

Te Tai o Poutini Plan
Section 42A Officer's Report
Sites and Areas of Significance to
Māori - Ngā Wāhi Tāpua ki te Māori



Te Tai o Poutini
PLAN

A combined district plan for the West Coast

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List of Submitters and Further Submitters addressed in this report

Submitter ID	Submitter Name	Abbreviation
S199	Alain Daunes	
S6	Alan O'Connell	
S452	Alistair Cameron	
S219	Allan Hinch	
S128	Amy Paterson	
S225	Andrew Beaumont	
S418	Angela Sweetman Patrick William Kennedy	Angela Sweetman & Patrick Kennedy
S371	Ann Bradley	
S425	Anne Chapman	
S578 FS128	Anthony Eden	
S510	Avery Bros	
S609	Avery Brothers	
S169	Belinda Dempster	
S350	Bernard Hands	
S210	Bill Baxter	
S601	Birchfield Coal Mines Ltd	
S604	Birchfield Ross Mining Limited	
S395	Black Singlet Investments Ltd	
S526	BP & CA Jones	
FS64	BP Oil NZ Ltd, Mobil Oil NZ Ltd, Z Energy Ltd	Fuel Companies
S294	Bradley Serong	
S511	Bradshaw Farms	
S235	Brent and Anne Newton	
S513	Brett Avery	
S189	Bruce Annabell	
S315	Bruce Stuart-Menteath	
S84	Bruce Truman	
S552	Buller Conservation Group	
S538 FS149	Buller District Council	
S152	Carol Cameron	

FS142	Cashmere Bay Dairy Ltd	
S564	Catherine Smart-Simpson	
S370	Charlotte Bradley-Peni	
S558	Chris & Jan Coll	
S566	Chris J Coll Surveying Limited	
S185	Christine Wood	
S234	Christine & Michael Whitehead	
S22	Clair Pope	
S341	Clare Gilroy	
S242	Colleen Monachan	
S277	Dale Stephen	
S230	Darryn & Terri Fairhall	
S245	David & Debra Kokshoorn	
S581	David Ellerm	
S347	David Marshall	
S465 FS154	Davis Ogilvie & Partners Ltd	
S602	Department of Conservation	
S265	Desmond Pender	
S107	Donna Mitchell	
S314	Erin Stagg	
S524	Federated Farmers of New Zealand	
S553	Frida Inta	
S415	G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited	GE and CJ Coates
S398	Garry Gaasbeek	
S201	Garry Livingstone	
S563	Geoff Volckman	
S247	George Brownlee	
S261	Gerard Nolan	
S308	Gerrit and Suzie Wolters	
S592	Glenn Bradley	
S155	Glenn Colenso	
S375	Graeme & Helen O'Dea	
S113	Grant Weston	
S459	Greenstone Retreat	
S233	Greg & Deedee Daly	
S608	Grey District Council	

S562	Groundswell NZ	
S170	Hanna Nicholas	
S514	Hapuka Landing Limited	
S209	Helen Carter	
S274 FS53	Herenga ā Nuku Aotearoa Outdoor Access Commission	Herenga ā Nuku
S140 FS111	Heritage New Zealand Pouhere Taonga	HNZPT
S486 FS55	Horticulture New Zealand	
S45	Ian & Sue Monro	
S124	Ian Stewart	
S89	Irena Schultze	
S335	J P Parsons	
S428	James Bradley	
S467	Jane Whyte & Jeff Page	
S593	Janna Bradley	
S508	Jared Avery	
S323	Jennifer Lake	
S161	Jet Boating New Zealand	
S264	John Edington	
S445	John Hughson	
S153	John Sutton	
S31	John Davidson	
S284	John OConnor	
S400	Julian Hall	
S114	Julie MacDonald	
S614	Karamea Lime Company	
S236	Karen & Bill Potter	
S123	Karen Potter	
S116	Kathryn Bennie	
S211	Katie Baxter	
FS68	Katherine Crick	
S297	Kawhaka Creek Catchment Residence	
S551	Ken McTigue	
S172	Kenneth Doig	
FS40	Kim Marie Scrivener	

S125	Kirsty Henderson	
S577	Koiterangi Lime Co Ltd	
S509	Kyle Avery	
S332	Lake Mahinapua Aquatic Club Inc	
S574	Laura Coll McLaughlin	
S326	Leanne Hart	
S282	Leanne McDonnell	
S507	Leonie Avery	
S303	LG.JH Brownlee Partnership & Tbay Limited	Brownlie Partnership
S386	Lillian Crozier	
S469	Lyn McIntosh	
S86	Lynn Findlay	
S246	Macty Francis Vithayathil	
S215	Madelene Gibson	
S438	Manawa Energy Limited	Manawa Energy
S549	Mandy Deans	
S214	Margaret Steele	
S394	Margaret Williams	
FS77	Marie Elder	
S239	Mark Jones	
S69	Mark Bowe	
S543	Martin & Co Westport Ltd and Lumberland Building Market Westport	Martin and Co.
S222	Mary Stewart	
S401	Melva Crampton	
S327	Michael Robson	
S492	Michael Snowden	
S98	Michael and Dawn Ross	
S156	Michael Chernishoff	
S231	Michael Elliott	
S530	Mike Greer Family Trust and Daniel Chima Trust	
FS218	Mike Spruce	
S569	Minerals West Coast	
S151	Misato Nomura	
S184	Mohammed & Jenny Khan	
S117	Moira Devlin	
S470	Moreporks Lakeside Lodge Ltd	

S244	Murray & Marian Molloy	
S435	Murray Cochrane	
S241	Myles Benge	
S535 FS54	Neil Mouat	
S298 FS56	Neil Bradley	
S472	New Zealand Coal & Carbon Limited	NZ Coal & Carbon
S404	Nicola Hall	
S131	Nicola Main	
S301	Nyoli Waghorn-Rogatski	
S266	P. Faith Quinn	
S257	Pamela Murphy	
S500	Papahaua Resources Limited	
S512	Paul Avery	
S133	Paul Heal	
S281	Pete McDonnell	
S615	Peter Langford	
S417	Peter Haddock	
S232	Pokei Lau	
S523	Queenstown Lakes District Council	
S25	Rex Scott	
S229	Rex & Julie MacDonald	
S106	Rex MacDonald	
S56	Richard Cairney	
S127	Ridgeline 3 Investments Limited	
S333	Robert Fraser	
S380	Robert Scott	
S474	Rocky Mining Limited	
S243	Rodney & Wendy Henham	
S62	Rodney Wright	
S130	Ronald Olsen	
S560	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	
S248	Russell Copland	
S286	Russell Lane	
S291	Samantha Pooley	
S483	Scenic Hotel Group	

S416	Sean Casey	
S250	Skyline Enterprises Limited	
S270	Stephen Page	
S516	Steve Croasdale	
S536	Straterra	
S203	Sue Templeton	
S331	Susan Fraser	
S292	Susanne Pooley	
S520	Taipō Dairies Limited	
S630	Tangi Weepu	
FS143	Te Kinga Investments Ltd	
S531	Te Kinga /Iveagh Bay Residents & Ratepayers Association	
S190	(Community and Public Health) of the NPHS/ Te Whatu Ora	Te Mana Ora
S620 FS41	Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio	
S171	Te Tai o Poutini Plan Committee	
S440	Te Tumu Paeroa - The office of the Māori Trustee	Te Tumu Paeroa
S621	The Proprietors of Māwhera Tiamana Mawhera Incorporation	Māwhera Incorporation
S493	TiGa Minerals and Metals Limited	
S61	Toni Chittock	
S299	Transpower New Zealand Limited	Transpower
S143	Vernon Morris	
S238	Veronica Jacobs	
S497	Waitakere Trust	
S450	Waka Kotahi NZ Transport Agency	Waka Kotahi
S237	Wayne Moen	
S302	West Coast Fish and Game Council	
S488	West Coast Regional Council	WCRC
S547 FS222	Westpower Limited	Westpower
S567	William McLaughlin	
S227	William & Vicki Molloy	
S182	William Johnsen	
S122	William Potter	

