP10	Amend	The wording of this policy is too restrictive	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development.
William McLaughlin (S567)	S567.107	Natural Hazards	NHP10	Amend	The wording of NH - P11 is more appropriate for severe overlays than the current wording.	Amend to read as in P11

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.108	Natural Hazards	NHP10	Amend		Delete ...and there is significant public or environmental benefit from doing so.
William McLaughlin (S567)	S567.109	Natural Hazards	NHP12	Support		Retain
William McLaughlin (S567)	S567.110	Natural Hazards	NHP11	Support		Retain
William McLaughlin (S567)	S567.111	Natural Hazards	NHP13	Amend	Precludes a landowner seeking other expert input or utilising solutions.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.112	Natural Hazards	NHR1	Amend	Two and five years is an insufficient length of time for reconstruction/replacement.	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.
William McLaughlin (S567)	S567.113	Natural Hazards	NHR2	Amend	The intent of this rule is appropriate but it is too constraining.	Amend as follows: Activity Status Permitted Where: 1. The structure has been lawfully established; and 2. There is no significant change to the size, scale and nature of the structure. Earthworks and land disturbance is the minimum required to undertake the activity; There is no change to the design, texture, or form of the structure; The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; and There is no reduction in public access.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.114	Natural Hazards	NHR3	Amend	We support this rule in principle but believe it should be more enabling of upgrades.	Amend to be more enabling of upgrades.
William McLaughlin (S567)	S567.115	Natural Hazards	NHR4	Amend	New Natural Hazard Mitigation Structures are important and should predominate over the Overlay rules.	Delete point 1. Retain other points.
William McLaughlin (S567)	S567.116	Natural Hazards	NHR5	Support		Retain
William McLaughlin (S567)	S567.117	Natural Hazards	NHR6	Support	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary for all overlays.
William McLaughlin (S567)	S567.118	Natural Hazards	NHR7	Support		Retain
William McLaughlin (S567)	S567.119	Natural Hazards	NHR8	Support	The rule is too restrictive for additions and alterations to existing buildings.	Amend to be more enabling.
William McLaughlin (S567)	S567.120	Natural Hazards	NHR8	Amend	Overlays should not be bundled together.	Separate overlays into different rules.
William McLaughlin (S567)	S567.121	Natural Hazards	NHR9	Amend	The activity status when compliance is not achieved is too restrictive.	Amend status when compliance is not achieved to Discretionary.
William McLaughlin (S567)	S567.122	Natural Hazards	NHR11	Support		Retain
William McLaughlin (S567)	S567.123	Natural Hazards	NHR12	Support	Discretion should be restricted to the same matters listed in NH - R11	Amend matters to which discretion is restricted to the same matters listed in NH - R11
William McLaughlin (S567)	S567.124	Natural Hazards	NHR13	Amend	This rule is too restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.125	Natural Hazards	NHR14	Oppose	We believe this rule is too restrictive.	Delete
William McLaughlin (S567)	S567.126	Natural Hazards	NHR14	Amend	Does not allow council to consider possible solutions or differing expert opinion.	Refer to decision sought for NH - R13.
William McLaughlin (S567)	S567.127	Natural Hazards	NHR33	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.128	Natural Hazards	NHR34	Support	This is too restrictive. Further information should be able to be considered.	Amend to being a Discretionary Activity.
William McLaughlin (S567)	S567.129	Natural Hazards	NHR38	Amend	Two and five years is an insufficient length of time.	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.
William McLaughlin (S567)	S567.130	Natural Hazards	NHR39	Support		REtain
William McLaughlin (S567)	S567.131	Natural Hazards	NHR40	Amend	This rule is too restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.132	Natural Hazards	NHR41	Amend	This rule is too restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.133	Natural Hazards	NHR42	Amend	This rule is too restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.134	Natural Hazards	NHR43	Amend	This rule is too restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.135	Natural Hazards	NHR44	Amend	This rule is too restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.136	Natural Hazards	NHR45	Support		Retain
William McLaughlin (S567)	S567.137	Natural Hazards	NHR46	Oppose	This rule is too restrictive.	Delete
William McLaughlin (S567)	S567.138	Natural Hazards	NHR46	Amend	This rule is too restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.139	Natural Hazards	NHR47	Support		Retain
William McLaughlin (S567)	S567.140	Natural Hazards	NHR48	Support		Retain
William McLaughlin (S567)	S567.141	Natural Hazards	NHR49	Support		Retain
William McLaughlin (S567)	S567.142	Natural Hazards	NHR52	Amend	This rule is too restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.143	Natural Hazards	NHR53	Amend	This rule is too restrictive.	Amend to be more enabling.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.144	Natural Hazards	Westport Hazard Overlay	Oppose	Associated provisions take an excessively restrictive approach.	Amend overlay and amend associated objectives, policies and rules to be more enabling.
William McLaughlin (S567)	S567.145	Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Support	We do not support our properties being included in any extension.	retain extent of overlay as notified
William McLaughlin (S567)	S567.146	Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Amend		Amend associated objectives, policies and rules to be more enabling.
William McLaughlin (S567)	S567.147	Natural Hazards	Coastal Severe and Coastal Alert Overlay	Support	We do not support our properties being included in any extension.	Retain extent of overlay as notified.
William McLaughlin (S567)	S567.148	Natural Hazards	Coastal Severe and Coastal Alert Overlay	Amend		Amend associated objectives, policies and rules to be more enabling.
William McLaughlin (S567)	S567.149	Historic Heritage	Historic Heritage Objectives	Support		Retain
William McLaughlin (S567)	S567.150	Notable Trees	Notable Tree Objectives	Support		Retain
William McLaughlin (S567)	S567.151	Notable Trees	Notable Tree Policies	Support		Retain
William McLaughlin (S567)	S567.152	Notable Trees	Notable Tree Rules	Support		Retain
William McLaughlin (S567)	S567.153	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Objectives	Support		Retain
William McLaughlin (S567)	S567.154	Sites and Areas of Significance to Māori	SASM - P1	Support		Retain
William McLaughlin (S567)	S567.155	Sites and Areas of Significance to Māori	SASM - P2	Support		Retain
William McLaughlin (S567)	S567.156	Sites and Areas of Significance to Māori	SASM - P3	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.157	Sites and Areas of Significance to Māori	SASM - P4	Support		REtain
William McLaughlin (S567)	S567.158	Sites and Areas of Significance to Māori	SASM - P5	Support		Retain
William McLaughlin (S567)	S567.159	Sites and Areas of Significance to Māori	SASM - P6	Support		Retain
William McLaughlin (S567)	S567.160	Sites and Areas of Significance to Māori	SASM - P14	Support		Retain
William McLaughlin (S567)	S567.161	Sites and Areas of Significance to Māori	SASM - P15	Support		REtain
William McLaughlin (S567)	S567.162	Sites and Areas of Significance to Māori	SASM -R1	Support		Retain
William McLaughlin (S567)	S567.163	Sites and Areas of Significance to Māori	SASM - R12	Amend	rule incorrectly references SASM - R14 when it should be SASM - R15.	Amend 2. This is not Mineral Extraction subject to Rule SASM - R14 R15 ; and
William McLaughlin (S567)	S567.164	Sites and Areas of Significance to Māori	SASM - R16	Amend	this rule is too restrictive and should be a Discretionary Activity.	Amend status to Discretionary.
William McLaughlin (S567)	S567.165	Sites and Areas of Significance to Māori	SASM - R16	Support	Application will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.	Retain
William McLaughlin (S567)	S567.166	Sites and Areas of Significance to Māori	SASM - R17	Amend	this rule is too restrictive and should be a Discretionary Activity.	Amend status to Discretionary.
William McLaughlin (S567)	S567.167	Sites and Areas of Significance to Māori	SASM - R17	Support	Application will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.	Retain
William McLaughlin (S567)	S567.168	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.169	Ecosystems and Indigenous Biodiversity	ECO - P1	Amend	June 2027 deadline is too ambitious	Amend 2. iii ... and completed by June 2027.
William McLaughlin (S567)	S567.170	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	The term "functional need" does not go far enough	Amend point d. as follows: The activity has a functional, technical, operational or locational need to be located in the area;
William McLaughlin (S567)	S567.171	Ecosystems and Indigenous Biodiversity	ECO - P3	Support		Retain
William McLaughlin (S567)	S567.172	Ecosystems and Indigenous Biodiversity	ECO - P4	Support		Retain
William McLaughlin (S567)	S567.173	Ecosystems and Indigenous Biodiversity	ECO - P5	Support		Retain
William McLaughlin (S567)	S567.174	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	some of the terms used in this policy need defining.	Define the technical ecological terms used in this policy.
William McLaughlin (S567)	S567.175	Ecosystems and Indigenous Biodiversity	ECO - P6	Amend	Biodiversity offsetting or compensation should be provided for.	Provide for biodiversity offsetting or compensation.
William McLaughlin (S567)	S567.176	Ecosystems and Indigenous Biodiversity	ECO - P7	Support	The appropriateness of any biodiversity offsetting or compensation.	Retain point h.
William McLaughlin (S567)	S567.177	Ecosystems and Indigenous Biodiversity	ECO - P7	Amend	the fixed location or temporary nature of mineral deposits is not provided for.	Amend to recognise that, in some instances, vegetation clearance is unavoidable (e.g. in the case of accessing mineral resource) but that these effects can be temporary due so subsequent restoration processes.
William McLaughlin (S567)	S567.178	Ecosystems and Indigenous Biodiversity	ECO - P8	Support		Retain
William McLaughlin (S567)	S567.179	Ecosystems and Indigenous Biodiversity	ECO - P9	Support		REtain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.180	Ecosystems and Indigenous Biodiversity	ECO - P10	Support		REtain
William McLaughlin (S567)	S567.181	Ecosystems and Indigenous Biodiversity	Permitted Activities	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.182	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.183	Ecosystems and Indigenous Biodiversity	Permitted Activities	Amend	that provision is made for low-level clearance for building sites.	Amend wording to provide for building sites.
William McLaughlin (S567)	S567.184	Ecosystems and Indigenous Biodiversity	ECO - R3	Amend	that provision is made for low-level clearance for building sites.	Amend wording to provide for building sites.
William McLaughlin (S567)	S567.185	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.186	Ecosystems and Indigenous Biodiversity	ECO - R7	Amend	We believe this is too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.187	Ecosystems and Indigenous Biodiversity	ECO - R10	Support		Retain
William McLaughlin (S567)	S567.188	Ecosystems and Indigenous Biodiversity	ECO - R11	Support		Retain
William McLaughlin (S567)	S567.189	Natural Features and Landscapes	NFL - P1	Amend	Residential activities must be provided for.	Amend to include residential activities.
William McLaughlin (S567)	S567.190	Natural Features and Landscapes	NFL - P2	Support		Retain
William McLaughlin (S567)	S567.191	Natural Features and Landscapes	NFL - P3	Support		Retain
William McLaughlin (S567)	S567.192	Natural Features and Landscapes	NFL - P4	Support		Retain
William McLaughlin (S567)	S567.193	Natural Features and Landscapes	NFL - P5	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.194	Natural Features and Landscapes	NFL - P6	Support		Retain
William McLaughlin (S567)	S567.195	Natural Features and Landscapes	NFL - P7	Support		Retain
William McLaughlin (S567)	S567.196	Natural Features and Landscapes	NFL - R1	Amend	We support these rules in principle, but they are very restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.197	Natural Features and Landscapes	NFL - R2	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.198	Natural Features and Landscapes	NFL - R3	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.199	Natural Features and Landscapes	NFL - R4	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.200	Natural Features and Landscapes	NFL - R5	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.201	Natural Features and Landscapes	NFL - R6	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.202	Natural Features and Landscapes	NFL - R7	Amend	We support these rules in principle but they are very restrictive.	Amend to be more enabling.
William McLaughlin (S567)	S567.203	Natural Features and Landscapes	NFL - R8	Amend	Dwellings and ancillary buildings should be provided for in this rule.	Amend rule to include residential dwellings and ancillary buildings at appropriate scale.
William McLaughlin (S567)	S567.204	Natural Features and Landscapes	Controlled Activities	Support		Retain
William McLaughlin (S567)	S567.205	Natural Features and Landscapes	Restricted Discretionary Activities	Support		Retain
William McLaughlin (S567)	S567.206	Natural Features and Landscapes	Discretionary Activities	Support		Retain
William McLaughlin (S567)	S567.207	Public Access	Overview	Support		Retain
William McLaughlin (S567)	S567.208	Public Access	PA - O1	Support		Retain
William McLaughlin (S567)	S567.209	Natural Character and Margins of Waterbodies	Natural Character and the Margins of	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			Waterbodies Objectives			
William McLaughlin (S567)	S567.210	Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies	Support		Retain
William McLaughlin (S567)	S567.211	Natural Character and Margins of Waterbodies	NC - R1	Amend	Unnecessarily restrictive to restrict the rule for natural hazard mitigation structures.	Delete point 1. j. and 5.
William McLaughlin (S567)	S567.212	Natural Character and Margins of Waterbodies	NC - R1	Amend	Natural hazard mitigation structures unnecessarily restrictive	Amend status when compliance is not achieved for natural hazard mitigation structures to controlled.
William McLaughlin (S567)	S567.213	Natural Character and Margins of Waterbodies	NC - R1	Amend	Too restrictive	Amend status when compliance is not achieved for remaining activities to Restricted Discretionary which requires a new rule.
William McLaughlin (S567)	S567.214	Natural Character and Margins of Waterbodies	NC - R2	Amend	unnecessarily restrictive for natural hazard mitigation structures.	Delete point 1. e.
William McLaughlin (S567)	S567.215	Natural Character and Margins of Waterbodies	NC - R2	Amend	unnecessarily restrictive for natural hazard mitigation structures.	If this is not accepted, amend status when compliance is not achieved for natural hazard mitigation structures to controlled.
William McLaughlin (S567)	S567.216	Natural Character and Margins of Waterbodies	NC - R3	Amend	This rule replicates NC - R2.	Delete point 1.
William McLaughlin (S567)	S567.217	Natural Character and Margins of Waterbodies	NC - R2	Amend	the activity status when compliance is not achieved is too restrictive.	Alternative relief, amend status when compliance is not achieved to controlled.
William McLaughlin (S567)	S567.218	Natural Character and Margins of Waterbodies	NC - R3	Amend	R3 #2	Retain as notified with numbering error corrected.
William McLaughlin (S567)	S567.219	Natural Character and Margins of Waterbodies	NC - R4	Support		Retain
William McLaughlin (S567)	S567.220	Natural Character and Margins of Waterbodies	NC - R5	Support	do not support this activity being a Discretionary Activity.	Amend activity status to permitted, or Controlled Activity.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.221	Interpretation	Definitions	Amend	Development requires a definition for financial contribution chapter.	Add definition for Development
William McLaughlin (S567)	S567.222	Financial Contributions	FC - O1	Amend	The objective is too absolute and has a duplication error.	Amend as follows: Through the use of Financial Contributions the West Coast/Te Tai o Poutini's infrastructure is able to meet the demands generated by subdivision, land use and development so that it does not adversely affect adverse effects on natural and physical resources, or compromise the quality of service provided to existing users, is remedied or mitigated through the use of financial contributions.
William McLaughlin (S567)	S567.223	Financial Contributions	FC - O2	Support		Retain
William McLaughlin (S567)	S567.224	Financial Contributions	FC - P1	Amend		Amend as follows: To require financial contributions as a condition of subdivision, ... as a result of the subdivision, land use or development.
William McLaughlin (S567)	S567.225	Financial Contributions	FC - P2	Support		Retain
William McLaughlin (S567)	S567.226	Financial Contributions	FC - P3	Amend	May be the most appropriate place to specify how these disputes can be resolved.	Financial contributions may be taken in the form of cash, land, works or a combination of these in discussion with the applicant but at the final discretion of the Council.
William McLaughlin (S567)	S567.227	Financial Contributions	FC - P4	Support		Retain
William McLaughlin (S567)	S567.228	Financial Contributions	FC - P5	Amend		To use This shall can include roading, streetscape improvements, shared pathways, vehicle parking, EV charging spaces, service lanes, water supply, wastewater, stormwater, parks, reserves, recreation facilities and/or community facilities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.229	Financial Contributions	FC - P6	Support		To provide ... such as but not limited to mineral extraction, renewable electricity generation activities and critical infrastructure.
William McLaughlin (S567)	S567.230	Financial Contributions	FC - P7	Amend		Retain
William McLaughlin (S567)	S567.231	Financial Contributions	FC - R1	Amend	needs amending.	Amend point 2 to extend beyond boundary adjustment (as presently defined) to include subdivisions where the subdivision results in a reduction in the total number of allotments (or record of titles).
William McLaughlin (S567)	S567.232	Financial Contributions	FC - R1	Amend	There is no certainty provided through this part of the rule, particularly point 3. v.	Point 3 needs to be rewritten to be fairer to applicants and provide some certainty.
William McLaughlin (S567)	S567.233	Financial Contributions	FC - R2	Amend	Point 4.a. is too broad.	Amend point 4 as follows: 4. Where a financial contribution ... conditions of the resource consent: a. The location and area of the land within the land being subdivided or under application ; ...
William McLaughlin (S567)	S567.234	Financial Contributions	FC - R2	Support	We support the reference to "a registered valuer".	Retain reference to a registered valuer.
William McLaughlin (S567)	S567.235	Financial Contributions	FC - R3	Amend	Can require an applicant to bear the full cost of upgrading a road.	Amend to ensure that Council cannot require an applicant to bear the full cost of upgrading a road that is significantly below an appropriate level of service.
William McLaughlin (S567)	S567.236	Financial Contributions	FC - R4	Amend	Support this rule and support that no roads have yet been identified.	Retain
William McLaughlin (S567)	S567.237	Financial Contributions	FC - R5	Amend	believe that the rule requires some amending.	Amend the final sentence of point 1 before the formula to be as follows: The financial contribution will be charged based on the following formula for each accessible, trailer/boat park or EV charging site and or for every 5 bicycle parks