S599	WMS Group (HQ) Limited and WMS Land Co. Limited	WMS Group
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Abbreviations

Abbreviation	Meaning
NESCF	National Environmental Standards for Commercial Forestry 2023
NESF	National Environmental Standard for Freshwater 2020
NPS	National Policy Statement
NPSIB	National Policy Statement for Indigenous Biodiversity
NPSFM	National Policy Statement for Freshwater Management
NZAA	New Zealand Archaeological Association
NZCPS	New Zealand Coastal Policy Statement
Planning standards	National Planning Standards
RMA	Resource Management Act
RSI	Regionally Significant Infrastructure
SASM	Sites and Areas of Significance to Māori
TTPP	Te Tai o Poutini Plan
WCRC	West Coast Regional Council
WCRCP	West Coast Regional Coastal Plan
WCRLWP	West Coast Regional Land and Water Plan
WCRPS	West Coast Regional Policy Statement

1.0 Purpose of Report

1. This report has been prepared in accordance with Section 42A of the RMA to:
 - assist the Hearings Panel in making their decisions on the submissions and further submissions on the Te Tai o Poutini Plan (TTPP); and
 - provide submitters with an opportunity to see how their submissions have been evaluated and the recommendations being made by officers, prior to the hearing.
2. This report responds to submissions on Sites and Areas of Significance to Māori. The report provides the Hearing Panel with a summary and analysis of the submissions received on the Sites and Areas of Significance to Māori in Part 2, Schedule Three, Appendix Four and Appendix Ten in Part 4, specific relevant definitions in Part 1 and the Sites and Areas of Significance to Māori, Pounamu and Aotea Management Area Overlays on the Planning Maps and to make recommendations on either retaining the TTPP provisions without amendment or making amendments to the TTPP in response to those submissions.

3. The recommendations are informed by evaluation undertaken by me as the planning author. In preparing this report I have had regard to the following reports:
 - Introduction and General Provisions report that addresses the higher order statutory planning and legal context s42A report prepared by myself.
 - Strategic Directions report that addresses the wider strategic direction of the Plan s42A report prepared by myself
 - Energy, Infrastructure and Transport s42A report prepared by Melissa McGrath and Grace Forno
 - General District Wide Matters s42A report prepared by Briar Belgrave
 - Historic Heritage s42A report prepared by myself
 - Natural Features and Landscape s42A report prepared by myself
4. The conclusions reached and recommendations made in this report are not binding on the Hearing Panel. It should not be assumed that the Hearing Panel will reach the same conclusions having considered all the information in the submissions and the evidence to be brought before them, by the submitters.

2.0 Qualifications and experience.

5. My full name is Lois Margaret Easton, and I am Principal Consultant for Kereru Consultants, an environmental science and planning consultancy engaged by the West Coast Regional Council to support the development of Te Tai o Poutini Plan (TTPP).
6. I hold a Master of Science (Environmental Science and Botany) with first class honours from Auckland University, Auckland which I obtained in 1995.
7. I have 25 years' experience in planning and resource management including 10 years at the Waitakere City Council and five years at the Gisborne District Council. The remaining time I have worked as an environmental and planning consultant primarily providing policy advice to local government and not for profit organisations.
8. My experience involves policy development, writing district plans and regional plans. I have written Section 32 and 42A reports and appeared at hearings for the development of several plans involving matters principally around the natural environment, Māori issues and rezoning of land. I have represented the Waitakere District Council and Gisborne District Council in mediation on appeals and have presented planning evidence to the Environment Court.
9. In recent years I have been involved in the development of TTPP. I have either led or been a member of the planning team who developed the provisions of TTPP and s32 reports in relation to all parts of the plan. In relation to the Sites and Areas of Significance to Māori topic I was the team lead.

2.1 Code of Conduct

10. I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and that I have complied with it when preparing this report. Other than when I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
11. I am authorized to give this evidence on behalf of the Tai o Poutini Plan Committee to the TTPP hearings commissioners (Hearings Panel).

2.2 Conflict of Interest

12. To the best of my knowledge, I have no real or perceived conflict of interest.

3.0 Scope of Report and Topic Overview

3.1 Scope of Report

13. This report considers the submissions and further submissions that were received in relation to Sites and Areas of Significance to Māori in Part 2, Schedule Three, Appendix Four and Appendix Ten in Part 4, specific relevant definitions in Part 1 and the Sites and Areas of Significance to Māori, Pounamu and Aotea Management Area Overlays on the Planning Maps.
14. Recommendations are made to either retain provisions without amendment, or delete, add to or amend the provisions. All recommended amendments are shown by way of strikeout and underlining in Appendix 1 of this Report. Footnoted references to a submitter number, submission point and the abbreviation for their title provide the scope for each recommended change. Where it is considered that an amendment may be appropriate, but it would be beneficial to hear further evidence before making a final recommendation, this is made clear within the report. Where no amendments are recommended to a provision, submission points that sought the retention of the provision without amendment are not footnoted.
15. Clause 16(2) of the RMA allows a local authority to make an amendment to a proposed plan without using a Schedule 1 process, where such an alteration is of minor effect, or may correct any minor errors. A number of alterations have already been made to the TTPP using cl.16(2) and these are documented on the TTPP website. In relation to the SASM topic there have been two minor amendments undertaken.
16. The first of these was to the maps of the SASMs. The minor amendments were undertaken due to a GIS error which led to the wrong shape (eg an ellipse instead of a circle, where the shape had moved location in error) showing on the maps. In total 39 SASM sites were amended through this process. Letters were sent to landowners advising them of these changes, but in some instances affected landowners had already submitted on the Plan.
17. The second minor amendment relates to Rules SASM - R15, SASM - R16, SASM - R17 and SASM - R18. This minor amendment sought to delete duplication within these rules as the matters addressed in the notified Plan rules were already covered by the urban zone rules. This means that many SASM have minimal restrictions associated with them.
18. Where a submitter has requested the same or similar changes to the TTPP that fall within the ambit of cl.16(2), then such amendments will continue to be made and documented as cl.16(2) amendments in this s42A report.
19. The assessment of submissions generally follows the following format:
 - Submission Information
 - Analysis
 - Recommendation and Amendments

3.2 Topic Overview

20. The landscape is an ancestor of Ngāi Tahu. Every site has significance, however the SASM chapter seeks to identify the particular sites where Poutini Ngāi Tahu consider that additional consideration of the relationship is warranted
21. The proposed SASM Chapter identifies several types of sites and areas. There are the scheduled sites and areas of significance to Māori outlined in Schedule Three, and the Pounamu and Aotea Management Areas which are shown as overlays on the planning maps. The objectives, policies and rules relate to these scheduled and mapped areas. It includes:
 - Three objectives that focus on identifying and protecting significant sites and areas, providing for appropriate subdivision and development , providing for a tino rangtiratanga approach and kaitiakitanga for these sites and supporting the access and use of culturally important resources.

- Fifteen policies that provide a basis for identification of SASM, support for access to important sites, tino rangatiratanga and kaitiakitanga around their protection and management, and management of activities that could affect Poutini Ngāi Tahu values.
 - Nine permitted activity rules that seek to in the first instance provide for activities without a resource consent, through a process of engagement with Poutini Ngāi Tahu.
 - Other rules which require resource consents, where activities are more likely to impact on Poutini Ngāi Tahu values associated with a SASM and need formal assessment and management.
 - Definitions for key terms referred to in policies and rules.
 - Schedule Three identifying SASM sites and areas where these occupy a discrete area
 - Planning maps showing the extent of scheduled SASM
 - Planning maps showing the extent of the Pounamu Management Area
 - Planning maps showing the extent of the Aotea Management Area
 - Appendix Four which includes the accidental discovery protocols
 - Appendix Ten which contains a list of New Zealand Archaeological Association (NZAA) listed sites with Māori associations.
22. There are 216 SASM identified in the notified version Schedule Three. These are a range of different types of sites – with areas of Māori Land, public conservation land and private land included.
23. While there are SASM identified in the urban areas, in most cases there are no rules that apply in the urban areas – with some exceptions for specifically identified urupā sites. This recognises that the major settlements of Westport (Kawatiri) and Greymouth (Māwhera) as well as places such as Punakaiki and Okuru were built on the location of Māori settlements. Due to 140 years of land modification and development, there is little physical remnants of this but the significance of these sites to Poutini Ngāi Tahu still remains
24. Most rules that apply to SASM apply to those which are located outside of the urban areas. In most cases the SASM with the greatest restrictions are in Māori ownership – reflecting that these important wāhi tapu and other significant sites were retained during the Arahura purchase of the South Island. However there are a large number of SASM, and the greatest land area, in the public conservation estate. This includes many important sites such as ancestral maunga – mountains that form part of the creation stories of Poutini Ngāi Tahu.
25. While SASM are also recognised by the RMA as being part of historic heritage, they are more than specific historic or archaeological remains. For example, ancestral maunga are very important taonga and their disturbance – through building, earthworks, vegetation clearance or public access can have significant and longterm adverse cultural effects.

3.3 Strategic Direction

26. The Strategic Direction of the Plan contains specific Poutini Ngāi Tahu strategic objectives and policies. These form a major part of the strategic framework which, within the constraints provided within the RMA, seeks to support and enable tino rangatiratanga and kaitiakitanga for Poutini Ngāi Tahu. In relation to SASM and the pounamu and aotea resources on the West Coast, this speaks to Section 6 (e) of the RMA, as well as directly to Te Tiriti/the Treaty of Waitangi.

4.0 Statutory Requirements.

27. TTPP must be prepared in accordance with the Council's functions under section 31 of the RMA; Part 2 of the RMA; the requirements of sections 74 and 75, and its obligation to prepare, and have particular regard to, an evaluation report under section 32 of the RMA, any further evaluation required by section 32AA of the RMA. It must also give effect to any national policy statement, the New Zealand Coastal Policy Statement (NZCPS), national planning standards, any regulations and the West Coast Regional Policy Statement (WCRPS). Regard is also to be given to any regional plan, district plans of adjacent territorial authorities, and the Iwi Management Plans.
28. In addition, there is a Mana Whakahono ā Rohe agreement between West Coast Regional Council and Poutini Ngāi Tahu which must be implemented.
29. As set out in the Section 32 and Section 42A Overview Reports, there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of TTPP. These documents are discussed in more detail within this report where relevant to the assessment of submission points.
30. The assessment of submission points is made in the context of the Section 32 reports already undertaken with respect to this topic, being:
 - Historical and Cultural Values

4.1 Resource Management Act

31. The TTPP must be prepared in accordance with the District Councils' functions under section 31 of the RMA; Part 2 of the RMA; the requirements of sections 74 and 75, and its obligation to prepare its district plan in accordance with an evaluation report under section 32 of the RMA, any further evaluation required by section 32AA of the RMA; any national policy statement, the New Zealand coastal policy statement, national planning standards; and any regulations . The TTPP must also have regard to the West Coast Regional Policy Statement, any regional plan, district plans of adjacent territorial authorities, and any Iwi Management Plan.
32. In the case of the SASM Topic, the Resource Management Act provides significant direction.
33. Section 6 of the RMA identifies several relevant Matters of National Importance that TTPP must recognise and provide for that provide specific direction to this topic:
 - 6 (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development – with the New Zealand Coastal Policy Statement (NZCPS) Policy 2 specifically recognising the ongoing cultural relationship between tangata whenua and the coastal environment.
 - 6 (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development which requires specific consideration of tangata whenua associations
 - 6 (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna – which relates to statutory acknowledgements and identification of taonga species within specific legislation
 - 6 (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers
 - 6(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.
 - 6(f) the protection of historic heritage from inappropriate subdivision, use and development
 - 6 (g) the protection of protected customary rights.
34. Alongside this the Section 7 "other matters" (a) Kaitiakitanga, (aa) the ethic of stewardship, and (f) the quality of the environment – particularly as relates to

mahinga kai are matters that particular regard must be had to and Section 8 are also relevant.

4.2 National Planning Standards

35. The planning standards were introduced to improve the consistency of plans and policy statements. The planning standards were gazetted and came into effect on 5 April 2019. The National Planning Standards requires that if a district plan addresses SASM, the objectives, polices and rules must be contained in a chapter called Sites and Areas of Significance to Māori. In relation to scheduled sites the planning standards allow for this to be located in either the SASM chapter or cross referenced in an appendix.

4.3 Poutini Ngāi Tahu Iwi Management Plans and Mana Whakahono ā Rohe

36. The RMA requires that when preparing a District Plan, the territorial authority must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district (section 74(2A)). There are three iwi management plans on the West Coast – the Te Rūnanga o Makaawhio Pounamu Management Plan, the Ngāti Waewae Pounamu Management Plan and the Lake Māhinapua Management Plan.
37. While these documents focus on specific issues, they also contain wider information about the overall approach to sustainability and kaitiakitanga of resources and Poutini Ngāi Tahu values. Natural landscapes may have cultural values such as pā, kāinga, ara tawhito (traditional trails), pounamu, mahinga kai, and wāhi ingoa (place names). The traditions of Ngāi Tahu tūpuna (ancestors) are embedded in the landscape.
38. The plan must be prepared in accordance with the Paetae Kotahitanga ki Te Tai Poutini Partnership Protocol Mana Whakahono ā Rohe 2020, agreement between Poutini Ngāi Tahu and Westland Regional Council (Schedule 1, section 1A of the RMA). Section 8 of the Mana Whakahono ā Rohe specifies the process to be followed when developing planning instruments, and this has been implemented in preparing the TTPP.

4.4 Procedural Matters

39. At the time of writing this s42A report there has not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this topic.
40. In relation to the summary of the submission of Ngāi Tahu, the summary excluded some submission points in relation to SASM 9 and SASM 102. These have been now been summarised as submission point S620.422 and S620.423

5.0 Consideration of Submissions Received

5.1 Overview of Submissions Received

41. A total of 1054 submissions points and 575 further submissions points were received on the SASM chapter, Schedule Four, Appendix Four, Appendix Ten and relevant definitions. Common themes in respect of the submissions in opposition were:
 - Submissions seeking the deletion of the chapter, or removal of rules in relation to SASMs
 - Submissions seeking the removal of all SASMs, deletion of specific SASMs or exclusions of specific properties from SASMs
 - Submissions seeking a reduction in the stringency of the provisions – particularly as relates to private land
 - Submissions seeking clarification and information about the values of SASM, how they were identified and how they should be managed

5.2 Structure of this Report

42. Firstly the submissions on the definitions relevant to Sites and Areas of Significance to Māori are dealt with. Then general submissions on the whole chapter, where a submission has raised an issue that does not relate to a proposed objective, policy or rule, or overarching submissions and those on the overview statements. Following this the submissions on Objectives and Policies are addressed. Then the submissions on key rule topics are addressed. Then remaining submissions are addressed by rule order as listed in TTPP. Finally the submissions on the relevant schedules and maps are addressed.