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						not provided.
William McLaughlin (S567)	S567.238	Financial Contributions	FC - R5	Amend	Greater clarity, transparency and certainty over how the costs are calculated.	Amend so there is greater clarity, transparency and certainty over how the costs are calculated.
William McLaughlin (S567)	S567.239	Financial Contributions	FC - R6	Amend	The term "development" is used when "land use" may be a better term.	Replace the term "development" with "land use"
William McLaughlin (S567)	S567.240	Financial Contributions	FC - R7	Amend	point 4 requires amending so that there is fairness, transparency and certainty to an applicant.	Amend to ensure fairness, transparency and certainty to an applicant.
William McLaughlin (S567)	S567.241	Financial Contributions	FC - R7	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
William McLaughlin (S567)	S567.242	Financial Contributions	FC - R8	Amend	Requires amending so that there is fairness, transparency and certainty to an applicant.	Amend to ensure fairness, transparency and certainty to an applicant.
William McLaughlin (S567)	S567.243	Financial Contributions	FC - R8	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
William McLaughlin (S567)	S567.244	Financial Contributions	FC - R9	Amend	point 4 requires amending so that there is fairness, transparency and certainty.	Amend to ensure fairness, transparency and certainty to an applicant.
William McLaughlin (S567)	S567.245	Financial Contributions	FC - R9	Amend		Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.
William McLaughlin (S567)	S567.246	Financial Contributions	FC - R10	Amend	The term "and" is used where we believe the term "or" is more appropriate.	Amend as follows: 1. ... 2. The maximum contribution shall be required as follows: i. ...; or ii. ...; and or

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						iii. ...
William McLaughlin (S567)	S567.247	Financial Contributions	FC - R11	Amend	May be required to upgrade a footpath, walkway or cycleway beyond what is fair	Amend to ensure fairness, transparency and certainty to an applicant.
William McLaughlin (S567)	S567.248	Financial Contributions	FC - R11	Amend		Amend to ensure an applicant is protected from bearing the cost of upgrading footpath, walkway or cycleway that have an inadequate level of service before making an application or undertaking an activity that triggers a financial contribution.
William McLaughlin (S567)	S567.249	Financial Contributions	FC - R12	Support		Retain
William McLaughlin (S567)	S567.250	Financial Contributions	FC	Amend	An advice note that lays out a mediation process would be helpful.	Include an advice note that outlines how a mediation process could be used to resolve disputes regarding financial contributions.
William McLaughlin (S567)	S567.251	Subdivision	SUB - O1	Support		Retain
William McLaughlin (S567)	S567.252	Subdivision	SUB - O2	Support		Retain
William McLaughlin (S567)	S567.253	Subdivision	SUB - O3	Support		Retain
William McLaughlin (S567)	S567.254	Subdivision	SUB - O4	Support		Retain
William McLaughlin (S567)	S567.255	Subdivision	SUB - O5	Amend	this objective needs amending and it overreaches.	Amend objective to reflect only the purpose of esplanade reserves and strips as set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values.
William McLaughlin (S567)	S567.256	Subdivision	SUB - O6	Amend		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.257	Subdivision	SUB - P1	Support		Retain
William McLaughlin (S567)	S567.258	Subdivision	SUB - P2	Amend	The exact meaning of "planned infrastructure" is unclear and requires a definition.	Provide a suitable definition of "planned infrastructure" that ensures a robust, and consultative process determined the planned infrastructure that also minimises uncertainty.
William McLaughlin (S567)	S567.259	Subdivision	SUB - P2	Amend	"deemed reasonable by Council" used in point k. is unnecessary and introduces uncertainty.	Amend k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply / wireless /satellite where deemed reasonable by the Council;
William McLaughlin (S567)	S567.260	Subdivision	SUB - P2	Amend	Point m. is too strict in its direction and too broad in its application	Delete point m.
William McLaughlin (S567)	S567.261	Subdivision	SUB - P2	Support	Point o. would benefit from providing more detail about how this is achieved.	Amend to develop more detail regarding how point o. is achieved.
William McLaughlin (S567)	S567.262	Subdivision	SUB - P3	Support		Retain
William McLaughlin (S567)	S567.263	Subdivision	SUB - P4	Support	wording as it is too restrictive.	Amend point c. to recognise that a house can be raised/constructed above flood levels using piles or other building methods that do not involve raising the platform.
William McLaughlin (S567)	S567.264	Subdivision	SUB - P5	Amend	b. will be very difficult to achieve without significantly impacting future development.	Delete point b. altogether.
William McLaughlin (S567)	S567.265	Subdivision	SUB - P5	Support	Should be reworked to have different wording for when plans are in place and when they are not.	Amend policy to have different wording for area that have structure plans in place and when areas that do not, to limit uncertainty and perverse outcomes.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.266	Subdivision	SUB - P6	Support	some aspects are too prescriptive.	Delete points a., c., e. and f. Retain point d.
William McLaughlin (S567)	S567.267	Subdivision	SUB - P7	Support		Retain
William McLaughlin (S567)	S567.268	Subdivision	Subdivision Policies	Amend	Add new Policy that applies to rural zones.	Insert a new policy that reads as follows: Allow subdivision in the RURZ - Rural Zones that does not comply with the minimum lot design and parameters when:a. The site size and configuration is appropriate for development intended by the zone;b. The subdivision design maintains rural character and amenity;c. The increased density does not create adverse effects on critical infrastructure; andd. It can be demonstrated that it is consistent with the quality and types of development envisaged by RURZ - Rural Zone Objectives and Policies.
William McLaughlin (S567)	S567.269	Subdivision	SUB - P9	Amend	The purpose as notified is too extensive.	Delete the wording of this policy and reformulate to reflect the wording of the operative Buller District Plan. The purposes of esplanade reserves and strips to be only those set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values. All reference to the width of esplanade reserves and strips being wider than 20m should be deleted.
William McLaughlin (S567)	S567.270	Subdivision	SUB - R1	Amend	parts of the rule that are too restrictive.	Delete points 3 and 5.
William McLaughlin (S567)	S567.271	Subdivision	SUB - R1	Amend		Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						as a result of the subdivision.
William McLaughlin (S567)	S567.272	Subdivision	SUB - R2	Amend	parts of the rule that are too restrictive.	Delete points 2 and 3.
William McLaughlin (S567)	S567.273	Subdivision	SUB - R3	Amend	Should apply more broadly than currently proposed	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.
William McLaughlin (S567)	S567.274	Subdivision	SUB - R3	Support		Retain points 1 and 3.
William McLaughlin (S567)	S567.275	Subdivision	SUB - R3	Amend	parts of the rule that are too restrictive and unclear.	Delete point 2 (and thus delete the escalation to Discretionary Activity if compliance is not achieved).
William McLaughlin (S567)	S567.276	Subdivision	SUB - R3	Amend	parts of the rule that are too restrictive and unclear.	Amend wording "design and layout of allotments" under point a. of "matters of control" to instead refer to 15mx15m building platform or similar defined specification that is more certain.
William McLaughlin (S567)	S567.277	Subdivision	SUB - R4	Support	parts of the rules are excessive given its purpose	Delete point c. under "matters of control".
William McLaughlin (S567)	S567.278	Subdivision	SUB - R5	Support	The activity status when compliance with point 6 is appropriate.	Retain status when compliance with point 6 is not achieved to Discretionary.
William McLaughlin (S567)	S567.279	Subdivision	SUB - R5	Support		Retain
William McLaughlin (S567)	S567.280	Subdivision	SUB - R5	Amend	the term "development plan" in point 8 is not defined.	Delete point 8.
William McLaughlin (S567)	S567.281	Subdivision	SUB - R5	Support	Parts of the rules are excessive.	Amend wording "design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.282	Subdivision	SUB - R5	Amend	Temporary effects of development and construction should be managed via other parts of the plan.	Delete point j.
William McLaughlin (S567)	S567.283	Subdivision	SUB - R5	Amend	Parts of the rules are excessive.	Points b. and c. should reference standards to provide certainty (in a similar manner to f.)
William McLaughlin (S567)	S567.284	Subdivision	SUB - R5	Support	Parts of the rules are excessive.	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point l.
William McLaughlin (S567)	S567.285	Subdivision	SUB - R5	Amend		Delete o.
William McLaughlin (S567)	S567.286	Subdivision	SUB - R5	Amend		Consequent amendments to "activity status when compliance not achieved".
William McLaughlin (S567)	S567.287	Subdivision	SUB - R6	Amend	Parts of the rules are excessive.	Activity status where compliance is not achieved should be Discretionary for all points. There should be no escalation to Non-Complying status.
William McLaughlin (S567)	S567.288	Subdivision	SUB - R6	Amend	Matters of control:	Amend wording "size, design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
William McLaughlin (S567)	S567.289	Subdivision	SUB - R6	Amend		Points b. and c. should reference standards to provide certainty (in a similar manner to e.)
William McLaughlin (S567)	S567.290	Subdivision	SUB - R6	Amend		Points d. and k. requires amending to provide certainty and clarity.
William McLaughlin (S567)	S567.291	Subdivision	SUB - R6	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.
William McLaughlin (S567)	S567.292	Subdivision	SUB - R6	Amend		Delete l.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.293	Subdivision	SUB - R7/ECO - R4	Amend	significant amendments are necessary to be less restrictive and more enabling.	Amend the rule to be less restrictive, more enabling and provide more clarity.
William McLaughlin (S567)	S567.294	Subdivision	SUB - R7/ECO - R4	Amend	Unclear given areas of significant indigenous biodiversity are yet to be mapped.	Amend provision heading for clarity.
William McLaughlin (S567)	S567.295	Subdivision	SUB - R7/ECO - R4	Amend	An area of significant indigenous biodiversity to be within a single allotment.	Amend to make it unnecessary for an area of significant indigenous biodiversity to be within a single allotment .
William McLaughlin (S567)	S567.296	Subdivision	SUB - R7/ECO - R4	Amend	Provide opportunities for living closer to nature (e.g. "bush living").	Amend to enable Biodiversity offsetting or environmental compensation to be considered as a way to mitigate the effects of buildings and accessways.
William McLaughlin (S567)	S567.297	Subdivision	SUB - R7/ECO - R4	Amend	It is unclear what "parent title" means in this rule.	Amend to clarify the term parent title
William McLaughlin (S567)	S567.298	Subdivision	SUB - R7/ECO - R4	Amend	It is not necessary for the covenanted area to be with an authorised agency.	amend to allow private covenant.
William McLaughlin (S567)	S567.299	Subdivision	SUB - R10	Amend	some uncertainty that we oppose.	Amend wording "size, design, shape, location and layout of allotments" under point e. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
William McLaughlin (S567)	S567.300	Subdivision	SUB - R10	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.
William McLaughlin (S567)	S567.301	Subdivision	SUB - R11	Amend	some uncertainty that we oppose.	Amend wording "size, design, shape, location and layout of allotments" under point b. to instead refer to 15mx15m building platform or similar defined specification that is more certain.
William McLaughlin (S567)	S567.302	Subdivision	SUB - R11	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point f.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.303	Subdivision	SUB - R12	Amend	the rule should not apply unless there is a development/concept plan in place	Amend so that the rule does not apply until a robust development or concept plan is approved.
William McLaughlin (S567)	S567.304	Subdivision	SUB - R12	Amend		Delete "and the need for access to be provided to any esplanade reserve or strip created" from point h.
William McLaughlin (S567)	S567.305	Subdivision	SUB - R12	Amend		Delete point i.
William McLaughlin (S567)	S567.306	Subdivision	SUB - R12	Support	The escalation to a Non-complying status if compliance is not achieved is too restrictive.	Activity status where there is non-compliance should be Discretionary not Non-Complying status.
William McLaughlin (S567)	S567.307	Subdivision	SUB - R13	Amend	Consideration will be given to this matter under the assessment required by point 2.	Delete "sensitive activities" from point d.
William McLaughlin (S567)	S567.308	Subdivision	SUB - R14	Amend	We support the rule in principle but believe more certainty is required.	Provide a robust definition for "development plan".
William McLaughlin (S567)	S567.309	Subdivision	SUB - R15/ECO - R8	Amend	The escalation to Non-Complying is inappropriate and too restrictive.	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status.
William McLaughlin (S567)	S567.310	Subdivision	SUB - R15/ECO - R8	Amend	Too restrictive.	Delete points 1 and 2.
William McLaughlin (S567)	S567.311	Subdivision	SUB - R16	Amend	Too restrictive.	Delete point 1.
William McLaughlin (S567)	S567.312	Subdivision	SUB - R16	Amend	The escalation to Non-Complying is inappropriate.	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status
William McLaughlin (S567)	S567.313	Subdivision	SUB - R17	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.314	Subdivision	SUB - R18	Amend	This rule contains an error (references itself - perhaps should be SUB - R16) and is unclear.	Amend to correct reference error
William McLaughlin (S567)	S567.315	Subdivision	SUB - R18	Amend	This rule is too restrictive.	Delete points 1 and 2.
William McLaughlin (S567)	S567.316	Subdivision	SUB - R18	Support		Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status except in point 3 where mana whenua support the escalation for this point.
William McLaughlin (S567)	S567.317	Subdivision	SUB - R19	Amend		REtain
William McLaughlin (S567)	S567.318	Subdivision	SUB - R20	Support		Retain
William McLaughlin (S567)	S567.319	Subdivision	SUB - R21	Amend	Error for activity status where compliance is not achieved	Amend to: Activity status where compliance not achieved: Non-complying N/A.
William McLaughlin (S567)	S567.320	Subdivision	SUB - R22	Support		Retain
William McLaughlin (S567)	S567.321	Subdivision	SUB - R23	Support		Retain
William McLaughlin (S567)	S567.322	Subdivision	SUB - R24	Oppose	The rule is too restrictive and should be a Discretionary Activity rule	Delete
William McLaughlin (S567)	S567.323	Subdivision	SUB - R25	Oppose	The rule is too restrictive and does not provide for situations not foreseen by the plan.	Delete
William McLaughlin (S567)	S567.324	Subdivision	SUB - R26	Amend	A subdivision site suitability report is the appropriate way to manage this issue.	Amend to Discretionary Activity.
William McLaughlin (S567)	S567.325	Subdivision	SUB - R27/ECO - R9	Oppose	The rule is too restrictive.	Delete
William McLaughlin (S567)	S567.326	Subdivision	SUB - R28	Amend	A subdivision site suitability report is the appropriate way to manage this issue.	Amend to Discretionary Activity.
William McLaughlin (S567)	S567.327	Subdivision	SUB - S1	Amend	oppose the minimum lot sizes for each allotment for certain zones.	Amend as follows: 1. Each allotment, including the balance