6.0 Submissions on the Definitions

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Cultural Landscape			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.029	Support	Retain as notified
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.008	Amend	Amend the definition to refer to a schedule which specifically identifies landscapes of cultural significance to Poutini Ngāi Tahu.
TiGa Minerals and Metals Limited (S493)	S493.005	Amend	Amend the definition to: a. refer to a schedule which specifically identifies landscapes of cultural significance to Poutini Ngāi Tahu and b. refer to specific areas which are identified as cultural landscapes, to provide clarity to plan users about where the corresponding provisions apply.
Submissions seeking additional definitions			
Te Tai o Poutini Plan Committee (S171)	S171.011	Amend	Provide definitions as follow For Waste Disposal Facilities –a definition that clarifies that this applies to municipal or community scale facilities and excludes domestic and farm related facilities For Hazardous Facilities – a definition that excludes service stations and domestic/farm scale storage of hazardous substances such as agrichemicals For Wastewater Treatment Plants – a definition that clarifies this applies to municipal or community scale facilities for the treatment of human wastewater, and excludes domestic septic tank/on site wastewater treatment and dairy shed effluent treatment facilities

			For Wastewater Disposal Facilities a definition that clarifies this applies to municipal or community scale facilities for the disposal of human wastewater, and excludes domestic septic tank/on site wastewater disposal fields and dairy shed effluent disposal facilities
<i>BP Oil NZ Ltd, Mobil Oil NZ Ltd, Z Energy Ltd</i>	<i>FS64.004</i>	<i>Support</i>	<i>Allow</i>
<i>Grey District Council</i>	<i>FS1.312</i>	<i>Support</i>	<i>Allow</i>
Buller Conservation Group (S552)	S552.026	Amend	Plantation forest means a forest deliberately established for commercial purposes, being (a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and (b) includes all associated forestry infrastructure; but (c) does not include—(i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or (ii) forest species in urban areas; or (iii) nurseries and seed orchards; or (iv) trees grown for fruit or nuts; or (v) long-term ecological restoration planting of forest species; or (vi) willows and poplars space planted for soil conservation purposes
Frida Inta (S553)	S553.026	Amend	Plantation forest means a forest deliberately established for commercial purposes, being (a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and (b) includes all associated forestry infrastructure; but (c) does not include—(i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or (ii) forest species in urban areas; or (iii) nurseries and seed orchards; or (iv) trees grown for fruit or nuts; or (v) long-term ecological restoration planting of forest species; or (vi) willows and poplars space planted for soil conservation purposes
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.026	Amend	We seek the inclusion of definitions for: 'Plantation forestry', 'shelter belts' and 'woodlots' which are terms included in Rule SASM-R16 which are not defined.

<i>Grey District Council</i>	<i>FS1.318</i>	<i>Support</i>	<i>Allow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.027	Amend	We seek the inclusion of definitions for 'landfills', 'waste disposal facilities', 'hazardous facilities', and 'wastewater treatment plant and wastewater disposal facilities'.
<i>Grey District Council</i>	<i>FS1.319</i>	<i>Support</i>	<i>Allow</i>
Avery Brothers (S609)	S609.003	Amend	Develop a definition for "hazardous facilities".
Grey District Council (S608)	S608.005	Amend	Add a definition for "hazardous facilities".
Peter Langford (S615)	S615.003	Support	Develop a definition for "hazardous facilities".
Karamea Lime Company (S614)	S614.003	Support	Develop a definition for "hazardous facilities".
Koiterangi Lime Co LTD (S577)	S577.003	Amend	Develop a definition for "hazardous facilities".
Catherine Smart-Simpson (S564)	S564.006	Amend	Develop a definition for "hazardous facilities".
William McLaughlin (S567)	S567.042	Amend	Develop a definition for "hazardous facilities".
Steve Croasdale (S516)	S516.002	Amend	Develop a definition for "hazardous facilities".
Geoff Volckman (S563)	S563.003	Amend	Develop a definition for "hazardous facilities".
Leonie Avery (S507)	S507.003	Not Stated	Develop a definition for "hazardous facilities".
Jared Avery (S508)	S508.003	Not Stated	Develop a definition for "hazardous facilities".
Kyle Avery (S509)	S509.003	Not Stated	Develop a definition for "hazardous facilities".
Avery Bros (S510)	S510.003	Not Stated	Develop a definition for "hazardous facilities".
Bradshaw Farms (S511)	S511.003	Not Stated	Develop a definition for "hazardous facilities".
Paul Avery (S512)	S512.003	Not Stated	Develop a definition for "hazardous facilities".
Brett Avery (S513)	S513.003	Not Stated	Develop a definition for "hazardous facilities".
Chris J Coll Surveying Limited (S566)	S566.362	Amend	Develop a definition for "hazardous facilities".
Chris & Jan Coll (S558)	S558.362	Amend	Develop a definition for "hazardous facilities".
<i>Grey District Council</i>	<i>FS1.300</i>	<i>Support</i>	<i>Allow</i>

Laura Coll McLaughlin (S574)	S574.362	Amend	Develop a definition for "hazardous facilities".
William McLaughlin (S567)	S567.039	Amend	Develop a definition for "woodlot"
Steve Croasdale (S516)	S516.003	Amend	Develop a definition for "woodlot"
Chris & Jan Coll (S558)	S558.329	Amend	Develop a definition for "woodlot"
Chris J Coll Surveying Limited (S566)	S566.329	Amend	Develop a definition for "woodlot"
<i>Buller District Council</i>	<i>FS149.079</i>	<i>Support</i>	<i>Allow</i>
Laura Coll McLaughlin (S574)	S574.329	Amend	Develop a definition for "woodlot".
William McLaughlin (S567)	S567.040	Amend	needs to be a clear definition for "shelterbelt".
Steve Croasdale (S516)	S516.004	Amend	Develop a suitable definition for shelterbelt
Chris & Jan Coll (S558)	S558.340	Support	needs to be a clear definition for "shelterbelt".
Chris J Coll Surveying Limited (S566)	S566.340	Support	needs to be a clear definition for "shelterbelt".
Laura Coll McLaughlin (S574)	S574.340	Support	needs to be a clear definition for "shelterbelt".
Buller District Council (S538)	S538.003	Not Stated	Add a definition for 'Hazardous Facilities' and 'Offensive Industry' Add a definition for 'Upper Slopes'.
<i>Westpower Limited</i>	<i>FS222.045</i>	<i>Oppose in part</i>	<i>Not stated</i>
<i>Grey District Council</i>	<i>FS1.409</i>	<i>Support</i>	<i>Allow</i>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.010	Support in part	The Māori Trustee considers that 'cultural materials' should be defined in the definitions chapter of the Proposed Plan.

Analysis

Cultural Landscape

43. Ngāi Tahu (S620.029) supports the definition of cultural landscape. This support is noted.
44. WMS Group (S599.008) and TiGa Minerals (S493.005) seek that the definition refer to a schedule which specifically identifies landscapes of cultural significance to Poutini Ngāi Tahu. I support these submissions in part. Due to the low base of documentation of cultural values on the West Coast, during the development of TTPP work was undertaken to identify Sites and Areas of Significance to Māori. While this was intended to lead to the identification, mapping and documentation of cultural landscapes, there was insufficient time and resource available to complete this work. As a result the priority was placed on the identification of specific sites, with future work needing to be undertaken by Poutini Ngāi Tahu to better identify cultural landscapes.
45. In order to address this gap in the Natural Features and Landscape s42A report, I have recommended that the outstanding natural landscape schedule record the

available information about where there are SASM located within an ONL. There is therefore an element of cross reference that needs to arise because of this. I therefore recommend that an advice note is added to the definition of cultural landscape to refer to the ONL schedule as the current location of information around where landscapes have been identified as having significant cultural values.

New Definitions

46. A range of additional definitions are sought by submitters for inclusion in the Plan to assist in the interpretation of rules as follows:
- *Waste Disposal Facilities* (Te Tai o Poutini Plan Committee S171.011, Ngāi Tahu S620.027)
 - *Hazardous Facilities* (Te Tai o Poutini Plan Committee S171.011, Ngāi Tahu S620.027, Avery Brothers S609.003, Grey District Council S608.005, Peter Langford S615.003, Karamea Lime Company S614.003, Koiterangi Lime Co LTD S577.003, Catherine Smart-Simpson S564.006, William McLaughlin S567.042, Steve Croasdale S516.002, Geoff Volckman S563.003, Leonie Avery S507.003, Jared Avery S508.003, Kyle Avery S509.003, Avery Bros S510.003, Bradshaw Farms S511.003, Paul Avery S512.003, Brett Avery S513.003, Chris J Coll Surveying Limited S566.362, Chris & Jan Coll S558.362, Laura Coll McLaughlin S574.362, Buller District Council S538.003)
 - *Wastewater Treatment Plants* (Te Tai o Poutini Plan Committee S171.011, Ngāi Tahu S620.027)
 - *Wastewater Disposal Facilities* (Te Tai o Poutini Plan Committee S171.011, Ngāi Tahu S620.027)
 - *Plantation Forestry* (Buller Conservation Group S552.026, Frida Inta S553.026, Ngāi Tahu S620.026)
 - *Shelterbelt* (Ngāi Tahu S620.026, William McLaughlin S567.040, Steve Croasdale S516.004, Chris & Jan Coll S558.340, Chris J Coll Surveying Limited S566.340, Laura Coll McLaughlin S574.340)
 - *Woodlot* (Ngāi Tahu S620.026, William McLaughlin S567.039, Steve Croasdale S516.003, Chris & Jan Coll S558.329, Chris J Coll Surveying Limited S566.329, Laura Coll McLaughlin S574.329)
 - *Landfill* (Ngāi Tahu S620.027)
 - *Offensive Industry* (Buller District Council S538.003)
 - *Upper Slopes* (Buller District Council S538.003)
 - *Cultural Materials* (Te Tumu Paeroa S440.010)
47. I generally support these submissions, as I consider it important that there is a clear understanding of the meaning of terms used in plan provisions. In relation to the submissions in relation to *shelterbelt*, I consider this is unnecessary, as I recommend that this term is deleted from the relevant rule. Therefore I do not support those submissions.
48. In relation to the definition of *plantation forestry*, as this is defined in the NES – CF I propose the use of the definition in that instrument. In relation to the definition of *offensive industries*, I have already proposed a definition in the Introduction and General Provisions s42A report and do not propose any change to that recommendation.
49. I have developed other definitions for the terms for which definitions are sought based on my understanding of their meaning and use within the rules.

Recommendations

50. That the following amendment be made to the definition of Cultural Landscape: means, broader geographical areas that hold significant value to Poutini Ngāi Tahu due to the concentration of wāhi tapu or taonga values, or the importance of the area to cultural traditions, history or identity.

Advice Note: Where sites and areas of significance to Māori have been identified within outstanding natural landscapes the values associated with sites and areas of significance

to Māori have been included within the descriptions in Schedule Five: Outstanding Natural Landscapes

51. That the following new definitions be added to the Plan:

Cultural materials: means plants, plant materials and materials derived from animals, marine mammals or birds which are important to Poutini Ngāi Tahu in maintaining their culture.

Hazardous facilities: means in relation to Sites and Areas of Significance to Māori activities that involve the manufacturing and disposal of hazardous substances.

Landfill: means the final (or more than short-term) depositing of clean, managed and controlled fill materials and/or waste materials into or onto land set apart for that purpose (i.e., in a landfill or fill facility).

Plantation forestry: means a forest deliberately established for commercial purposes, being—

- (a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and
- (b) includes all associated forestry infrastructure; but
- (c) does not include—
 - (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or
 - (ii) forest species in urban areas; or
 - (iii) nurseries and seed orchards; or
 - (iv) trees grown for fruit or nuts; or
 - (v) long-term ecological restoration planting of forest species; or
 - (vi) willows and poplars space planted for soil conservation purposes

Upper slopes: means in relation to Sites and Areas of Significance to Māori, the area within a 50 metre radius (measured on the horizontal plane) from the summit of the mountain or hill.

Waste disposal facilities: means in relation to Sites and Areas of Significance to Māori, municipal or community scale facilities for the disposal of waste materials and excludes domestic and farm related waste disposal facilities.

Wastewater treatment plants: means municipal or community scale facilities for the treatment of human wastewater and excludes domestic septic tank/on site wastewater treatment, and dairy shed effluent treatment facilities.

Wastewater disposal facilities: means in relation to Sites and Areas of Significance to Māori, municipal or community scale facilities for the disposal of human wastewater and excludes domestic/ septic tank/on site wastewater disposal fields and dairy shed effluent disposal facilities.

Woodlot: means a forest of up to 1ha of continuous forest cover of deliberately established forest species that has been planted and has or will be harvested or replanted. It does not include forest species in urban areas, nurseries and seed orchards, trees grown for fruit or nuts, long term ecological restoration planting of forest species or willows and poplars space planted for soil conservation purposes.

52. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

7.0 Submissions on the Chapter as a Whole, and on the Overview

7.1 Submissions on the Chapter as a Whole

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Andrew Beaumont (S225)	S225.003	Support	Support protection of historic Māori significant areas
George Brownlee (S247)	S247.002	Support	Retain provisions in the Plan protecting Sites and Areas of Significance to Māori.
Waka Kotahi NZ Transport Agency (S450)	S450.078	Support	Retain as proposed.
Transpower New Zealand Limited (S299)	S299.023	Support	No specific relief sought
David Marshall (S347)	S347.003	Support	Implementation of what has been drafted in the TTPP plan. Public communication on this legislation needs to be clear. There should be no room left for misinformation.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.112	Support	Retain the objectives, policies and rules within this chapter as notified, except where changes have been requested to an objective, policy or rule below.
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.001	Oppose	Delete provisions
Clare Gilroy (S341)	S341.001	Oppose	Do not go ahead with SASM on residential properties
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.168</i>	<i>Oppose</i>	<i>Disallow</i>
Garry Livingstone (S201)	S201.001	Oppose	Repeal SASMs.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.709</i>	<i>Oppose</i>	<i>Disallow</i>
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.003	Oppose	Remove SASM Section until adequate analysis has been done as laid out in Section 32. These areas have not been correctly identified as illustrated in our example in the reasons section. They need to be redone correctly. The private information gathered from the Section 32 analysis is to be kept private (Central Government required to find a solution to this).
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.212</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Donna Mitchell (S107)	S107.001	Oppose	The TTPP should be completely dropped in its current form
Grey District Council (S608)	S608.011, S608.071	Oppose	Remove the sites so that they can be further reviewed and reassessed.
<i>Davis Ogilvie & Partners Ltd</i>	<i>FS154.011</i>	<i>Support</i>	<i>Allow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.005, FS41.018</i>	<i>Oppose</i>	<i>Disallow</i>
Bernard Hands (S350)	S350.001	Oppose	I seek that the SASM provisions be removed.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.363</i>	<i>Oppose</i>	<i>Disallow</i>
Taipo Dairies Limited (S520)	S520.001	Oppose	Remove Sites and Areas of Significance to Māori from the plan.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.365</i>	<i>Oppose</i>	<i>Disallow</i>
Jennifer Lake (S323)	S323.003	Support in part	Review provisions to determine whether current statutory provisions provide adequate protection for SASM 19 and 22 without the need to additionally schedule in the TTPP
Ann Bradley (S371)	S371.002	Oppose	Object to the use of the RMA by local authorities when it should be a treaty settlement between the TOW tribunal and the Crown.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.713</i>	<i>Oppose</i>	<i>Disallow</i>
Charlotte Bradley-Peni (S370)	S370.001	Amend	Provide details to landowners regarding the SASM points of interest. Provide details and evidence on how the Treaty Settlement Act supports SASM within the TTPP.
Stephen Page (S270)	S270.001	Oppose	I wish the Council and Poutini Ngāi Tahu to utilise the Māori Land Courts and the principles of the Treaty of Waitangi in order to obtain authority over the Sites and Areas of Significance to Māori that have been identified in the proposed TTPP.<