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>allotment must meet the following minimum lot size and contain a 15m x 15m building platform:</p> <p>a. ...g. Rural Lifestyle Zone 4 hectares 5000m²;</p> <p>h. General Rural Zone 4 hectares 1 hectare, except that it is 10 hectares in the Highly Productive Land Precinct; and</p> <p>i. Future Urban Zone 4 hectares.</p> <p>We oppose that the land between Bulls Road and Bradshaws Road south of State Highway 67A is zoned General Rural Zone (i.e. Section 1 SO 14694, Part Section 2 Blk II Steeples SD, Section 3 Blk II Steeples SD, Section 4 Blk II Steeples SD, Section 5 Blk II Steeples SD, Section 42 Blk II Steeples SD and Section 71 Blk II Steeples SD). We submit that this should be zoned Rural Residential Precinct. If this decision is not made then we submit that the "Minimum</p>
William McLaughlin (S567)	S567.328	Subdivision	SUB - S2	Support		Retain
William McLaughlin (S567)	S567.329	Subdivision	SUB - S3	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered.
William McLaughlin (S567)	S567.330	Subdivision	SUB - S4	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered. Delete Advice Note 2.
William McLaughlin (S567)	S567.331	Subdivision	SUB - S5	Amend	Should not be required to connect if a system is in place but cannot accommodate them.	Amend so that existing system capacity is considered.
William McLaughlin (S567)	S567.332	Subdivision	SUB - S6	Amend	Note our concerns regarding the referenced Transport Performance Standards.	Retain
William McLaughlin (S567)	S567.333	Subdivision	SUB - S7	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.334	Subdivision	SUB - S8	Support		Retain
William McLaughlin (S567)	S567.335	Subdivision	SUB - S9	Amend	the current wording of the operative Buller District Plan regarding this matter is superior.	Delete standard and amend to match rules 7.9.6.1.1-7.9.6.1.3 in the operative Buller District Plan related to Esplanade Strips and Esplanade Reserves (with numbering adjusted as necessary) i.e. Rules1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource Management Act 1991.3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in xxx below.
William McLaughlin (S567)	S567.336	Subdivision	SUB - S10	Amend	Provision for centre line easements should be deleted.	Delete references to centre line easements.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.337	Subdivision	SUB - S11	Amend	This standard is unclear.	Amend the standard to provide more clarity and certainty.
William McLaughlin (S567)	S567.338	Subdivision	Subdivision Standards	Amend	Pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
William McLaughlin (S567)	S567.339	Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain
William McLaughlin (S567)	S567.340	Activities on the surface of water	Activities on the Surface of Water Policies	Support	We support these policies.	Retain
William McLaughlin (S567)	S567.341	Activities on the surface of water	Activities on the Surface of Water Rules	Support	We support these rules.	Retain
William McLaughlin (S567)	S567.342	Planning Maps and Overlays	Coastal Environment	Amend	This overlay is far too extensive.	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.
William McLaughlin (S567)	S567.343	Coastal Environment	CE - O1	Support		Retain
William McLaughlin (S567)	S567.344	Coastal Environment	CE - O2	Amend		Retain
William McLaughlin (S567)	S567.345	Coastal Environment	CE - O3	Amend	The term "functional need" does not go far enough.	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.
William McLaughlin (S567)	S567.346	Coastal Environment	CE - P1	Support		Retain
William McLaughlin (S567)	S567.347	Coastal Environment	CE - P3	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.348	Coastal Environment	CE - P4	Amend	Believe this policy needs amending.	Include a point c. provides for activities that have a functional, technical, operational or locational need to locate in the coastal environment.
William McLaughlin (S567)	S567.349	Coastal Environment	CE - P5	Support	Policy needs amending.	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.
William McLaughlin (S567)	S567.350	Coastal Environment	CE - P6	Support		Retain
William McLaughlin (S567)	S567.351	Coastal Environment	CE - R1	Support		Retain
William McLaughlin (S567)	S567.352	Coastal Environment	CE - R2	Support		Retain
William McLaughlin (S567)	S567.353	Coastal Environment	CE - R3	Support		Retain
William McLaughlin (S567)	S567.354	Coastal Environment	CE - R4	Amend	The maximum height limit of buildings and structures should be that specified for the particular zone.	Delete point 2. a. i.
William McLaughlin (S567)	S567.355	Coastal Environment	CE - R4	Amend	The gross ground floor area is too restrictive and should revert to zone rules.	Delete point 2. a. iii.
William McLaughlin (S567)	S567.356	Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.357	Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area	Support	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.358	Coastal Environment	Controlled Activities	Support	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.359	Coastal Environment	CE - R14	Amend	We believe these are too restrictive.	Amend to be more enabling of development.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.360	Coastal Environment	CE - R15	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.361	Coastal Environment	CE - R15	Support	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.362	Coastal Environment	CE - R16	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.363	Coastal Environment	CE - R17	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.364	Coastal Environment	CE - R18	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.365	Coastal Environment	Discretionary Activities	Amend	We believe these are too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.366	Earthworks	EW - O1	Support		Retain
William McLaughlin (S567)	S567.367	Earthworks	Earthworks Policies	Support		Retain
William McLaughlin (S567)	S567.368	Earthworks	EW - R1	Support		Retain
William McLaughlin (S567)	S567.369	Earthworks	EW - R2	Amend	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to be more enabling of development and provide more clarity.
William McLaughlin (S567)	S567.370	Earthworks	EW - R3	Support	Earthworks rules are difficult to understand in the way they are currently structured.	Amend to be more enabling of development and provide more clarity.
William McLaughlin (S567)	S567.371	Earthworks	EW - R6	Support		Retain
William McLaughlin (S567)	S567.372	Earthworks	Restricted Discretionary Activities	Support		Retain
William McLaughlin (S567)	S567.373	Light	LIGHT - O1	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.374	Light	LIGHT - P1	Support		Retain
William McLaughlin (S567)	S567.375	Light	LIGHT - P2	Amend	Should extend to appropriate lighting of outdoor commercial/industrial activities.	Amend to include the enabling of artificial outdoor lighting that allows safe commercial and industrial activities.
William McLaughlin (S567)	S567.376	Light	Permitted Activities	Amend	These rules are too complicated and restrictive.	Amend significantly to reduce complexity and be more enabling of development.
William McLaughlin (S567)	S567.377	Light	LIGHT - R5	Support		Retain
William McLaughlin (S567)	S567.378	Light	LIGHT - R6	Support		Retain
William McLaughlin (S567)	S567.379	Light	LIGHT - R6	Amend	Very restrictive for existing activities that may need to alter their lighting patterns.	Amend to be more enabling when in relation to existing users.
William McLaughlin (S567)	S567.380	Noise	Noise Objectives	Support		Retain
William McLaughlin (S567)	S567.381	Noise	NOISE - P1	Support		Retain
William McLaughlin (S567)	S567.382	Noise	NOISE - P2	Support		retain
William McLaughlin (S567)	S567.383	Noise	NOISE - P4	Support		Retain
William McLaughlin (S567)	S567.384	Noise	NOISE - R1	Support		Retain
William McLaughlin (S567)	S567.385	Noise	NOISE - R2	Support		Retain
William McLaughlin (S567)	S567.386	Noise	NOISE - R3	Oppose	This rule is very restrictive and onerous particular in relation to the State Highway.	Delete.
William McLaughlin (S567)	S567.387	Noise	NOISE - R5	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
William McLaughlin (S567)	S567.388	Noise	NOISE - R6	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.389	Noise	NOISE - R11	Amend	Timeframes for noise emissions are too restrictive.	Amend timeframes to be more enabling of noise generating activities.
William McLaughlin (S567)	S567.390	Noise	NOISE - R11	Amend	Correct the error where a Mineral Extraction Zone is referred to as "MEZ".	Correct "MEZ" error.
William McLaughlin (S567)	S567.391	Noise	NOISE - R12	Support		Retain
William McLaughlin (S567)	S567.392	Noise	NOISE - R13	Oppose	This rule is very restrictive and onerous particular in relation to the State Highway.	Delete.
William McLaughlin (S567)	S567.393	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Amend	pre-existing non-compliance with those standards should be accommodated in the rules.	Amend all references to compliance with standards (e.g. permitted activity standards or performance standards) to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.
William McLaughlin (S567)	S567.394	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Rules related to Relocated Buildings are unnecessary and too restrictive.	Delete rules related to relocated buildings and/or the references to relocated buildings.
William McLaughlin (S567)	S567.395	PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS	Oppose	Non-complying and Prohibited activity rules that include the wording "not provided for in another rule"	Delete these rules or make them Discretionary activities.
William McLaughlin (S567)	S567.396	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support		Retain
William McLaughlin (S567)	S567.397	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies	Support		Retain
William McLaughlin (S567)	S567.398	Open Space Zone	Permitted Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
William McLaughlin (S567)	S567.399	Open Space Zone	Controlled Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.400	Open Space Zone	Restricted Discretionary Activities	Amend	Pre-existing non-compliance should be accommodated.	Amend so that pre-existing non-compliance is accommodated when applying performance standards.
William McLaughlin (S567)	S567.401	Open Space Zone	OSZ - Open Space Zone Rules	Amend	It is particularly important that GRUZ - R2 2. Is replicated within OSZ - R2.	Amend to duplicate rules GRUZ - R2, GRUZ - R3, GRUZ - R4, GRUZ - R5, GRUZ - R6, GRUZ - R23 and GRUZ - R33
William McLaughlin (S567)	S567.402	Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives	Support		Retain
William McLaughlin (S567)	S567.403	Commercial and Mixed Use Zones	CMUZ - P2	Support		Retain
William McLaughlin (S567)	S567.404	Commercial and Mixed Use Zones	CMUZ - P3	Support		Retain
William McLaughlin (S567)	S567.405	Commercial and Mixed Use Zones	CMUZ - P4	Oppose	Not functional or enable the provision services the community wants and needs.	Delete points a. - d.
William McLaughlin (S567)	S567.406	Commercial and Mixed Use Zones	CMUZ - P13	Amend	Should not be constrained by such an emphasis on traditional "amenity values".	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.
William McLaughlin (S567)	S567.407	Planning Maps and Overlays	Rezoning Requests	Amend	Should be zoned commercial.	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						zone
William McLaughlin (S567)	S567.408	Planning Maps and Overlays	Commercial Zone	Amend	Other than the zoning noted immediate above, we support the extent of the Commercial Zone.	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.
William McLaughlin (S567)	S567.409	Commercial Zone	COMZ - R1	Amend	Too onerous especially with regards to landscaping.	Amend to landscaping provisions to be less onerous.
William McLaughlin (S567)	S567.410	Commercial Zone	COMZ - R1	Amend	too onerous especially with regards to building height.	Amend point 1 as follows: The maximum height above ground level is 42 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
William McLaughlin (S567)	S567.411	Commercial Zone	COMZ - R2	Amend	We do not support point 1. It is unnecessary and onerous.	Delete point 1.
William McLaughlin (S567)	S567.412	Commercial Zone	COMZ - R3	Support		Retain
William McLaughlin (S567)	S567.413	Commercial Zone	COMZ - R4	Oppose	This rule is unnecessary.	Delete.
William McLaughlin (S567)	S567.414	Commercial Zone	COMZ - R5	Amend	The rule is too complex and onerous.	Amend to be less complex and less onerous.
William McLaughlin (S567)	S567.415	Commercial Zone	COMZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with COMZ - R1.	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;
William McLaughlin (S567)	S567.416	Commercial Zone	COMZ - R8	Amend	There should be no conditions included as part of this rule.	Delete condition 1 - 3.
William McLaughlin (S567)	S567.417	Commercial Zone	COMZ - R8	Amend	All activities listed in the rule be considered as part of a Discretionary Activity application.	Amend as follows: Activity status where compliance not