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.718</i>	<i>Oppose</i>	<i>Disallow</i>
Department of Conservation (S602)	S602.060	Neutral	NA
Paul Heal (S133)	S133.001	Oppose	Removal of any SASM rules and appellations to all land/sections that have been legally purchased from the local Iwi located in a town within the past 50 years.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.360</i>	<i>Oppose</i>	<i>Disallow</i>
Grey District Council (S608)	S608.486, S608.012, S608.142	Support	Insert a statutory process for identification, agreement with landowner, management incentives, and insertion of new mapped areas into plan by way of Schedule 1 process. No SASM can be formalised except by way of plan change.
<i>Davis Ogilvie & Partners Ltd</i>	<i>FS154.014</i>	<i>Support</i>	<i>Allow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.362, FS41.678</i>	<i>Oppose</i>	<i>Disallow</i>
Russell Copland (S248)	S248.002	Not Stated	Please include my advising of this in the submission document .
Kawhaka Creek Catchment Residence (S297)	S297.018	Oppose	Provide for process that engages with affected property owners.
Greenstone Retreat (S459)	S459.014	Amend	Amend to clarify issues
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.722</i>	<i>Oppose</i>	<i>Disallow</i>
Scenic Hotel Group (S483)	S483.008	Oppose	Withdraw SASM where they restrict businesses and private developments.
<i>Neil Mouat</i>	<i>FS54.38</i>	<i>Support</i>	<i>Allow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.364</i>	<i>Oppose</i>	<i>Disallow</i>
Kawhaka Creek Catchment Residence (S297)	S297.004	Oppose	Provide compensation for loss of property values for having SASM 104 on the property.

Neil Bradley (S298)	S298.003	Oppose	Provide compensation for the identification of SASM 104 on my property.
Gerrit and Suzie Wolters (S308)	S308.003	Oppose	Do not include information on Sites of Significance to Māori on LIM reports.
Gerrit and Suzie Wolters (S308)	S308.004	Oppose	Provide compensation to landowners if SASM are shown on LIM reports.
Grey District Council (S608)	S608.485	Support	A framework is sought that will not impinge on the use of private property
<i>Davis Ogilvie & Partners Ltd</i>	<i>FS154.013</i>	<i>Support</i>	<i>Allow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāti Tahu</i>	<i>FS41.361</i>	<i>Oppose</i>	<i>Disallow</i>
Tangi Weepu (S630)	S630.001, S630.002	Amend	Include historical and cultural values, and areas of significance to Māori as raised in verbal submission
Charlotte Bradley-Peni	S370.003	Amend	Reconsider SASM boundaries.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāti Tahu</i>	<i>FS41.161</i>	<i>Oppose</i>	<i>Disallow</i>
Skyline Enterprises Limited (S250)	S250.003	Oppose	The proposed Amenities Area and development of an aerial cableway to Franz Josef should be provided for in the provisions in the Sites and Areas of Significance to Māori - Ngā Wāhi Tāpua ki te Māori chapter enable consideration of such a development
Gerrit and Suzie Wolters (S308)	S308.016	Oppose	Provide information on the methodology and basis of identifying SASM.
Amy Paterson (S128)	S128.003	Amend	Request for more information about the identification of SASM.
Toni Chittock (S61)	S61.003	Amend	Clarify the reasons why some areas are identified as SASM
Rodney Wright (S62)	S62.003	Amend	Clarify the reasons why some areas are identified as SASM
Michael Robson (S327)	S327.002	Amend	Provide guidelines on what matters need to be considered in relation the SASM when their consent is needed to do work.
Rocky Mining Limited (S474)	S474.034	Amend	Seek recognition within all overlay chapters that mineral extraction has a functional and operational need to locate where the resource is, and that this functional and operational need be given due consideration in resource

			consent applications within the specific overlay;
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.366</i>	<i>Oppose</i>	<i>Disallow</i>
Rocky Mining Limited (S474)	S474.037	Amend	seek that directive overlay provisions seeking to "avoid, protect, prevent" or "minimise, restrict and preserve" should be limited to situations where they are warranted (i.e. for significant adverse effects, or in environments meeting significance criteria (such as SASM or Significant Natural Areas)) because they can be problematic for passing the gateway test;
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.368</i>	<i>Oppose</i>	<i>Disallow</i>
Papahaua Resources Limited (S500)	S500.026	Amend	Seek that directive overlay provisions seeking to "avoid, protect, prevent" or "minimise, restrict and preserve" should be limited to situations where they are warranted (i.e. for significant adverse effects, or in environments meeting significance criteria (such as SASM or Significant Natural Areas)) because they can be problematic for passing the gateway test;
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.371</i>	<i>Oppose</i>	<i>Disallow</i>
The Proprietors of Māwhera Tiamana Māwhera Incorporation (S621)	S621.035	Amend	All the land and all the lands constituent components, mountains, water, forests, flora and fauna within the boundaries of the 1860 Arahura Deed of Purchase is ancestral land to the present day iwi who are descendants of the individual iwi that were allocated as owners of the Native Reserves by the 1879 Young Commission.
The Proprietors of Māwhera Tiamana Māwhera Incorporation (S621)	S621.007	Amend	Amend the plan to include all the ancestral land within the boundaries of the 1860 Arahura Deed of Purchase, known by the Kai Tahu Tipuna and their present-day descendants as Te Tai o Poutini, as a Site of Significance to them.

Analysis

53. Andrew Beaumont (S225.003), George Brownlee (S247.003), Waka Kotahi NZ Transport Agency (S450.078) Transpower New Zealand Limited (S299.023) and David Marshall (S347.003), support the SASM Chapter in its entirety and seek that it is retained as proposed. Ngāi Tahu (S620.112) seek that except for the changes they have requested, the objectives, policies and rules within the chapter are retained as notified. This support is noted.
54. G.E. and C.J. Coates (S415.001, S415.003), Clare Gilroy (S341.001), Garry Livingstone (S201.001), Donna Mitchell (S107.001), Grey District Council (S608.011), Bernard Hands (S350.001) and Taipo Dairies Limited (S520.001) seek that the provisions be deleted and that the section be removed. I do not support these submissions. I consider that that RMA is very clear on the requirements for SASMs to be identified and protected under Section 6, and that the provisions in the SASM chapter (as modified based on the recommendations of this report) are required to meet the purposes of the RMA, and the direction set in the WCRPS. I am also aware that Poutini Ngāi Tahu have undertaken a comprehensive review of the extent of SASMs and the rules that apply to individual SASMs which has resulted in minor amendments to the Plan as well as the specific Ngāi Tahu submissions. I consider that this substantial work negates the need for any further review of the SASM extents as a whole.
55. Jennifer Lake (S323.003) questions the need for the SASM provisions and whether existing legislation such as the HNZPT Act gives enough protection without adding an extra layer of complexity and compliance. Ann Bradley (S371.002) and Charlotte Bradley-Peni (S370.001) object to the use of the RMA by local authorities and believes the matters in the SASM Chapter should instead be addressed between the Waitangi Tribunal and the Crown. Similarly, Stephen Page (S270.001) seeks that the Council and Poutini Ngāi Tahu utilise the Māori Land Courts and the principles of the Treaty of Waitangi in order to obtain authority over the Sites and Areas of Significance to Māori identified in the proposed TTPP.
56. I do not support these submissions. The HNZPT Act does not provide any specific protection for SASM, unless there are pre-1900 archaeological remains. SASMs are more than physical and are not limited to past associations. The RMA is the specific mechanism for the protection of sites. The protection of SASM is also not a specific matter for the Waitangi Tribunal or the Māori Land Court, they have no power mandate in relation to these matters. The government has determined that RMA mechanisms are the appropriate method for addressing these matters, alongside the protection of other heritage resources.
57. Grey District Council (S608.486, S608.012, S608.142) seek that a new process for identification of SASM sites includes landowner agreement and that management incentives be developed, with no formalisation of SASM except by way of plan change. Similar issues are raised by Russell Copland (S248.002), Kawhaka Creek Catchment Residence (S297.018) and Greenstone Retreat (S459.014). These submitters are concerned about the process of including SASMs and that due to timeframes, no specific consultation with affected landowners was undertaken prior to the notification of the plan. I do not support these submissions, but I do acknowledge the concerns around process.
58. Ideally SASMs would have been included in the draft Plan, but the work was still being undertaken. However there is no requirement for pre-plan notification consultation with specific landowners and the full Schedule 1 RMA process has been undertaken. In addition all landowners affected by SASMs were specifically notified by letter at the time of notification of the Plan. This resulted in a large number of enquiries and subsequent submissions and also the two minor amendments to the Plan that were made to clarify the extent of the SASMs and the associated rules. Some of the submissions in relation to individual SASM sites have been addressed by those minor amendments and I discuss this further in Section 11 of this report.
59. Scenic Hotel Group (S438.008) seeks that SASM be withdrawn where they restrict businesses and private developments. Kawhaka Creek Catchment Residence (S297.04) and Neil Bradley (S298.003) seek that compensation for loss of property values be provided for having SASM 104 on the property. Gerrit and Suzie Wolters

- (S308.003, S308.004) seek that information on SASM should not be included on LIM reports, and that if it is, compensation should be paid to landowners. The Grey District Council seeks that a framework is provided for SASMs that does not impinge on the use of private property. I do not support these submissions. The RMA directs councils to address many matters in planning provisions and no compensation is payable for any restrictions that are placed on land. The provisions in the SASM chapter have been drafted with a strong degree of awareness of minimising the restrictions over private land, recognising that for many landowners these are new identifications. However these sites are important, and have no lesser status under the RMA than other items of historic heritage, and are recognised by the RMA as having values that must be protected.
60. In relation to LIMS, the decision around what information is included on LIM reports lies with the specific district council in which the property is located and this is not a district plan matter.
 61. In terms of compensation, the RMA is clear that compensation is not provided for where the restrictions allow for reasonable use of land. As is discussed further in this report, the SASM restrictions are generally relatively minor compared to other matters managed under Section 6 of the RMA, and in the case of many SASM landowners will have no material impact whatsoever in terms of the use of their land.
 62. Tangi Weepu (S630.001, S630.002) seeks that historical and cultural values, and areas of significance to Māori as raised in verbal submission be protected. Mr Weepu spoke to Te Tai o Poutini Plan Committee. He was principally concerned that Lake Māhinapua – as a wāhi tapu was well protected by the plan. He was very concerned that people picnicking at the lake was disrespecting the site and people who died there. Lake Māhinapua is included within SASM 11 and the battle site/wāhi tapu is included within SASM 10. I therefore support this submission.
 63. Charloitte Bradley – Peni (S370.003) seeks that SASM boundaries are reconsidered. I support this submission in part in that Poutini Ngāi Tahu have done a comprehensive review of boundaries and do have recommended amendments to some SASM.
 64. Skyline Enterprises Limited (S250.003) seek that the SASM chapter provide for the proposed amenities area and development of an aerial cableway to Franz Josef. I do not support this submission. The intended future development plans are not a relevant criterion around whether a site is significant. In this case the land is within Westland National Park and the proposed cableway is identified in a draft Management Plan, that has not been finalised. Under the SASM rules as drafted, any such cableway may not require a resource consent – depending on the design. I consider the proposed restrictions are likely to be very minor due to the SASM identification compared with those which would arise from the Franz Josef Glacier being part of an Outstanding Natural Landscape, the zone provisions for Natural Open Space Zone, and indeed the requirements the Department of Conservation might place on such an activity within a national park and World Heritage Area.
 65. Gerrit and Suzie Wolters (S308.016), Amy Paterson (S128.003), Toni Chittock (S61.003) and Rodney Wright (S62.003) seek that information be provided on the methodology and basis of identifying SASM. I support these submissions. There is a lot of confusion in the community about how the SASM were identified and why they are important. I consider that a report outlining this information is important to support the scheduling of these sites. I have sought this report from Poutini Ngāi Tahu and understand that this will be provided by them as part of their expert evidence for this topic. Unfortunately this information is not available at the time of writing this s42A report.
 66. Michael Robson (S327.002) seeks guidelines on what matters need to be considered in relation to SASM and when consent is needed to do work. I support this submission. I will discuss the rules further in Section 10 of this report but at the time of Plan notification the community and landowners were quite confused about what is provided for, and for some this confusion persists. I recommend the

inclusion of a Method to identify that guidelines be produced to support the implementation of the SASM provisions.

67. Rocky Mining Limited (S474.037) and Papahaua Resources Limited (S500.026) seek that directive overlay provisions seeking to "avoid, protect, prevent" or "minimise, restrict and preserve" should be limited to situations where they are warranted (i.e. for significant adverse effects, or in environments meeting significance criteria (such as SASM or Significant Natural Areas)) because they can be problematic for passing the gateway test. These submitters have made similar submissions in relation to other resources where provisions have their origin in Section 6 of the RMA. In relation to SASM – I note that the provisions of Section 6 specifically reference the protection of historic heritage. Therefore I consider that the use of these terms in this SASM chapter (which is considered part of historic heritage in terms of the RMA definition) are entirely appropriate and should not be removed on an across the board basis. I therefore do not support these submissions.
68. Māwhera Incorporation (S621.035) oppose the sectionalising of SASM in the Plan as they consider this includes ancestral land to the descendants. They seek that Māwhera Incorporation is identified as an iwi and (S621.007) that all the land within the boundaries of the 1860 Arahura Deed of Purchase (ie the whole West Coast) is identified as a Site of Significance to them and that the term "Site of Significance to Māori" should be replaced with "Site of Significance to Poutini Kai Tahu iwi". They are concerned that the term "Māori" implies these sites are significant to all Māori – rather than specifically significant to Poutini Kai Tahu iwi. As has been discussed in previous s42A reports, Māwhera Incorporation is a Māori Incorporation not an iwi. In the topic overview in Section 3.2 of this report I have outlined how all land in Te Tai o Poutini – the West Coast, is important to Poutini Ngāi Tahu, however not all land requires additional consideration under the SASM chapter. In terms of the term "Māori" in the chapter title this is a requirement of the National Planning Standards, however the objectives and policies apply this national direction to sites and areas of significance to Poutini Ngāi Tahu.