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						achieved: Non-complying N/A.
William McLaughlin (S567)	S567.418	Commercial Zone	COMZ - R9	Support		Retain
William McLaughlin (S567)	S567.419	Commercial Zone	COMZ - R10	Amend	This is too onerous and should be a Discretionary Activity.	Amend status to Discretionary.
William McLaughlin (S567)	S567.420	Commercial Zone	COMZ - R11	Oppose		Delete
William McLaughlin (S567)	S567.421	General Industrial Zone	GIZ - R1	Support		Retain
William McLaughlin (S567)	S567.422	General Industrial Zone	GIZ - R2	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
William McLaughlin (S567)	S567.423	General Industrial Zone	GIZ - R3	Support		Retain
William McLaughlin (S567)	S567.424	General Industrial Zone	GIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
William McLaughlin (S567)	S567.425	General Industrial Zone	GIZ - R4	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
William McLaughlin (S567)	S567.426	General Industrial Zone	GIZ - R5	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
William McLaughlin (S567)	S567.427	General Industrial Zone	GIZ - R5	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
William McLaughlin (S567)	S567.428	General Industrial Zone	GIZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
William McLaughlin (S567)	S567.429	General Industrial Zone	GIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
William McLaughlin (S567)	S567.430	General Industrial Zone	GIZ - R8	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
William McLaughlin (S567)	S567.431	General Industrial Zone	GIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
William McLaughlin (S567)	S567.432	General Industrial Zone	GIZ - R10	Support		Retain
William McLaughlin (S567)	S567.433	General Industrial Zone	GIZ - R12	Support		Retain
William McLaughlin (S567)	S567.434	General Industrial Zone	Discretionary Activities	Support		Retain
William McLaughlin (S567)	S567.435	General Industrial Zone	GIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
William McLaughlin (S567)	S567.436	Light Industrial Zone Rules	LIZ - R1	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.437	Light Industrial Zone Rules	LIZ - R2	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1 ;
William McLaughlin (S567)	S567.438	Light Industrial Zone Rules	LIZ - R3	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1 ;
William McLaughlin (S567)	S567.439	Light Industrial Zone Rules	LIZ - R3	Amend	Activity status where compliance not achieved is too onerous.	"Activity status where compliance not achieved" to "Discretionary".
William McLaughlin (S567)	S567.440	Light Industrial Zone Rules	LIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1 ;
William McLaughlin (S567)	S567.441	Light Industrial Zone Rules	LIZ - R5	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
William McLaughlin (S567)	S567.442	Light Industrial Zone Rules	LIZ - R6	Support		Retain
William McLaughlin (S567)	S567.443	Light Industrial Zone Rules	LIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.444	Light Industrial Zone Rules	LIZ - R8	Amend	1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
William McLaughlin (S567)	S567.445	Light Industrial Zone Rules	LIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
William McLaughlin (S567)	S567.446	Light Industrial Zone Rules	LIZ - R10	Support		Retain
William McLaughlin (S567)	S567.447	Light Industrial Zone Rules	LIZ - R11	Support		Retain
William McLaughlin (S567)	S567.448	Light Industrial Zone Rules	Discretionary Activities	Support		Retain
William McLaughlin (S567)	S567.449	Light Industrial Zone Rules	LIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
William McLaughlin (S567)	S567.450	Residential Zones	Residential Zones - Objectives	Support		Retain
William McLaughlin (S567)	S567.451	Residential Zones	Residential Zone Policies	Support		Retain
William McLaughlin (S567)	S567.452	Planning Maps and Overlays	Planning Maps and Overlays	Support	We support the proposed zonings of 105 Derby Street and 19 Brougham Street Westport.	Retain
William McLaughlin (S567)	S567.453	Planning Maps and Overlays	Rezoning Requests	Amend	We oppose the entire enclave of General Residential Zoning at Alma Road.	Amend General Residential Zoning in the Alma Road area to a lower density zone such as Rural Lifestyle Zone.
William McLaughlin (S567)	S567.454	General Residential Zone	GRZ - R3	Amend	do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.455	General Residential Zone	GRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
William McLaughlin (S567)	S567.456	General Residential Zone	GRZ - R2	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards
William McLaughlin (S567)	S567.457	General Residential Zone	GRZ - R3	Support		Retain
William McLaughlin (S567)	S567.458	General Residential Zone	GRZ - R4	Oppose		Delete
William McLaughlin (S567)	S567.459	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.460	General Residential Zone	GRZ - R6	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.461	General Residential Zone	GRZ - R7	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.462	General Residential Zone	GRZ - R8	Amend	The rules should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rules to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.463	General Residential Zone	GRZ - R11	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.
William McLaughlin (S567)	S567.464	General Residential Zone	GRZ - R12	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.465	General Residential Zone	GRZ - R13	Amend	The rule should allow for existing, legal non-compliance GRZ - R1 performance standards.	Amend rule to accommodate for existing, legal non-compliance GRZ - R1 performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.466	General Residential Zone	GRZ - R13	Amend	Consideration of projecting into the recession plane due to natural hazards rules.	Amend matters of discretion to include consideration if a building is projecting into the recession plane due to the application of natural hazards rules.
William McLaughlin (S567)	S567.467	General Residential Zone	GRZ - R16	Amend	Not clear for plan users.	Amend the rule to provide more clarity.
William McLaughlin (S567)	S567.468	General Residential Zone	Discretionary Activities	Support		Retain
William McLaughlin (S567)	S567.469	General Residential Zone	GRZ - R23	Support		Retain
William McLaughlin (S567)	S567.470	General Residential Zone	GRZ - R24	Amend		Amend this rule to be Discretionary.
William McLaughlin (S567)	S567.471	Large Lot Residential Zone	LLRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.472	Large Lot Residential Zone	LLRZ - R1	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
William McLaughlin (S567)	S567.473	Large Lot Residential Zone	LLRZ - R2	Support	should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.474	Large Lot Residential Zone	LLRZ - R3	Support		Retain
William McLaughlin (S567)	S567.475	Large Lot Residential Zone	LLRZ - R4	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.476	Large Lot Residential Zone	LLRZ - R5	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.477	Large Lot Residential Zone	LLRZ - R6	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.478	Large Lot Residential Zone	LLRZ - R7	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					performance standards.	standards
William McLaughlin (S567)	S567.479	Large Lot Residential Zone	LLRZ - R8	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.480	Large Lot Residential Zone	LLRZ - R10	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.481	Large Lot Residential Zone	LLRZ - R11	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.482	Large Lot Residential Zone	LLRZ - R12	Support		Retain
William McLaughlin (S567)	S567.483	Large Lot Residential Zone	LLRZ - R13	Amend	The rule should allow for existing, legal non-compliance LLRZ - R1 performance standards.	Amend rule to allow for existing, legal non-compliance LLRZ - R1 performance standards.
William McLaughlin (S567)	S567.484	Large Lot Residential Zone	LLRZ-R15	Amend	point 1 should be deleted.	Delete point 1.
William McLaughlin (S567)	S567.485	Large Lot Residential Zone	LLRZ-R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.486	Large Lot Residential Zone	LLRZ-R16	Amend	point 1 should be deleted.	Delete point 1.
William McLaughlin (S567)	S567.487	Large Lot Residential Zone	LLRZ-R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.488	Large Lot Residential Zone	LLRZ-R17	Amend	point 1 should be deleted.	Delete point 1.
William McLaughlin (S567)	S567.489	Large Lot Residential Zone	LLRZ-R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.490	Large Lot Residential Zone	LLRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
William McLaughlin (S567)	S567.491	Large Lot Residential Zone	LLRZ - R20	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
William McLaughlin (S567)	S567.492	Large Lot Residential Zone	LLRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary (or merge with appropriate Discretionary Activities).
William McLaughlin (S567)	S567.493	Large Lot Residential Zone	LLRZ - R22	Oppose	This rule is not appropriate.	Delete.
William McLaughlin (S567)	S567.494	Medium Density Residential Zone	MRZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.495	Medium Density Residential Zone	MRZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
William McLaughlin (S567)	S567.496	Medium Density Residential Zone	MRZ - R2	Amend	The rule should allow for existing non-compliance with noted performance standards.	Amend rule to allow for existing non-compliance with noted performance standards.
William McLaughlin (S567)	S567.497	Medium Density Residential Zone	MRZ - R3	Support		Retain
William McLaughlin (S567)	S567.498	Medium Density Residential Zone	MRZ - R4	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.499	Medium Density Residential Zone	MRZ - R5	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.500	Medium Density Residential Zone	MRZ - R6	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.501	Medium Density Residential Zone	MRZ - R7	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.502	Medium Density Residential Zone	MRZ - R8	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.503	Medium Density Residential Zone	MRZ - R9	Amend	These rules should allow for existing non-compliance with performance standards.	Amend rules to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.504	Medium Density Residential Zone	MRZ - R10	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.505	Medium Density Residential Zone	MRZ - R11	Support		REtain
William McLaughlin (S567)	S567.506	Medium Density Residential Zone	MRZ - R12	Support		Retain
William McLaughlin (S567)	S567.507	Medium Density Residential Zone	MRZ - R13	Support		Retain
William McLaughlin (S567)	S567.508	Medium Density Residential Zone	MRZ - R14	Amend	The rule should allow for existing non-compliance with performance standards.	Amend rule to allow for existing non-compliance with performance standards.
William McLaughlin (S567)	S567.509	Medium Density Residential Zone	MRZ - R15	Amend	Rule is too restrictive.	Delete point 1.
William McLaughlin (S567)	S567.510	Medium Density Residential Zone	MRZ - R15	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.511	Medium Density Residential Zone	MRZ - R16	Amend	Rule is too restrictive.	Delete points 1 and 2.
William McLaughlin (S567)	S567.512	Medium Density Residential Zone	MRZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.513	Medium Density Residential Zone	MRZ - R17	Amend	Rule is too restrictive.	Delete point 1.
William McLaughlin (S567)	S567.514	Medium Density Residential Zone	MRZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.515	Medium Density Residential Zone	MRZ - R18	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
William McLaughlin (S567)	S567.516	Medium Density Residential Zone	MRZ - R19	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.517	Medium Density Residential Zone	MRZ - R21	Amend	These rules are too restrictive and should be Discretionary Activities.	Amend status to Discretionary.
William McLaughlin (S567)	S567.518	Rural Zones	Rural Zones Objectives	Support		Retain
William McLaughlin (S567)	S567.519	Rural Zones	RURZ - P1	Support		Retain
William McLaughlin (S567)	S567.520	Rural Zones	RURZ - P2	Support		Retain
William McLaughlin (S567)	S567.521	Rural Zones	RURZ - P3	Support		Retain
William McLaughlin (S567)	S567.522	Rural Zones	RURZ - P4	Support		Retain
William McLaughlin (S567)	S567.523	Rural Zones	RURZ - P5	Support		Retain
William McLaughlin (S567)	S567.524	Rural Zones	Non-Rural Activities	Support		Retain
William McLaughlin (S567)	S567.525	Rural Zones	Visitor Economy	Support		Retain
William McLaughlin (S567)	S567.526	Rural Zones	RURZ - P11	Support		Retain
William McLaughlin (S567)	S567.527	Rural Zones	RURZ - P12	Support		Retain
William McLaughlin (S567)	S567.528	Rural Zones	RURZ - P13	Oppose		Delete
William McLaughlin (S567)	S567.529	Rural Zones	RURZ - P14	Support		Retain
William McLaughlin (S567)	S567.530	Rural Zones	Reverse sensitivity	Support		Retain
William McLaughlin (S567)	S567.531	Rural Zones	Papakāingahousing	Support		Retain
William McLaughlin (S567)	S567.532	Rural Zones	Mineral Extraction	Support		Retain
William McLaughlin (S567)	S567.533	Rural Zones	Airfields and Helipads	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.534	Rural Zones	GRUZ - PREC1 - P1	Support		Retain
William McLaughlin (S567)	S567.535	Rural Zones	SETZ - PREC2 - P2	Support		Retain
William McLaughlin (S567)	S567.536	Rural Zones	SETZ - PREC3- P3	Support		Retain
William McLaughlin (S567)	S567.537	Rural Zones	SETZ - PREC4 - P4	Support		Retain
William McLaughlin (S567)	S567.538	Rural Zones	GRUZ - PREC5 - P5	Support		Retain
William McLaughlin (S567)	S567.539	Planning Maps and Overlays	Rezoning Requests	Amend	SUB - S1 minimum allotment sizes are not amended as sought.	Alternative relief if SUB - S1 minimum allotment sizes are not amended as sought, we would seek for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone .
William McLaughlin (S567)	S567.540	Planning Maps and Overlays	General Rural Zone	Support	We support that the land at 107 Alma Road is zoned General Rural Zone.	Retain
William McLaughlin (S567)	S567.541	Planning Maps and Overlays	General Rural Zone	Support	Support that Lot 1 DP 17523 is zoned General Rural Zone.	Retain
William McLaughlin (S567)	S567.542	Planning Maps and Overlays	General Rural Zone	Support	We support that Lot 2 DP 404550, Lot 2 DP 418652 and Pt Section 24 Blk VII Kawatiri SD are zoned General Rural Zone.	Retain
William McLaughlin (S567)	S567.543	Planning Maps and Overlays	General Rural Zone	Support	The land between Bulls Road and Bradshaws Road north of State Highway 67A is General Rural Zone	Retain
William McLaughlin (S567)	S567.544	Planning Maps and Overlays	Rezoning Requests	Amend	This should be zoned Rural Residential Precinct.	Amend zoning of land between Bulls Road and Bradshaws Road south of State Highway 67A to Rural Residential Precinct.
William McLaughlin (S567)	S567.545	Planning Maps and Overlays	Rezoning Requests	Amend	This parcel should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
William McLaughlin (S567)	S567.546	Planning Maps and Overlays	General Rural Zone	Support	We support that all land to the south of Lot 1 DP 483059, Section 1 SO 15488	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and Section 50 Blk IX Oparara SD should be General Rural Zone	
William McLaughlin (S567)	S567.547	Planning Maps and Overlays	Rezoning Requests	Amend	that parcels owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone	Amend Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 to General Rural Zone.
William McLaughlin (S567)	S567.548	General Rural Zone	GRUZ - R1	Support	setbacks are too restrictive.	Reduce setback distances.
William McLaughlin (S567)	S567.549	General Rural Zone	GRUZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
William McLaughlin (S567)	S567.550	Planning Maps and Overlays	Airport Zone	Amend	Airport Approach Path overlay is too extensive near Westport Airport.	Reduce overlay extent
William McLaughlin (S567)	S567.551	General Rural Zone	GRUZ - R2	Amend	Not all Recreational Firearms Shooting is at targets.	Delete "Target" from point 2.
William McLaughlin (S567)	S567.552	General Rural Zone	GRUZ - R2	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.553	General Rural Zone	GRUZ - R3	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.554	General Rural Zone	GRUZ - R3	Support		Retain point 2.
William McLaughlin (S567)	S567.555	General Rural Zone	GRUZ - R3	Amend	We do not agree with NOISE - R3.	Delete reference to NOISE - R3
William McLaughlin (S567)	S567.556	General Rural Zone	GRUZ - R5	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.557	General Rural Zone	GRUZ - R6	Support		Retain
William McLaughlin (S567)	S567.558	General Rural Zone	GRUZ - R7	Oppose		Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.559	General Rural Zone	GRUZ - R8	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.560	General Rural Zone	GRUZ - R8	Amend	We do not agree with NOISE - R3.	Delete reference to NOISE - R3
William McLaughlin (S567)	S567.561	General Rural Zone	GRUZ - R1	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.562	General Rural Zone	GRUZ - R10	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.563	General Rural Zone	GRUZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
William McLaughlin (S567)	S567.564	General Rural Zone	GRUZ - R11	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
William McLaughlin (S567)	S567.565	General Rural Zone	GRUZ - R12	Amend	Transport Performance Standards need to be amended before this rule is acceptable	Improve the Transport Performance Standards that connect to this rule.
William McLaughlin (S567)	S567.566	General Rural Zone	GRUZ - R12	Amend	rules relating to light need to be amended before this rule is acceptable.	Improve the rules relating to light that connect to this rule.
William McLaughlin (S567)	S567.567	General Rural Zone	GRUZ - R12	Amend	We believe the rule is also too restrictive.	Amend to be more enabling of development.
William McLaughlin (S567)	S567.568	General Rural Zone	GRUZ - R13	Amend	We support this rule but note the minor error.	Retain as notified with minor timing error being corrected (i.e. 12pm).

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.569	General Rural Zone	GRUZ - R14	Support	We support these rules.	Retain
William McLaughlin (S567)	S567.570	General Rural Zone	GRUZ - R15	Support		Retain
William McLaughlin (S567)	S567.571	General Rural Zone	GRUZ - R16	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.572	General Rural Zone	GRUZ - R17	Oppose		Delete
William McLaughlin (S567)	S567.573	General Rural Zone	GRUZ - R18	Support		REtain
William McLaughlin (S567)	S567.574	General Rural Zone	GRUZ - R19	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.575	General Rural Zone	GRUZ - R20	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.576	General Rural Zone	GRUZ - R21	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.577	General Rural Zone	GRUZ - R22	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.578	General Rural Zone	GRUZ - R24	Amend	This rule is restrictive.	Delete point 1.
William McLaughlin (S567)	S567.579	General Rural Zone	GRUZ - R25	Amend	pre-existing non-compliance with performance standards Rule GRUZ - R1 be recognised.	Amend so that existing non-compliance with GRUZ - R1 performance standards does not preclude the application of this

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						rule.
William McLaughlin (S567)	S567.580	General Rural Zone	GRUZ - R25	Support		REtain
William McLaughlin (S567)	S567.581	General Rural Zone	GRUZ - R26	Amend		Retain
William McLaughlin (S567)	S567.582	General Rural Zone	GRUZ - R27	Amend		Retain
William McLaughlin (S567)	S567.583	General Rural Zone	GRUZ - R28	Amend	Reference to relocated buildings is unnecessary.	Remove reference to relocated buildings.
William McLaughlin (S567)	S567.584	General Rural Zone	GRUZ - R29	Support		REtain
William McLaughlin (S567)	S567.585	General Rural Zone	GRUZ - R30	Amend	We believe this rule is too restrictive and unclear.	Amend with more clearly defined terms.
William McLaughlin (S567)	S567.586	General Rural Zone	GRUZ - R30	Amend		Delete points 1 and 2.
William McLaughlin (S567)	S567.587	General Rural Zone	GRUZ - R30	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.588	General Rural Zone	GRUZ - R31	Amend	We believe this rule is too restrictive.	Delete point 1 and amend heading.
William McLaughlin (S567)	S567.589	General Rural Zone	GRUZ - R31	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.590	General Rural Zone	GRUZ - R32	Support		Retain
William McLaughlin (S567)	S567.591	General Rural Zone	GRUZ - R33	Support		Retain
William McLaughlin (S567)	S567.592	General Rural Zone	GRUZ - R34	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
William McLaughlin (S567)	S567.593	General Rural Zone	GRUZ - R35	Oppose	This rule is not appropriate.	Delete.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.594	Planning Maps and Overlays	Rural Lifestyle Zone	Amend	If SUB - S1 minimum allotment sizes are not amended as sought, seek rezone	SUB - S1 minimum allotment sizes are not amended as sought, then amend for Lot 1 DP 17338 (8677 State Highway 6) to become Rural Lifestyle Zone.
William McLaughlin (S567)	S567.595	Planning Maps and Overlays	Rural Lifestyle Zone	Support	180 Caledonian Road Westport (Lot 3 DP 480883) being zoned Rural Lifestyle Zone.	Retain
William McLaughlin (S567)	S567.596	Rural Lifestyle Zone	RLZ - R1	Amend	Free range poultry and free-range egg farming needs to be explicitly provided for.	Amend the rule to explicitly provide for range poultry and free-range egg farming.
William McLaughlin (S567)	S567.597	Rural Lifestyle Zone	RLZ - R1	Amend	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
William McLaughlin (S567)	S567.598	Rural Lifestyle Zone	RLZ - R2	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.599	Rural Lifestyle Zone	RLZ - R3	Amend	The rule is too restrictive.	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.600	Rural Lifestyle Zone	RLZ - R3	Amend		Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.601	Rural Lifestyle Zone	RLZ - R3	Amend		Amend so that point 2. reads only as "Residential unit density is no more than one unit per 1ha net site area".
William McLaughlin (S567)	S567.602	Rural Lifestyle Zone	RLZ - R5	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.603	Rural Lifestyle Zone	RLZ - R6	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.604	Rural Lifestyle Zone	RLZ - R7	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.605	Rural Lifestyle Zone	RLZ - R8	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.606	Rural Lifestyle Zone	RLZ - R9	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.607	Rural Lifestyle Zone	RLZ - R9	Amend	Rule RLZ - R1 should be recognised as being acceptable for the application of the rule.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.608	Rural Lifestyle Zone	RLZ - R10	Amend	Do not support that the rule requires compliance with NOISE - R3.	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.609	Rural Lifestyle Zone	RLZ - R10	Amend	Pre-existing non-compliance with Rule RLZ - R1.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.610	Rural Lifestyle Zone	RLZ - R11	Amend	Not all prospecting or exploration is required to have a permit from NZPAM.	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
William McLaughlin (S567)	S567.611	Rural Lifestyle Zone	RLZ - R11	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
William McLaughlin (S567)	S567.612	Rural Lifestyle Zone	RLZ - R12	Amend	Pre-existing non-compliance with Rule RLZ - R5 should be recognised.	Amend so that existing non-compliance with RLZ - R5 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.613	Rural Lifestyle Zone	RLZ - R13	Oppose	This rule is unnecessary.	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.614	Rural Lifestyle Zone	RLZ - R14	Amend	Pre-existing non-compliance with Rule RLZ - R1 should be recognised.	Amend so that existing non-compliance with RLZ - R1 performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.615	Rural Lifestyle Zone	RLZ - R15	Amend		Retain
William McLaughlin (S567)	S567.616	Rural Lifestyle Zone	RLZ - R16	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
William McLaughlin (S567)	S567.617	Rural Lifestyle Zone	RLZ - R16	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.618	Rural Lifestyle Zone	RLZ - R17	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
William McLaughlin (S567)	S567.619	Rural Lifestyle Zone	RLZ - R17	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.620	Rural Lifestyle Zone	RLZ - R18	Support		Retain
William McLaughlin (S567)	S567.621	Rural Lifestyle Zone	RLZ - R19	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
William McLaughlin (S567)	S567.622	Rural Lifestyle Zone	RLZ - R20	Support		Retain
William McLaughlin (S567)	S567.623	Rural Lifestyle Zone	RLZ - R21	Support		Retain
William McLaughlin (S567)	S567.624	Rural Lifestyle Zone	RLZ - R22	Support		Retain
William McLaughlin (S567)	S567.625	Rural Lifestyle Zone	RLZ - R23	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
William McLaughlin (S567)	S567.626	Rural Lifestyle Zone	RLZ - R24	Amend	This rule is unnecessarily restrictive and should be a Discretionary Activity.	Amend to a Discretionary Activity.
William McLaughlin (S567)	S567.627	Rural Lifestyle Zone	RLZ - R25	Oppose	This rule is not appropriate.	Delete.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.628	Planning Maps and Overlays	Settlement Zone	Support	We support that 95 Snodgrass Road is zoned Settlement Zone	Retain
William McLaughlin (S567)	S567.629	Settlement Zone	SETZ - R1	Amend	note that system capacity must be considered.	Amend so that existing system capacity is considered.
William McLaughlin (S567)	S567.630	Settlement Zone	SETZ - R1	Amend	The escalation of non-compliance is too severe.	Amend Activity status when compliance not achieved to be Controlled Activities.
William McLaughlin (S567)	S567.631	Settlement Zone	SETZ - R2	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.632	Settlement Zone	SETZ - R2	Amend	The escalation of non-compliance is too severe.	Amend activity status when compliance not achieved to be Controlled Activities.
William McLaughlin (S567)	S567.633	Settlement Zone	SETZ - R3	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule.
William McLaughlin (S567)	S567.634	Settlement Zone	SETZ - R3	Amend	Area sized are too restrictive.	Increase permissible ground floor areas.
William McLaughlin (S567)	S567.635	Settlement Zone	SETZ - R5	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2-3 does not preclude the application of this rule.
William McLaughlin (S567)	S567.636	Settlement Zone	SETZ - R6	Amend	Pre-existing non-compliance with performance standards for should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
William McLaughlin (S567)	S567.637	Settlement Zone	SETZ - R7	Support		Retain
William McLaughlin (S567)	S567.638	Settlement Zone	SETZ - R8	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.639	Settlement Zone	SETZ - R9	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						this rule.
William McLaughlin (S567)	S567.640	Settlement Zone	SETZ - R10	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R1-3 does not preclude the application of this rule.
William McLaughlin (S567)	S567.641	Settlement Zone	SETZ - R11	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.642	Settlement Zone	SETZ - R11	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
William McLaughlin (S567)	S567.643	Settlement Zone	SETZ - R12	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.644	Settlement Zone	SETZ - R12	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
William McLaughlin (S567)	S567.645	Settlement Zone	SETZ - R13	Amend	pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
William McLaughlin (S567)	S567.646	Settlement Zone	SETZ - R14	Amend	Do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements.
William McLaughlin (S567)	S567.647	Settlement Zone	SETZ - R14	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
William McLaughlin (S567)	S567.648	Settlement Zone	SETZ - R15	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						legally required;
William McLaughlin (S567)	S567.649	Settlement Zone	SETZ - R15	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
William McLaughlin (S567)	S567.650	Settlement Zone	SETZ - R17	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
William McLaughlin (S567)	S567.651	Settlement Zone	SETZ - R17	Amend	This rule is too restrictive.	Delete point 1.
William McLaughlin (S567)	S567.652	Settlement Zone	SETZ - R18	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.653	Settlement Zone	SETZ - R19	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards for Rule SETZ - R2 does not preclude the application of this rule.
William McLaughlin (S567)	S567.654	Settlement Zone	SETZ - R20	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards Rule SETZ - R1 and R2 does not preclude the application of this rule.
William McLaughlin (S567)	S567.655	Settlement Zone	SETZ - R21	Support		Retain
William McLaughlin (S567)	S567.656	Settlement Zone	SETZ - R22	Amend	We believe the rule is too restrictive.	Delete points 1-3.
William McLaughlin (S567)	S567.657	Settlement Zone	SETZ - R23	Support		Retain
William McLaughlin (S567)	S567.658	Settlement Zone	SETZ - R24	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
William McLaughlin (S567)	S567.659	Settlement Zone	Rules	Amend	Include advice note that pre-existing non-compliance with the standards does not mean the rule does not apply.	Add advice note that pre-existing non-compliance with the standards does not mean the rule does not apply.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.660	Settlement Zone	SETZ - R25	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
William McLaughlin (S567)	S567.661	Settlement Zone	SETZ - R25	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.662	Settlement Zone	SETZ - R26	Amend		Retain
William McLaughlin (S567)	S567.663	Settlement Zone	SETZ - R27	Amend	We believe the rule is too restrictive.	Delete point 1 altogether.
William McLaughlin (S567)	S567.664	Settlement Zone	SETZ - R27	Support		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.665	Settlement Zone	SETZ - R28	Oppose		Delete
William McLaughlin (S567)	S567.666	Future Urban Zone	Future Urban Zone Objectives	Support		REtain
William McLaughlin (S567)	S567.667	Future Urban Zone	Future Urban Zone Policies	Support		Retain
William McLaughlin (S567)	S567.668	Future Urban Zone	FUZ - R1	Amend	Pre-existing non-compliance should be recognised as being acceptable.	Add an advice note explaining that pre-existing non-compliance should be recognised as being acceptable for the application of the rule.
William McLaughlin (S567)	S567.669	Future Urban Zone	FUZ - R1	Support	The escalation of non-compliance is too severe.	Activity status when compliance not achieved should be Controlled Activities.
William McLaughlin (S567)	S567.670	Future Urban Zone	FUZ - R2	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule
William McLaughlin (S567)	S567.671	Future Urban Zone	FUZ - R3	Amend	This rule is too restrictive.	Amend to be more enabling of residential activities.
William McLaughlin (S567)	S567.672	Future Urban Zone	FUZ - R4	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						not preclude the application of this rule.
William McLaughlin (S567)	S567.673	Future Urban Zone	FUZ - R5	Support		Retain
William McLaughlin (S567)	S567.674	Future Urban Zone	FUZ - R6	Oppose	This rule is unnecessary.	Delete.
William McLaughlin (S567)	S567.675	Future Urban Zone	FUZ - R7	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.676	Future Urban Zone	FUZ - R8	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements
William McLaughlin (S567)	S567.677	Future Urban Zone	FUZ - R8	Amend	Pre-existing non-compliance with noted performance standards should be recognised	Amend so that existing non-compliance with noted performance standards does not preclude the application of this rule.
William McLaughlin (S567)	S567.678	Future Urban Zone	FUZ - R9	Amend	Not all prospecting or exploration is required to have a permit from NZPAM	Amend point 1 as follows: This is authorised under a prospecting or exploration permit from NZPAM where legally required;
William McLaughlin (S567)	S567.679	Future Urban Zone	FUZ - R9	Amend	We believe the rule is also too restrictive.	Delete point 3 or extend the timeframe until a period after cessation of mining activity.
William McLaughlin (S567)	S567.680	Future Urban Zone	FUZ - R10	Amend	A stronger definition of Structure Plan that ensures robust community consultation.	Amend the rule to give a clearer idea of what a Structure Plan is and to ensure that it's formulation involves community consultation.
William McLaughlin (S567)	S567.681	Future Urban Zone	FUZ - R11	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.682	Future Urban Zone	FUZ - R12	Amend	Pre-existing non-compliance with performance standards should be recognised.	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.683	Future Urban Zone	FUZ - R13	Amend	Pre-existing non-compliance with performance standards in Rule FUZ - R1 and R3 should be recognised.	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
William McLaughlin (S567)	S567.684	Future Urban Zone	FUZ - R14	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
William McLaughlin (S567)	S567.685	Future Urban Zone	FUZ - R15	Amend	We support the rule in principle though point a. and b. do not provide sufficient certainty.	Provide advice note on how points a. and b. would be assessed.
William McLaughlin (S567)	S567.686	Future Urban Zone	FUZ - R16	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
William McLaughlin (S567)	S567.687	Future Urban Zone	FUZ - R17	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule FUZ - R1 and R3 does not preclude the application of this rule.
William McLaughlin (S567)	S567.688	Future Urban Zone	FUZ - R18	Amend	Remove reference to relocated buildings.	Remove reference to relocated buildings.
William McLaughlin (S567)	S567.689	Future Urban Zone	FUZ - R18	Amend	The rule is too restrictive in its application.	Delete point 1.
William McLaughlin (S567)	S567.690	Future Urban Zone	FUZ - R18	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".
William McLaughlin (S567)	S567.691	Future Urban Zone	FUZ - R19	Amend	The rule is too restrictive in its application.	Delete point 1.
William McLaughlin (S567)	S567.692	Future Urban Zone	FUZ - R19	Amend		Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.693	Future Urban Zone	Non Complying Activities	Oppose	These rules are not appropriate. The rules are too restrictive in its application.	Delete
William McLaughlin (S567)	S567.694	Mineral Extraction Zone	Overview	Amend	Authorisation regarding some effects of activities derived from existing use rights.	Add a 4th point to include existing use rights .
William McLaughlin (S567)	S567.695	Planning Maps and Overlays	Mineral Extraction Zone	Support	We support that Section 1 SO 15488 and Section 50 Blk IX Oparara SD are MINZ.	Retain
William McLaughlin (S567)	S567.696	Planning Maps and Overlays	Rezoning Requests	Amend	Lot 1 DP 483059 should be zoned MINZ - Mineral Extraction Zone.	Amend so that Lot 1 DP 483059 is zoned MINZ - Mineral Extraction Zone.
William McLaughlin (S567)	S567.697	Planning Maps and Overlays	Rezoning Requests	Amend	Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 rezone MINZ - Mineral Extraction Zone.	Amend so that parcels Section 2 SO 11712, Section 3 SO 11712, Lot 1 DP 315 and Pt Lot 2 DP 315 owned by Koiterangi Lime Co Ltd are zoned MINZ - Mineral Extraction Zone.
William McLaughlin (S567)	S567.698	Mineral Extraction Zone	Mineral Extraction Zone Objectives	Support		Retain
William McLaughlin (S567)	S567.699	Mineral Extraction Zone	Mineral Extraction Policies	Support		Retain
William McLaughlin (S567)	S567.700	Mineral Extraction Zone	MINZ - R1	Amend	Point two is unnecessarily restrictive.	Delete point 2.
William McLaughlin (S567)	S567.701	Mineral Extraction Zone	MINZ - R2	Support		Retain
William McLaughlin (S567)	S567.702	Mineral Extraction Zone	MINZ - R3	Amend	point two is unnecessarily restrictive.	Delete point 2.
William McLaughlin (S567)	S567.703	Mineral Extraction Zone	MINZ - R3	Amend	Existing non-compliance with the points noted should be recognised as being acceptable.	Amend so that existing non-compliance with points 2 and 3 does not preclude the application of this rule.
William McLaughlin (S567)	S567.704	Mineral Extraction Zone	MINZ - R4	Support		Retain
William McLaughlin (S567)	S567.705	Mineral Extraction Zone	MINZ - R5	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.706	Mineral Extraction Zone	MINZ - R5	Support		Retain
William McLaughlin (S567)	S567.707	Mineral Extraction Zone	MINZ - R6	Support		Retain
William McLaughlin (S567)	S567.708	Mineral Extraction Zone	MINZ - R7	Support		Retain
William McLaughlin (S567)	S567.709	Mineral Extraction Zone	MINZ - R8	Support		Retain
William McLaughlin (S567)	S567.710	Mineral Extraction Zone	Non-complying Activities	Support		Retain
William McLaughlin (S567)	S567.711	Scenic Visitor Zone	Scenic Visitor Zone Objectives	Support		Retain
William McLaughlin (S567)	S567.712	Scenic Visitor Zone	SVZ - P1	Support		Retain
William McLaughlin (S567)	S567.713	Scenic Visitor Zone	SVZ - P2	Support		Retain
William McLaughlin (S567)	S567.714	Scenic Visitor Zone	SVZ - P3	Support		Retain
William McLaughlin (S567)	S567.715	Scenic Visitor Zone	SVZ - P4	Amend	Staff/worker accommodation needs to be better recognised in the policy.	Amend to: Support the development of appropriate tourism and visitor businesses such as visitor accommodation, visitor attractions, worker accommodation and tourism support facilities that relate to the scenic environment in which they are located.
William McLaughlin (S567)	S567.716	Scenic Visitor Zone	SVZ - P5	Support		Retain.
William McLaughlin (S567)	S567.717	Scenic Visitor Zone	SVZ - P6	Support		Retain.
William McLaughlin (S567)	S567.718	Scenic Visitor Zone	SVZ - P7	Support		Retain.
William McLaughlin (S567)	S567.719	Scenic Visitor Zone	SVZ - R1	Amend	do not support that the rule requires compliance with NOISE - R3	Delete advice note regarding NOISE - R3 requirements

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.720	Scenic Visitor Zone	SVZ - R1	Amend	Aspects of this rule are far too onerous.	Delete SVZ - R1 2. or, if compliance not achieved, this should default to a RDA not a DA.
William McLaughlin (S567)	S567.721	Scenic Visitor Zone	SVZ - R1	Amend		Delete SVZ - R1 4.
William McLaughlin (S567)	S567.722	Scenic Visitor Zone	SVZ - R1	Amend		Point 8 should be amended to accommodate projection beyond the recession plane building envelope if this is due to satisfying natural hazard related provisions.
William McLaughlin (S567)	S567.723	Scenic Visitor Zone	SVZ - R1	Amend		Non-compliance should be lead to a Controlled Activity.
William McLaughlin (S567)	S567.724	Scenic Visitor Zone	SVZ - R2	Support		Retain
William McLaughlin (S567)	S567.725	Scenic Visitor Zone	SVZ - R3	Support		Retain
William McLaughlin (S567)	S567.726	Scenic Visitor Zone	SVZ - R4	Oppose	This rule is unnecessary.	Delete
William McLaughlin (S567)	S567.727	Scenic Visitor Zone	SVZ - R5	Amend	Pre-existing non-compliance with performance standards should be recognised	Amend so that existing non-compliance with performance standards in Rule SVZ - R1 does not preclude the application of this rule.
William McLaughlin (S567)	S567.728	Scenic Visitor Zone	Discretionary Activities	Support		Retain
William McLaughlin (S567)	S567.729	Scenic Visitor Zone	SVZ - R9	Oppose	We do not support this rule.	Delete.
William McLaughlin (S567)	S567.730	DESIGNATIONS	Waka Kotahi - New Zealand Transport Agency Designations	Amend	We believe that these designations should not extend beyond the legal road boundary.	Amend where the designations extend beyond legal road boundary.
William McLaughlin (S567)	S567.731	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	Amend	believe that a June 2027 deadline is too ambitious to undertake the work	Remove deadline

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
William McLaughlin (S567)	S567.732	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES	Support	That Lot 1 DP 17338 (8677 State Highway 6) and Sections 36, 37 and 45 Blk V Waitakere SD are not included in the Schedule.	Retain
William McLaughlin (S567)	S567.733	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	Karamea Lime Quarry	Support	We support that the Karamea Lime Quarry is listed in the schedule.	Retain Schedule as notified
William McLaughlin (S567)	S567.734	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	We believe that the limestone quarry at Kowhitirangi should be listed in the schedule.	Amend Schedule to include Koiterangi Lime Co Ltd Limestone Quarry.
William McLaughlin (S567)	S567.735	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Amend	These unnecessarily restrictive and complex	Amend to be less onerous, more consistent and correct errors.
William McLaughlin (S567)	S567.736	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Amend	The Recession Plan Indicator (Diagram B) is too restrictive.	Amend the Recession Plane Indicator to match that shown in the Operative Buller District Plan.
William McLaughlin (S567)	S567.737	Appendix Two: Recession Planes	Appendix Two: Recession Planes	Amend	New additional Diagram, applies when required by natural hazard rules.	Add a new Recession Plane Diagram that is more enabling for those seeking to satisfy requirements related to natural hazard mitigation.
William McLaughlin (S567)	S567.738	Residential Zones	Appendix Two: Recession Planes	Amend	more accommodating for buildings required by natural hazard rules.	Amend rules that relate to building envelopes defined by recession planes if a new Recession Plane Diagram is not adopted as noted immediately above.
William McLaughlin (S567)	S567.739	Appendix Seven: Mineral Extraction	Appendix Seven: Mineral Extraction	Support		Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		Management Plan Requirements	Management Plan Requirements			
William McLaughlin (S567)	S567.740	Appendix Nine: Airport Approach Path Overlay	Appendix Nine: Airport Approach Path Overlay	Amend	This overlay is too extensive. The restrictions associated with it are far too extensive as no surface is specified.	Amend Westport Airport Approach Paths Overlay to be the same as provisions and extent as in the operative Buller District Plan.
William McLaughlin (S567)	S567.741	Planning Maps and Overlays	Planning Maps and Overlays	Support	Rifle Range Protection Area	Retain Rifle Range Protection Area
William McLaughlin (S567)	S567.742	Whole Plan	Whole plan	Amend	All rules that relate to the Rifle Range Protection Area.	Amend to ensure rules for the Rifle Range Protection Area are duplicated in the Open Space Zone and zones where rules do not allow for activities
William Potter (S122)	S122.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose in part	1/ this process should not impinge on my private property rights 2/ in my 28 years of living on my property there has been no mention or knowledge of my private property being of significance to Māori 3/ if my property remains in SASM68, my market valuation may be adversely affected	Realign the SASM68 area so that the eastern border of the area is aligned with the western side of State Highway 7
William & Vicki Molloy (S227)	S227.001	Planning Maps and Overlays	Sites and Ares of Significance to Māori	Oppose	It is important to note that the residents and affected property owners do NOT oppose the recognition of the actual Paroa Lagoon (SASM 68) as being a traditional Matinga Kai (food and other natural resource gathering area) and Ara Tawhito (Traditional Travel route) site. We wish to advise that the area delineated on the initial maps and consequent changes is NOT acceptable to us in the current form. After considerable discussions with Ngai Tahī representatives on the Te Tai o Poutini Committee it is accepted by both parties that the mapping of the precise proposed boundaries is	Amend the boundaries of SASM 68 so that the eastern most boundary of the proposed SASM 68- Paroa Lagoon be the existing channels eastern waters edge which is readily definable from photographs or GPS data gathering. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					seriously in error. It is generally felt that such a designation could cause potential loss in property and sales values and additional consent costs in the future if this plan goes ahead in its current format.	
William & Vicki Molloy (S227)	S227.002	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose	While the RMA states that because SASM are considered a type of historic heritage, rules associated with them have legal effect from the time the proposed TTPP was notified this is totally rejected by the affected private landowners, who are submitting and requesting that these rules be withdrawn from the private properties identified.	Any Rules with immediate effect be withdrawn from the currently effected private properties.
William & Vicki Molloy (S227)	S227.003	Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules	Oppose	These properties are identified in SASM 68 in error.	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway in relation to SASM 68 be withdrawn immediately.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.001	STRATEGIC DIRECTION	Mineral Extraction	Support	In particular: (a) the Mineral Extraction Strategic Objectives (b) the importance of infrastructure is recognised and provided for; (c) the strategic objectives are to be considered; and (d) all other objectives and policies are to be consistent with the Strategic Objectives.	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.002	Transport	TRN - O1	Support	Must also recognise the critical role of transport infrastructure	that objective TRN-O1 is moved to the 'Connections and Resilience' strategic objectives
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.003	Interpretation	CRITICAL INFRASTRUCTURE	Support	Must also recognise the critical role that transport infrastructure plays	the 'Critical Infrastructure' definition should include the Westport, Greymouth and Jackson Bay Ports;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.004	STRATEGIC DIRECTION	Connections and Resilience Strategic Objectives	Support	The importance of land transport should be appropriately recognised.	Include a new objective in the Connections and Resilience section (move from Transport Section) as follows: To recognise and provide for the critical role land transport infrastructure plays in supporting communities including emergency services, and economic activity on the West Coast/Te Tai o Poutini.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.006	Interpretation	Definitions	Amend	A new definition as contained in the 2019 National Planning Standards.	PRIMARY PRODUCTION means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; andb. 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); butd.excludes further processing of those commodities into a different product.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.007	Interpretation	CRITICAL INFRASTRUCTURE	Amend	Critical Infrastructure does not include the ports of Greymouth, Westport and Jackson Bay.	Amend the definition of CRITICAL INFRASTRUCTURE as follows: means the rail network, state highways, special purpose roads, airports, wastewater, reticulated water and stormwater plants, defence facilities, telecommunications networks and electricity generation, transmission and distribution assets, and the ports of Westport, Greymouth and Jackson Bay.
WMS Group (HQ) Limited and WMS	S599.008	Interpretation	CULTURAL LANDSCAPE	Amend	cultural landscape is vague, should refer to specific areas	Amend the definition to refer to a schedule which specifically identifies landscapes of cultural significance to

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Land Co. Limited (S599)						Poutini Ngai Tahu.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.009	Interpretation	EARTHWORKS	Amend	would currently capture minerals extraction, exploration and prospecting.	Amend the definition of earthworks to exclude minerals extraction prospecting and exploration, as follows: means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavating of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, mineral prospecting, mineral extraction, mineral exploration and disturbance of land for the installation of fenceposts.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.010	Interpretation	FUNCTIONAL NEED	Support	The inclusion of the National Planning Standards definition	Retain as notified
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.011	Interpretation	MINERAL EXPLORATION	Amend	Should provide for ancillary activities	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.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.012	Interpretation	MINERAL EXTRACTION	Amend	seek the inclusion of indigenous vegetation clearance/vegetation clearance	... and includes ancillary activities such as earthworks, indigenous vegetation clearance/vegetation clearance , landscaping and rehabilitation works ...
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.013	Interpretation	MINERAL PROSPECTING	Amend	Provide for ancillary activities	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-

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						impact mechanical methods.; and v. ancillary activities reasonably necessary to identify land likely to contain mineral deposits or occurrences.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.014	Interpretation	PORT ACTIVITIES	Amend	Support the inclusion of a definition of port activities, and the list of activities	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.015	Glossary	Glossary	Amend	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
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.016	STRATEGIC DIRECTION	Strategic Directions Overview	Support	All other objectives and policies to be read and achieved consistent	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.017	STRATEGIC DIRECTION	AG - O1	Support	Seeks that the objective refers to primary production	To maintain the productive value of versatile soils and agricultural land for current and future agricultural and horticultural uses primary production.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.018	STRATEGIC DIRECTION	AG - O2	Support	Recognises the significance of agriculture to the economy	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.019	STRATEGIC DIRECTION	CR - O2	Support	Includes vital land transport networks which are crucial for economic activity	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.020	STRATEGIC DIRECTION	CR - O4	Support	The submitters support the recognition that the West Coast needs to become more self sufficient in terms of critical infrastructure, and this is one of the drivers behind WMS re-establishing the ports at Greymouth, Westport and Jackson Bay.	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.021	STRATEGIC DIRECTION	MIN - O1	Support	Recognises and provides for mining, and seeks to avoid duplication of regulation	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.022	STRATEGIC DIRECTION	MIN - O2	Support	Recognises that mineral extraction, prospecting and exploration occur	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.023	STRATEGIC DIRECTION	MIN - O3	Support	This objective recognises that minerals only occur in certain locations	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.024	STRATEGIC DIRECTION	MIN - O4	Amend	This objective seeks to protect mineral extraction activities from reverse sensitivity effects. While the objective is supported, there is concern about the use of the word "existing", because this may preclude consideration of effects on Minerals Extraction Zones where activity is not currently occurring but anticipated by the Proposed Plan.	Amend the objective as follows: "To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation."
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.025	STRATEGIC DIRECTION	MIN - O6	Support	This objective recognises that there may be effects associated with mining, and provides for the effects to be avoided, remedied or mitigated.	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.026	STRATEGIC DIRECTION	NENV - O3	Support	Should also recognise the fixed-in-location nature of mineral extraction areas sometimes in SNA	Amend NENV - O3 as follows: To recognise: a. The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting significant

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>areas, habitats and features;</p> <p>b. The functional and operational need for infrastructure and mineral extraction activities to sometimes be located in significant areas; and</p> <p>c. The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in achieving the requirements of the RMA.</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.027	STRATEGIC DIRECTION	NENV - O4	Support	seek that this objective provide a pathway for instances where protection cannot be achieved	<p>Amend NENV - O4 as follows: To clearly identify:</p> <p>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</p> <p>b. Areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed.</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.028	STRATEGIC DIRECTION	POU - P10	Amend	Should seek consideration of the values and significance and management of potential adverse effects	<p>Amend POU - P10 as follows: Protect Manage adverse effects on Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three while ensuring Poutini Ngāi Tahu's key role in decision making around their management</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.029	Transport	Transport Objectives	Amend	Additional objectives are sought which seek to enable the efficient and effective operation of the transport network	<p>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</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						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.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.030	Transport	TRN - O1	Amend	Given the significance of the land transport infrastructure network to the local economy and communities, should be located in the Strategic Directions chapter.	Retain, but move to CONNECTIONS AND RESILIENCE under STRATEGIC DIRECTIONS. Include an additional objective within the Transport chapter which similarly recognises the importance of protecting the land transport infrastructure.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.031	Transport	TRN - O2	Oppose	Such a requirement could significantly restrict the movement of people and goods across the region, including mineral concentrate.	Delete objective TRN - O2, or alternatively amend as follows: To provide for the safe and efficient operation of land transport infrastructure, while managing adverse effects on the surrounding environment.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.032	Transport	TRN - O3	Amend	Introduces the requirement to consider amenity effects of land transport infrastructure	Amend objective TRN - O3 as follows: To enable accessibility, safety and connectivity of land transport infrastructure and consider the amenity of for all transport users, including pedestrians and cyclists.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.033	Transport	Transport Policies	Amend	Do not adequately protect or enable vital land transport links. An additional policy is required	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.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.034	Transport	TRN - P1	Amend	Existing housing is located in close proximity to roads, this aspect of the policy would be difficult for many activities 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; andc. Minimise effects on adjoining properties including the impacts of vibration, noise and glare.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.035	Hazardous Substances	HS - P3	Amend	Recognises that hazardous substances occur and reference the Minerals Extraction Zones.	Amend HS - P3 as follows: Provide for the establishment and expansion of major hazard facilities within the Industrial, Port, Minerals Extraction and General Rural Zones, where adequate separation distances are maintained from sensitive activities and valued natural, cultural and historic heritage features.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.036	Sites and Areas of Significance to Māori	SASM - O3	Amend	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."
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.037	Sites and Areas of Significance to Māori	SASM - P1	Amend	Consistency with SASM - O3	Amend SASM - P1 as follows: Protect Poutini Ngāi Tahu cultural landscapes from significant adverse effects of inappropriate subdivision, use and

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.038	Sites and Areas of Significance to Māori	SASM - P6	Amend	Clarified to ensure that unintentional disturbance through mineral extraction is not captured by this policy.	Amend SASM - P6 as follows: Within the Pounamu and Aotea Management overlay, enable tino rangatiratanga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu and avoid the intentional disturbance or intentional removal of this resource by non-hapū members.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.039	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. Ensuring identified sites and areas of significance to Māori are not disturbed, destroyed, removed and/or visually encroached upon by inappropriate activities; and b. Requiring activities on sites and areas of significance to Māori to minimise manage adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.040	Sites and Areas of Significance to Māori	SASM - P8	Amend	Should also recognise that activities may have an operational need to locate within these 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:

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>a. Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood;</p> <p>b. The accidental discovery protocol in Appendix Four is adopted for any earthworks;</p> <p>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</p> <p>d. 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.</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.041	Sites and Areas of Significance to Māori	SASM - P11	Oppose	In some circumstances mining can be an appropriate activity within these areas.	<p>Amend SASM P11 as follows: Recognise the significance to Poutini Ngāi Tahu of the sites and areas of significance to Māori listed in Schedule Three and protect the identified values of these sites and areas by avoiding the following activities in, or in close proximity to, these areas;</p> <p>a. Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea;</p> <p>b. Landfills and waste disposal facilities, hazardous facilities and offensive industries;</p> <p>c. Intensive indoor primary production;</p> <p>d. Cemeteries and crematoria; and</p> <p>e. Wastewater treatment plants and disposal facilities.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.042	Sites and Areas of Significance to Māori	SASM - P12	Oppose	Areas identified coincide with valuable mineral sand resources	Delete SASM - P12, or amend to exclude minerals exploration, prospecting and extraction.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.043	Sites and Areas of Significance to Māori	SASM - P15	Amend	To ensure this policy provides for any activity that has a functional or operational need to occur in these areas.	Amend SASM - P15 as follows: 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: ...
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.044	Sites and Areas of Significance to Māori	SASM -R6	Amend	The definition of earthworks would currently capture minerals extraction, exploration and prospecting	Amend SASM - R6 as follows: 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
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.045	Sites and Areas of Significance to Māori	SASM -R7	Amend	Concerned about the use of a written approval to determine permitted activity status	Amend SASM - R7 as follows: Activity Status Permitted Where: 1. In relation to extraction of Aotea: i. Any extraction of Aotea is only undertaken by Te Rūnanga o Makaawhio or their authorised representatives or contractors; ii. Where an Aotea Management Plan prepared by Te Rūnanga o Makaawhio exists, any extraction of Aotea is in accordance with that plan; iii. Where this is Aotea extraction in the Aotea overlay, notice of the activity is provided to the Westland District Council by Te Rūnanga o Makaawhio, at least 10 working days prior to the activity occurring. 2. In relation to extraction of

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>Pounamu:</p> <p>i. Any extraction of Pounamu is only undertaken by Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio or their authorised representatives or contractors;</p> <p>ii. Where a Pounamu Management Plan prepared by Poutini Ngāi Tahu exists, any extraction of Pounamu is in accordance with that plan;</p> <p>iii. Where this Pounamu extraction is within the Pounamu overlay, notice of the activity is provided to the relevant district council by the relevant Poutini Ngāi Tahu rūnanga, at least 10 working days prior to the activity commencing;</p> <p>3. In relation to other mineral extraction and quarrying activity:</p> <p>i. The mineral 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.</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.046	Sites and Areas of Significance to Māori	SASM - R11	Amend	Amendments have been sought to SASM-R7 which would make mineral extraction within the overlays permitted subject to adhering to the Pounamu Vesting Act	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).

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.047	Sites and Areas of Significance to Māori	SASM - R15	Amend	Not considered necessary to have a non-complying activity status for mineral extraction in sites and areas of significance to Maori	Amend SASM - R15 as follows: 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.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.048	Sites and Areas of Significance to Māori	SASM - R19	Oppose	Prohibited activity status is problematic, as minerals extraction may sometimes involve inadvertent extraction of Pounamu which is not the target resource	Delete SASM - R19
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.049	Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity	Amend	Recognises that vast tracts of land are afforded a greater degree of protection by virtue of being in public conservation land.	Include an additional objective into Ecosystems and Indigenous Biodiversity as follows: When considering resource consent applications which have effects on ecosystems and indigenous biodiversity, have regard to the protection afforded to other similar ecosystems and indigenous biodiversity within public conservation land.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.050	Ecosystems and Indigenous Biodiversity	ECO- 02	Support	This objective supports mineral extraction where values can be maintained.	retain as notified
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.051	Ecosystems and Indigenous Biodiversity	ECO- 04	Support	Supports the maintenance of the range and diversity of ecosystems on the West Coast.	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.052	Ecosystems and Indigenous Biodiversity	ECO - P2	Amend	Should recognise operational need to be located within areas of significant indigenous vegetation or habitats of fauna	Amend ECO - P2 as follows: Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where: a. This is for a lawfully established activity; or b. It is for a Poutini Ngāi Tahu cultural purpose; or c. This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; or d. The activity has a functional or operational need to be located in the area; e. The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.053	Ecosystems and Indigenous Biodiversity	ECO - P3	Amend	Subsections b and c are supported. Minerals extraction activities often provide the ability for restoration and rehabilitation of ecological corridors.	Retain subsections b and c as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.054	Ecosystems and Indigenous Biodiversity	ECO - P6	Oppose	Contains language which is inconsistent with the same policy in the West Coast Regional Policy Statement	Amend ECO P6 as follows: When assessing consents for subdivision, use and development, avoid activities which will: a. Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District; b. Result in a degradation of the threat status, further measurable loss of indigenous cover with the exception of Manuka and Kanuka or disruption to ecological processes, functions or

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						connections in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and c. Result in a reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 - 3a -nationally critical, nationally endangered and nationally vulnerable."''''
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.056	Ecosystems and Indigenous Biodiversity	ECO - P8	Amend	Inconsistent with the Coastal Environment chapter of the West Coast Regional Policy Statement 2020	Amend ECO - P8 as follows: Maintain indigenous habitats and ecosystems across the West Coast/Te Tai o Poutini by: a. Maintaining, and where appropriate enhancing or restoring the functioning of ecological corridors, linkages, dunes and indigenous coastal vegetation and wetlands; 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. Recognising the benefits of active management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection."

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.057	Ecosystems and Indigenous Biodiversity	ECO - P10	Amend	Requires amendment 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. Avoiding adverse effects on significant indigenous biodiversity; and b. Avoiding, remedying or mitigating other significant adverse effects on other indigenous vegetation, habitats and species within the coastal environment
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.058	Ecosystems and Indigenous Biodiversity	ECO - R1	Support	Recognises the unique context of public conservation land and that Manuka and Kanuka are abundant species that can quickly regenerate where land clearance has occurred	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.059	Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	The 500m2 clearance rule is considered to be unduly restrictive and unnecessary for the protection of coastal character or indigenous biodiversity.	Delete ECO - R2. Alternatively, set a higher vegetation clearance activity, such as 2,000m2 and allow any activity (not just residential, network utility, tracks etc) to carry out limited clearance works.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.060	Ecosystems and Indigenous Biodiversity	ECO - R5	Amend	Activity status for indigenous vegetation clearance not meeting permitted or controlled activity standards	Include functional and operational need in ECO - P7 as per relief sought above, and/or amend ECO - R5 as follows: Discretion is restricted to: a. Whether there are other regulations impacting the site that have meant the land is unable to be used for economic rural uses; b. Constraints imposed by functional or operational need of network utilities and critical infrastructure; c. Effects on habitats of any threatened or protected species; d. Effects on the threat status of land environments in category one or two

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						of the Threatened Environments Classification; e. Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; f. Effects on the intrinsic values of ecosystems; g. Effects on recreational values of public land; and h. The matters outlined in Policies ECO - P6 and ECO - P7; and i. The functional or operational need for the activity to locate within the area where indigenous vegetation clearance is proposed to occur.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.061	Ecosystems and Indigenous Biodiversity	ECO - R7	Support	The discretionary activity status for vegetation clearance within the specified areas is supported	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.062	Natural Features and Landscapes	NFL	Oppose	Concerned at the arbitrary nature of the Outstanding Natural Landscape boundary around Lake Mahinapua, which does not appear to follow any logical topographic or vegetation boundaries.	Remove the Outstanding Natural Landscape overlay on the planning maps from Lot 1 Deposited Plan 3854, and reflect any consent decisions for this parcel of land when making decisions on the ONL boundary.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.063	Natural Features and Landscapes	NFL - P1	Amend	Should recognise the fixed-in-location nature and functional or operational need of activities to sometimes locate within these areas.	Amend NFL - P1 as follows: a. Existing land uses and lawfully established activities including existing network utilities, energy activities, agricultural, horticultural and pastoral activities; b. Conservation activities; c. Recreational activities; d. Natural hazard mitigation activities; e. Operation, maintenance and upgrade of renewable electricity

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>generation facilities;</p> <p>f. Operation, maintenance and upgrading of network infrastructure;</p> <p>g. Upgrading and/or new infrastructure and renewable electricity generation facilities where there is a functional need for it to be located in these areas;</p> <p>h. Poutini Ngāi Tahu uses; or</p> <p>i. The alteration, maintenance or removal of existing buildings or structures;</p> <p>j. Activities with a functional or operational need to locate within these areas.</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.064	Natural Features and Landscapes	NFL - P2	Support	It recognises that sometimes adverse effects are not possible to avoid, but provides for adverse effects to be remedied, mitigated or offset.	Retain as notified
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.065	Natural Features and Landscapes	NFL - P3	Amend	Should also include minerals extraction, exploration and prospecting.	Amend NFL P3 as follows: Recognise that there are settlements, farms, minerals extraction, exploration and prospecting , and infrastructure located within outstanding natural landscapes or outstanding natural features and provide for new activities and existing uses in these areas where the values that contribute to the outstanding natural landscape or feature are not adversely affected."
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.066	Natural Features and Landscapes	NFL - P5	Support	Should be amended to include consideration of short term effects, which are different to temporary or permanent and require consideration	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. The scale of modification to the

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>landscape;</p> <p>b. Whether the proposal is located within a part of the outstanding natural feature or outstanding natural landscape that has capacity to absorb change;</p> <p>c. Whether the proposal can be visually integrated into the landscape and whether it would break the skyline or ridgelines;</p> <p>d. The temporary, short term or permanent nature of any adverse effects;"</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.067	Natural Features and Landscapes	NFL - R6	Amend	Is not considered necessary, because other provisions already adequately provide for these activities to be appropriately assessed	<p>Amend NFL - R6 as follows: Earthworks, excluding minerals extraction, exploration and prospecting activities, within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six ...</p> <p>Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.068	Natural Character and Margins of Waterbodies	NC - O1	Support	This objective provides for activities to occur, provided adverse effects are avoided or mitigated.	Retain as notified
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.069	Natural Character and Margins of Waterbodies	NC - O3	Amend	Recognises the functional need of some activities to occur within the margin of lakes, rivers and wetlands	<p>Amend NC O3 as follows: To provide for activities which have a functional or operational need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.070	Natural Character and Margins of Waterbodies	NC - P2	Amend	minerals extraction activities are not covered by the definition of earthworks, additional wording is sought to provide for these activities which also have a functional or operational need to occur	Amend NC - P2 as follows: Provide for indigenous vegetation removal, minerals extraction, exploration and prospecting activities and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable and:
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.071	Natural Character and Margins of Waterbodies	NC - P3	Amend	Should recognise that some activities also have an operational need to locate within these environments.	Amend NC - P3 as follows: Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these: a. Have a functional or operational need for their location; and
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.072	Natural Character and Margins of Waterbodies	NC - R3	Amend	Not considered necessary, because other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend NC - R3 as follows: Indigenous Vegetation Clearance and Earthworks excluding minerals extraction, exploration and prospecting activities , not meeting the Permitted Activity Rules Activity Status Discretionary Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.073	Coastal Environment	Overview	Amend	Should also recognise that a significant amount of economic activity also has to occur within the coastal environment	Amend the overview as follows: The narrow strip of land between the mountains and the sea in the West Coast/Te Tai o Poutini means that most of the community lives on or near the coast - with three of the four major towns and many small settlements being located on or near the coast. A significant proportion of activities also occur within the coastal environment, some have a functional or operational need to occur there, and the coastal environment is therefore vital to providing for the economic well-being of the region.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.074	Coastal Environment	CE - O1	Support	Recognises that many people in the West Coast region derive benefit from the coastal environment, and that the coastal environment covers large areas of land which is used for vital economic activities.	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.075	Coastal Environment	CE - O3	Amend	Should recognise that some activities also have an operational need to locate within these environments as in the New Zealand Coastal Policy Statement	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.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.076	Coastal Environment	CE - P3	Amend	The New Zealand Coastal Policy Statement recognises that activities "have a functional need to locate and operate within the coastal environment" and it is considered that the Proposed Plan should also provide for this	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:

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>a. The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained;</p> <p>b. Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided;</p> <p>c. The development is of a size, scale and nature that is appropriate to the environment;</p> <p>d. It is for a Poutini Ngāi Tahu cultural purpose; or</p> <p>e. It is National Grid infrastructure an activity that has a functional and operational need to locate in these areas."</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.077	Coastal Environment	CE - P4	Support	Provides for existing farming activities within areas of outstanding and high natural coastal character.	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.078	Coastal Environment	CE - P5	Support	Recognises the functional and operational need for buildings and structures within the coastal environment.	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.079	Coastal Environment	CE - R4	Oppose	The proposed floor area and height limits are considered unduly restrictive	Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is in line with what is permitted in the current District Plans.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.080	Earthworks	EW - O1	Support	It is noted that the submission seeks for minerals extraction, exploration and prospecting activities to be excluded from the definition of earthworks.	Retain as notified.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.081	Earthworks	EW - P1	Amend	Should enable all earthworks, instead of just temporary or small scale earthworks.	Amend EW - P1 as follows: Enable temporary and small scale earthworks for the subdivision, use and development of land, the provision of utilities, and hazard mitigation, while managing those with the potential to create significant adverse effects."
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.082	Earthworks	EW - R1	Amend	It is suggested that the spreading of vegetative matter is provided for within this permitted activity rule.	Amend EW - R1 as follows: All Permitted activities must comply with the following relevant standards. Earthworks must not exceed a maximum depth or height above ground level of 1.5m measured vertically within 1.5m of a boundary except where these are undertaken by a network utility operator for the purpose of: Pole foundations; Backfilled trenches; or Installation of services by trenchless methods such as directional drilling; All fill must consist of cleanfill material except for any vegetative matter which is being used as fill on the same site; "
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.083	Earthworks	EW - R2	Amend	Other provisions already adequately provide for these activities to be appropriately assessed without adding another rule.	Amend EW - R2 as follows: EW - R2 Earthworks excluding minerals extraction, exploration and prospecting activities - All Zones
WMS Group (HQ) Limited and WMS	S599.084	Earthworks	EW - R4	Amend	Not considered necessary, because other provisions already adequately provide for these activities to be	Amend EW - R4 as follows: Earthworks excluding minerals extraction, exploration and prospecting

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Land Co. Limited (S599)					appropriately assessed without adding another rule.	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"
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.085	Earthworks	EW - R6	Oppose	not considered necessary, as the zone provisions adequately provide for consideration of these activities.	Delete EW - R6
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.086	Earthworks	EW - R8	Amend	Because the definition of Earthworks does not specifically exclude minerals extraction, exploration and prospecting, this rule would apply to these activities	Amend EW - R8 as follows: EW - R8 Earthworks excluding minerals extraction, exploration and prospecting activities in any Zone not meeting Permitted Activity standards
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.087	Light	LIGHT - O2	Amend	Protection of views of the night sky, which is not always possible while providing for operational lighting requirements.	Amend LIGHT - O2 as follows: Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of people, the safe operation of the transport network, protects views of the night sky , the habitats and ecosystems of nocturnal native fauna and the species themselves.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.088	Light	LIGHT - P1	Amend	The wording of this policy is inconsistent with the corresponding objective.	Amend LIGHT - P1 as follows: Provide for the use of artificial outdoor lighting that: a. Allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						and safety of private and public spaces; b. Maintains the character and amenity values of the zone and surrounding area; c. Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety; d. Minimises sky glow and light spill; and e. Protects Minimises the adverse effects on the health and well-being of people and ecosystems.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.089	Light	LIGHT - P2	Amend	It is not always necessary to protect these views and doing so could affect operational requirements.	Amend LIGHT - P2 as follows: Control the intensity, location and direction of any artificial outdoor lighting to: a. Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses; b. Internalise light spill within the site where the outdoor lighting is located; c. Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in areas of outstanding coastal natural character;
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.090	Light	LIGHT - R1	Oppose	This rule requires the discretion of the relevant territorial authority to assess compliance, and is unnecessary	Delete LIGHT - R1
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.091	Light	LIGHT - R2	Amend	This rule has a particularly restrictive Lux limit for lighting after 10pm in industrial zones, which is considered inappropriate.	Amend LIGHT - R2 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am - 10.00pm: 25 Lux; b. 10.00pm - 7.00am: 10 Lux in the PORTZ - Port Zone MINZ - Mineral

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						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; d. All hours - 25 Lux in the PORTZ - Port Zone
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.092	Light	LIGHT - R3	Amend	This rule requires adherence to a very restrictive lux limit when a site is within the Outstanding Coastal Natural Character overlay.	Amend LIGHT - R3 as follows: Artificial Outdoor Lighting in the NOSZ - Natural Open Space Zone, SETZ - PREC 2 - Settlement Zone - Coastal Settlement Precinct, and in All Zones where the site falls lighting is located within the Outstanding Coastal Natural Character Overlay"
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.093	Light	LIGHT - R4	Amend	This rule introduces a very stringent lux limit in excess of what is required by the current operative District Plans.	Amend LIGHT - R4 as follows: Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. 7.00am – 10.00pm: 10 Lux; and b. 10.00pm – 7.00am: 2 Lux;"
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.094	Noise	NOISE - R2	Amend	Do not consider there is a justification for the exemption to apply only to emissions 'as part of or compatible with a normal residential activity'.	Amend NOISE - R2 as follows: Where the following activities are exempted from meeting Zone noise standards: ... 7. Vehicles being driven on a road (within the meaning of Section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity; ...

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.095	Noise	NOISE - R6	Amend	Do not consider there is an appropriate justification to limit the weekend/public holiday daytime hours to 8:00am to 8:00pm in the General Rural and Open Space Zones in particular. A consistent time is sought for every day of the week.	"Amend NOISE - R6 as follows: Where: 1. Noise generated by any activity shall not exceed the following noise limits at any point within the notional boundary of any sensitive activity within any site receiving noise: a. 7:00am to 10:00pm Monday to Sunday Friday and 8:00am to 8:00pm weekends and public holidays: 55 dB LAeq (15 min) b. 10:00pm to 7:00am Monday to Sunday Friday and 8:00pm to 8:00am weekends and public holidays: 45 dB LAeq (15min) c. 10:00pm to 7:00am all days - 75 dB LAFmax"
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.096	Noise	NOISE - R9	Amend	WMS support reliance on NZS 6809: 1999 Acoustics Port Noise Management and Land Use Planning.	Retain as notified
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.097	Noise	NOISE - R11	Support	The submitters support the inclusion of an appropriate noise standard for the Mineral Extraction Zone.	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.098	Open Space and Recreation Zones	Open Space and Recreation Zones	Amend	Where Open Space Zones are proposed over rural public conservation land, the submission seeks a General Rural Zone instead of the proposed Open Space Zones.	In the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.099	Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives	Support	The overview of the Open Space Zone notes that minerals extraction can occur within the Open Space Zones. This is supported.	Retain the following wording: The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.100	Open Space and Recreation Zones	OSRZ - P9	Amend	The wording could be improved.	Amend OSRZ - P9 as follows: Provide for the range of purposes where compatible with the open space values including: a. The ongoing operation and appropriate management of cemeteries; b. Camping opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space; c. Gravel and shingle extraction for roading networks and other local purposes; d. Quarries for rock; e. Pastoral farming including grazing as a management tool; f. Mineral extraction, exploration and prospecting of resources where there is a functional or operational need to locate there these are limited in their location ; and g. Water supply and drainage networks where this supports local community needs.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.101	Open Space and Recreation Zones	OSRZ - P14	Amend	Contains duplication as matter is managed through a separate permissions process and does not belong in Plan.	Amend OSRZ - P14 as follows: Provide for mineral extraction activities within the OSZ - Open Space Zone where: a. Impacts on open space and recreation values of the site are minimised; b. This is provided for within any Open Space Management Plan for the area; c. Adverse effects on open space and recreation values and the environment are avoid, mitigated, remedied, offset or compensated;

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						d. Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.102	Natural Open Space Zone	Overview	Amend	supported but there appears to be a word missing	Amend the Overview as follows: In some cases they are also the locations for quarrying and mineral extraction before the land is remediated for other open space uses.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.103	Open Space Zone	OSZ - R19	Support	Considered appropriate, recognises that minerals are located within open space and recreation zones.	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.104	Open Space Zone	OSZ - R22	Support	activity status is considered appropriate given the recognition in the objectives and policies and overview text, recognises that minerals are located within open space and recreation zones.	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.105	Rural Zones	RURZ - O1	Amend	Enabling of activities in the rural zones, should refer to primary production as in National Planning Standards 2019.	Amend RURZ - O1 as follows: To provide for a range of activities, uses and developments, including primary production , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment.""
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.106	Rural Zones	RURZ - O5	Amend	recognises the extraction of mineral resources occurs in the rural zone and supported; mineral extraction activities occur outside of minerals extraction zones	Amend RURZ - O5 as follows: To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised managed and rehabilitation of land occurs

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						following mineral extraction, mineral extraction can be appropriate in a range of locations."
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.107	Rural Zones	Rural Zones Policies	Amend	policy to support the land surrounding Jackson Bay Port used for port activities are zoned Port Zone	Add a new Rural Zones Policy as follows: Enable the efficient operation, use and development of Jackson Bay Port by providing for port activities within the settlement of Jackson Bay.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.108	Rural Zones	RURZ - P1	Support	supports a wide range of activities, which includes minerals extraction	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.109	Rural Zones	RURZ - P3	Amend	Provides for management of reverse sensitivity effects on certain activities, 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."
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.110	Rural Zones	RURZ - P15	Support	Provides for management of reverse sensitivity effects	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.111	Rural Zones	RURZ - P18	Amend	Should include the ability to offset or compensate	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.
WMS Group (HQ) Limited and WMS	S599.112	Rural Zones	RURZ - P19	Amend	Amendments are sought for consistency	Amend RURZ - P19 as follows: Manage conflicts between mineral

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Land Co. Limited (S599)						<p>extraction activities and other land uses by ensuring that:</p> <p>a. Standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of rural areas are met; and</p> <p>b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities.</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.113	Rural Zones	RURZ - P21	Support	Requires the provision of adequate information to assess effects	Retain as notified
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.114	Rural Zones	RURZ - P22	Support	Requires rehabilitation of land following mineral extraction	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.115	Rural Zones	RURZ - P23	Support	Supports co-ordination which will avoid duplication of effort	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.116	Rural Zones	RURZ - P24	Support	Supports the creation of Minerals Extraction Zones where the resources are significant and of regional or national importance	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.117	Rural Zones	RURZ - P25	Amend	Does not reflect the full effects management hierarchy	<p>Amend RURZ - P25 as follows: RURZ - P25</p> <p>Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by:</p> <p>a. Utilising management, mitigation and rehabilitation plans as a key tool;</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>b. Managing dust, noise, vibration, access and lighting to maintain amenity values;</p> <p>c. Managing traffic generation impacts on the operation and maintenance of the transport network;</p> <p>d. Avoiding or mitigating impacts Managing adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna; "</p>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.118	General Rural Zone	GRUZ - R11	Support	Provides for minerals exploration and prospecting	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.119	General Rural Zone	GRUZ - R12	Support	Provides for minerals exploration and prospecting	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.120	General Rural Zone	GRUZ - R24	Oppose	Unclear what is sought to be controlled by this rule	Delete
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.121	General Rural Zone	GRUZ - R25	Amend	Water quality should be addressed through discharge permits sought through regional consenting.	<p>GRUZ - R25 Mineral Extraction, Prospecting and Exploration Activities not meeting Permitted or Controlled Activity Standards</p> <p>...</p> <p>Discretion is restricted to:</p> <p>a. Management of access, parking and traffic generation;</p> <p>b. Noise, glare, light, dust, blasting and vibration management;</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>c. Hours of operation;</p> <p>d. Hazardous substances and waste management;</p> <p>e. Historic and Poutini Ngāi Tahu cultural heritage requirements;</p> <p>f. Extent and management of earthworks and indigenous vegetation clearance;</p> <p>g. Effects on any threatened fauna or flora or their habitats;</p> <p>h. Design and location of buildings, structures and infrastructure;</p> <p>i. Landscape measures;</p> <p>j. Maintaining public access;</p> <p>k. Effects on riparian margins and water quality;</p> <p>l. Monitoring, reporting and community liaison requirements;</p> <p>m. Financial contributions and any requirement for bonds; and</p> <p>n. Site rehabilitation and mine closure requirements.</p>
WMS Group (HQ) Limited and WMS	S599.122	General Rural Zone	GRUZ - R32	Oppose	If amendments are made to GRUZ-R25 to include minerals prospecting and	Delete

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Land Co. Limited (S599)					exploration activities, then this rule becomes superfluous	
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.123	Settlement Zone	SETZ - R16	Amend	More enabling provisions for port activities in Jackson Bay	Where: 1. These are undertaken on lots fronting The Esplanade within the Jackson Bay Port Specific Control Area as follows: 3. Maximum building size is 500 200m² ; 4. Maximum building height is 10 5m ;
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.124	Planning Maps and Overlays	Planning Maps and Overlays	Amend	The Minerals Extraction Zones that have been mapped do not sufficiently cover mineral extraction activities on the West Coast	Amend the planning maps to include an additional Mineral Extraction Zone over Okari Road, 9 Mile, Westland Mineral Sands Co. Ltd
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.125	Mineral Extraction Zone	MINZ - O1	Support	Enables mineral extraction activities in the MINZ	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.126	Mineral Extraction Zone	MINZ - O2	Amend	amendment to allow for the full effects management hierarchy.	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."
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.127	Mineral Extraction Zone	MINZ - P1	Support	Encourages the recognition of important mineral resources through mineral extraction zones	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.128	Mineral Extraction Zone	MINZ - P2	Support	Recognises the need to protect mineral resources from reverse sensitivity effects	Retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.129	Mineral Extraction Zone	MINZ - P3	Amend	amendment is sought to refer to the best practicable environmental outcome	Amend MINZ - P3 as follows: To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to the best practicable practice environmental standards and to provide for future use and activities appropriate to the area.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.130	Mineral Extraction Zone	MINZ - P4	Amend	amendment is proposed to allow for the full effects management hierarchy	Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone ... d. Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna; "
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.131	Mineral Extraction Zone	MINZ - P5	Support	Provides for adverse effects to be managed using the effects management hierarchy	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.132	Mineral Extraction Zone	MINZ - P6	Support	Recognises the need for Poutini Ngai Tahu involvement in certain resource consent processes	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.133	Mineral Extraction Zone	MINZ - P7	Amend	Amendment is proposed for consistency.	Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Performance standards to manage adverse effects minimise impacts on the amenity, rural character and natural values of adjacent areas are met; and ...
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.134	Mineral Extraction Zone	MINZ - P8	Support	Ensure coordination with the West Coast Regional Council	retain

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.135	Mineral Extraction Zone	MINZ - R2	Support	Unclear why this rule is required, providing for activities which may already be provided for through the protection of consented activities under section 9 (3)(a) of the Resource Management Act 1991, or existing use rights afforded by section 10 of the Act	An additional advice note is sought as follows: This rule does not override the protection of consented activities under Section 9(3)(a) of the Resource Management Act 1991 or existing use rights provided for under Section 10 of the Act.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.136	Mineral Extraction Zone	MINZ - R3	Support	Provides for ancillary activities	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.137	Mineral Extraction Zone	MINZ - R6	Support	Activity status for vegetation clearance is supported	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.138	Mineral Extraction Zone	MINZ - R7	Support	Activity status for mineral extraction activities is supported	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.139	Māori Purpose Zone	MPZ - O3	Support	Enables appropriate use and development, which can include mineral extraction.	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.140	Māori Purpose Zone	MPZ - P2	Support	Provides for "other economic activities", which in appropriate circumstances could include minerals extraction	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.141	Māori Purpose Zone	MPZ - R17	Oppose	Non-rural activities is not defined. Without any definition it is unclear what is sought to be controlled by this rule	Delete
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.142	Māori Purpose Zone	MPZ - R24	Amend	mineral extraction should be provided for as a discretionary activity, to enable runanga to benefit from potential future mining access arrangements should they choose	Provide for minerals extraction as a discretionary activity

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.143	Planning Maps and Overlays	Planning Maps and Overlays	Amend	Extend port zone for operations	Undertake necessary rezoning to ensure that the areas of the Westport and Greymouth Ports leased by West Coast Bulk Logistics Limited (or any other current or future subsidiary of WMS Group) are zoned Port Zone.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.144	Port Zone	Overview	Amend	Seek that the Overview includes reference to Jackson Bay, which is also listed in the West Coast Regional Policy Statement as Regionally Significant infrastructure.	Westport, and Greymouth and Jackson Bay Ports are the major ports on the West Coast/Te Tai o Poutini and are considered critical infrastructure . They are significant connections to the rest of New Zealand/Aotearoa me Te Waipounamu as well as providing the bases for the West Coast/Te Tai o Poutini fishing fleet. The West Coast ports are critical infrastructure because they are essential for local industry, but also have the potential to be used for alternatives to land-based transport and may provide an important lifeline for emergency response to natural disasters.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.145	Port Zone	PORTZ - O1	Amend	Does not sufficiently give effect to the West Coast Regional Policy Statement	Manage Enable the safe and efficient operation of West Coast/Te Tai o Poutini ports to and sustain their current and future potential use and development.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.146	Port Zone	Port Zone Policies	Amend	Does not recognise that ports have a functional and operational need to locate within the coastal environment and adjacent to/within the Coastal Marine Area.	Include a new policy as follows: Recognise the functional and operational needs of activities within the Port Zone, while managing their adverse effects on the surrounding environment.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.147	Port Zone	PORTZ - P1	Amend	The submitter supports the intent of this policy, however it contains two important policy directives which should be separated. The West Coast ports should be enabled, not just with respect to restricting incompatible activities. Ports need to be enabled through both enabling provisions and protection against reverse sensitivity effects.	Enable the efficient operation, use and development of West Coast/Te Tai o Poutini ports. by ensuring incompatible activities or developments do not compromise port operations or development of port and maritime facilities. Add new Port Zone policy as follows: Ensure incompatible activities or developments do not compromise port operations or development of port and maritime facilities.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.148	Port Zone	PORTZ - P6	Oppose	Does not give effect to the West Coast Regional Policy Statement which seeks to provide for Regionally Significant Infrastructure.	Delete
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.149	Port Zone	Port Zone Rules	Amend	require significant revision to adequately provide for port activities, and remove drafting errors and ultra vires provisions	Amend to give effect to concerns
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.150	Port Zone	PORTZ - R1	Amend	Contains a number of problematic provisions for port activities, and fails to recognise the regional significance of these operations	Amend PORTZ - R1 as follows, and delete Advice Note 2 relating to stormwater: Where: 4. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that it is not visible from any adjoining RESZ – Residential Zone boundary or adjoining public place outside of the PORTZ – Port Zone; 5. Vibration from any site due to blasting shall not exceed a peak particle velocity of 5mm/sec measured in the frequency range 3-12 Hz at the notional boundary of any noise sensitive activity; 6. Airblast overpressure from blasting shall not exceed a peak sound pressure level

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>of 120 dBC at the notional boundary of any noise sensitive activity;</p> <p>7. There shall be no offensive or objectionable dust nuisance at or beyond the PORTZ - Port Zone boundary as a result of the activity;</p> <p>8. No noxious or offensive odour shall be detected beyond the PORTZ - Port Zone boundary that the activity occurs in;</p> <p>9. The area adjoining the road frontage of all sites, and the side boundary of a site that adjoins a RESZ - Residential, OSRZ - Open Space and Recreation Zone or MUZ - Mixed Use Zone, shall contain landscaping with a minimum width of 2 metres which includes planting that will, within two years of being planted, reach a height of 1m, except that this does not apply to any emergency services facility or vehicle access to the site;</p> <p>10. Stormwater run-off associated with any Port, industrial or commercial activity or building, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality;</p> <p>11. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site RESZ - Residential Zone boundary. except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:</p> <p>...</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.151	Port Zone	PORTZ - R5	Oppose	Contains an ultra vires requirement to obtain confirmation from the District Council	delete
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.152	Port Zone	PORTZ - R7	Amend	Does not make sense and needs to be revised	Amend PORTZ - R7 as follows: Activity Status Restricted Discretionary Where: 1. The building does not comply with a recession plane as defined in Appendix Two to commence 2.5m above any boundary with a RESZ - Residential Zone projects into the 35 degree recession plane; 2. All other performance standards for Rule PORTZ - R1 are complied with; and 3. Rules NOISE - R8 and LIGHT - R2 are complied with. Discretion is restricted to: a. Design, height, bulk and location of buildings; b. Whether the activity has a functional or operational need to be located within the recession plane; Design and location of parking and access; c. Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and...
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.153	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, and the lack of information supporting the significance of the sites	The submitters seek that the identified sites of significance to Maori are reviewed by mana whenua for accuracy and further information is provided on the cultural values associated with each site
WMS Group (HQ) Limited and WMS	S599.154	SCHED 3: SITES AND AREAS OF	SASM 19	Amend	The accuracy of this SASM is questioned	The submitters seek that SASM19 is re-evaluated to provide an accurate area on the planning maps showing the location of

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Land Co. Limited (S599)		SIGNIFICANCE TO MĀORI				the kainga and mahinga kai sites.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.155	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 151	Amend	It is important that SASMs are accurately mapped and associated with cultural values	The submitters seek that SASM151 is re-evaluated to provide an accurate area on the planning maps which reflects cultural values associated with the site
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.156	SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 179	Amend	It is important that SASMs are accurately mapped and associated with cultural values.	The submitters seek that SASM179 is re-evaluated to provide an accurate area on the planning maps which reflects cultural values associated with the site.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.157	Schedule Nine: Lawfully Established Mineral Extraction and Processing Areas	SCHE9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS	Amend	Add the Cape Foulwind Mineral Sand Mine, consented pursuant to RC210051.	Add Cape Foulwind Mineral Sand Mine
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.158	Appendix One: Transport Performance Standards	Appendix One: Transport Performance Standards	Support	Support the 'Mining and Quarrying' High Trip Generating Activities being triggered by >30 heavy vmpd	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.159	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, and not all matters listed in the outline may be required for each site.	Amend Outline of Content Requirements for a Mineral Extraction Management Plan as follows: 1. Introduction ... ii. Landscape values and Amenity (address all that are relevant)a. _____ Landscape valuesb. _____ Neighbouring landusesiii. Management of hazardous substancesiv. Acid mine management v. _____ Dust vi. Noise vii. _____ Erosion and Sediment Control viii. _____ Trafficix. _____ Lightingx. Archaeological and cultural valuesxi. Weed and pest managementxii. _____ Site

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						rehabilitation and mine closure Appendices: Specific Management Plans (if required)4. Key issues to be managedi. Heritage and Culture (address all that are relevant)a. Any archaeological or historic heritage valuesb. Poutini Ngāi Tahu Cultural landscape valuesii. Acid Mine Drainage Management (where relevant)a. Prevention and minimisation measuresb. Treatment and Control measuresc. Monitoring, maintenance and contingency programmeiii. Erosion and Sediment Controla. Drawings and specifications of erosion control measuresb. Sizing and location of sediment controls (eg diversions, silt fences etc)c. Management of sediment retention ponds (where relevant)d. Decommissioning of sediment control structurese. Chemical treatment programme for sediment laden water (where relevant)f. Monitoring, maintenance and contingency programmeiv. Waste Rock/Overburden Managementa. Waste rock placement methods and proceduresb. Slope stabilityc. Monitoring and maintenance5. Specific Management Plansi. Hazardous Substances & Spill Contingency Management Planii. Dust Management Planiii. Noise Management Planiv. Traffic Management Planv. Lighting Management Planvi. Fire Management Planvii. Archaeological Management Planviii. Annual Monitoring Planix. Site Rehabilitation

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Management Plan. Weed and Pest Management Plan Management Planxi. Mine Closure Plan
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.160	Settlement Zone	SETZ - PREC3 - Coastal Settlement Precinct	Support	Alternative to the site being rezoned, include a specific rule which allows for port activities to occur at Jackson Bay	Include new rule is introduced to allow for port activities at Jackson Bay
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.162	Mineral Extraction Zone	Mineral Extraction Zone	Support	Recognises the uniquely high importance of mineral extraction activities to the West Coast Economy	Retain
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.163	Planning Maps and Overlays	Planning Maps and Overlays	Amend	no land zoned for port activities at Jackson Bay	Subject to discussions with the Council and landowners, rezoneland at Jackson Bay surrounding the wharf area where port based industrialactivities have operated and continue to operate, including the following landparcels: Section 209 Town of Arawata Section 8 Town of Arawata Section 9-10 Town of Arawata Section 208 Town of Arawata
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.170	Introduction	Description of the Districts	Support	This section of the Proposed Plan sets out the history of the three districts that comprise the West Coast region, and highlight the strong history of mining, and current reliance on mining as a key industry in each of the districts.	Retain as notified.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.171	How The Plan Works	Mineral Extraction Zone	Amend	The purpose of the Mineral Extraction Zone is to reflect that mineral extraction and ancillary activities are the dominant use, and to enable those activities as the areas subject to this zone have been assessed as appropriate for mineral extraction.	Amend the explanation of the Mineral Extraction Zone as follows: Areas where mineral extraction and ancillary activities are enabled and expected to be the predominant use."
WMS Group (HQ) Limited and WMS	S599.172	How The Plan Works	Jackson Bay Port	Support	The submitter supports the recognition of the Jackson Bay Port activities within the Proposed Plan, however	Amend the area around the Jackson Bay wharf currently used for port activities to Port Zone.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Land Co. Limited (S599)					considers that further provision for the port activities should be made through rezoning the areas indicated for port activities to Port Zone. If not rezoned, the Specific Control Area should be demarcated on the planning maps and the provisions made more enabling of port activities.	Alternatively, demarcate the Jackson Bay Port Specific Control Area on the planning maps, and provide more enabling provisions within this area.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.173	Interpretation	OPERATIONAL NEED	Support	The submitters support the inclusion of the National Planning Standards definition of Operational Need.	Retain as notified.