Recommendations

69. That a new method SASM – M1 be added to the plan as follows:

SASM – M1:

Develop in partnership with Poutini Ngāi Tahu the following:

- (a) Which information and in what form shall information be available to the public on identified SASM sites and their values;
- (b) Written protocols on how to engage with Poutini Ngāi Tahu for resource consent or plan change applications; and
- (c) Guidance for the public in how to apply for a resource consent for an activity on a site containing an identified SASM.

70. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

7.2 Submissions on the Overview

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.113	Amend	Amend as follows: Pounamu and Aotea management areas. Pounamu and Aotea are taonga of Poutini Ngāi Tahu. Under the Pounamu Vesting Act, all pounamu on the West Coast/Tai o

			Poutini is owned by Poutini Te Rūnanga o Ngāi Tahu
The Proprietors of Māwhera Tiamana Māwhera Incorporation (S621)	S621.019	Amend	Amend to read that vesting all Pounamu within the catchment of the Arahura river is vested in The Proprietors of Māwhera.
The Proprietors of Māwhera Tiamana Māwhera Incorporation (S621)	S621.017	Amend	Amend to include other groups that possess manawhenua status within Te Tai o Poutini rohe.
The Proprietors of Māwhera Tiamana Māwhera Incorporation (S621)	S621.027	Oppose	Amend to state that <u>Māwhera Inc. possess the exclusive right of Rakatirataka, Kaitiakitaka, Mauri, Mahika Kai Ki Uta Ki Tai, Waihi Tapu, Taoka, and Resources of Significance values over the properties that Māwhera own and manage</u>
The Proprietors of Māwhera Tiamana Māwhera Incorporation (S621)	S621.018	Amend	Consequential amendment from Tangata Whenua definition
The Proprietors of Māwhera Tiamana Māwhera Incorporation (S621)	S621.020	Amend	Consequential amendment from definition of Poutini Ngāi Tahu
The Proprietors of Māwhera Tiamana Māwhera Incorporation (S621)	S621.021	Amend	Subsequent amendment from Poutini Ngāi Tahu definition Amend to read Sites and Areas of Significance to <u>Māwhera Poutini Kai Tahu iwi</u>
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.189	Support in part	Amend to include a section setting out which other chapters of the Plan apply, in line with Key Issue above.

Analysis

71. Ngāi Tahu (S620.113) seeks that reference to ownership of pounamu on the West Coast be to Te Rūnanga o Ngāi Tahu rather than Poutini Ngāi Tahu. Māwhera Incorporation (S621.019) seeks that the overview be amended to read that all pounamu within the catchment of the Arahura River is vested in the Proprietors of Māwhera Incorporation. I support the submission of Māwhera Incorporation in full, and the submission of Ngāi Tahu in part.
72. The situation around ownership of pounamu is more complex than the overview and current drafting of the Plan describes. I consider that it is important to accurately describe this.
73. There are in fact three types of ownership of Pounamu. All pounamu owned by the Crown was vested in Te Rūnanga o Ngāi Tahu under the Pounamu Vesting Act. However there are some areas of the West Coast where land titles had been created which included the ownership of all minerals. These land titles are known as "Victorian Titles". The Pounamu Vesting Act is clear that these "Victorian Title" landowners retain the ownership of the minerals in the land, including pounamu.
74. The third owner of pounamu is Māwhera Incorporation. As is stated in their submission, all pounamu in the Arahura River catchment (where this is not subject

- to "Victorian Title") has had the ownership vested in Māwhera Incorporation. I recommend that the overview be amended to clarify this situation.
75. Māwhera Incorporation (S621.017, S621.027, S621.918 and S621.020) claim mana whenua status within Te Tai o Poutini and seek this recognition in the overview. I do not support these submissions. As I outlined in the Introduction and General Provisions report, the claim that Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae and Te Rūnanga o Makaawhio, who together make up Poutini Ngāi Tahu, are mana whenua on the West Coast is spelled out in law. Māwhera Incorporation, and other Māori landowners, which they may whakapapa to Poutini Ngāi Tahu, do not as entities have mana whenua status in terms of the definition in the RMA, and how this is defined in TTPP.
 76. Māwhera Incorporation also seeks that the references to "Sites and Areas of Significance to Māori" be amended to refer to "Sites and Areas of Significance to Poutini Kai Tahu iwi". As outlined under Section 7.1 above, this is not possible due to the mandatory directions set out in the National Planning Standards, which TTPP must adhere to. As is also discussed in the section 7.1 above, while the name SASM refers to "Māori" rather than Poutini Ngāi Tahu, in actuality the sites are those which are significant to Poutini Ngāi Tahu, I therefore support this submission in part.
 77. Forest and Bird (S560.189) seeks that there be a section setting out which other chapters of the Plan apply. I support this submission in that this is consistent with the approach I have taken in relation to similar submissions to other chapters of the Plan.

Recommendations

78. That the Overview to the Sites and Areas of Significance to Māori chapter be amended as follows:

...Pounamu and Aotea management areas. Pounamu and Aotea are taonga of Poutini Ngāi Tahu. Under the Pounamu Vesting Act, all pounamu owned by the Crown on the West Coast/Tai o Poutini was vested in ~~is owned by Poutini~~ Te Rūnanga o Ngāi Tahu. In the case of the pounamu in the Arahura Catchment, this has in turn been vested in Māwhera Incorporation. ~~Their presence~~ Pounamu is widespread across parts of the West Coast/Tai o Poutini. Aotea is only found in the Makaawhio River, over which Te Rūnanga o Ngāi Tahu hold a statutory acknowledgement and Te Rūnanga o Makaawhio hold a Crown Mining Permit....

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to this chapter, a number of chapters also contain provisions that may be relevant for sites and areas of significance to Māori, including:

- Historic Heritage - the Historic Heritage Chapter contains the provisions in relation to the sites and areas identified in Schedule One. It also contains Objectives and Policies that are also relevant to Sites and Areas of Significance to Māori.
- Notable Trees - the Notable Trees Chapter contains the provisions in relation to the trees identified in Schedule Two. Some trees are listed in this schedule due to their Poutini Ngāi Tahu values.
- Natural Features and Landscapes – the Natural Features and Landscapes Chapter contains provisions in relation to the landscapes and natural features in Schedules Five and Six. Poutini Ngāi Tahu values are part of what makes these areas significant.
- Subdivision - the Subdivision Chapter contains provisions which relate to the subdivision of land with sites and areas of significance to Māori- in particular Rules SUB - R10 and SUB - R17;
- Financial Contributions - the Financial Contributions Chapter provides the framework and provisions that allow for waivers for financial contributions in circumstances

where heritage items, including sites and areas of significance to Māori are protected.

- Activities on the Surface of Water – the Activities on the Surface of Water chapter contains provisions for the surface of waterbodies. In some instances activities are restricted on some waterbodies due to the potential impacts on Poutini Ngāi Tahu values.
- Appendix Ten - This appendix contains NZAA listed archaeological sites of Māori origin. The exact spatial location and extent of these sites has not yet been clearly identified but they are included in this appendix for information purposes. Like all archaeological sites, these are protected under the Heritage New Zealand Pouhere Taonga Act 2014.

79. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

8.0 Submissions on the Objectives

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Objectives as a Whole			
David Ellerm (S581)	S581.020	Support	Retain
William McLaughlin (S567)	S567.153	Support	Retain
Chris & Jan Coll (S558)	S558.069	Support	Retain
Chris J Coll Surveying Limited (S566)	S566.069	Support	Retain
Laura Coll McLaughlin (S574)	S574.069	Support	Retain
Buller District Council (S538)	S538.176	Support	Retain as notified.
J P Parsons (S335)	S335.001	Amend	Define and add conditions to the many broad brush statements that could be open to varied interpretation by decision makers in the future. Provide a process for appropriate engagement with Rūnanga. Please see attached 'large submitter template' for details.
SASM – 01			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.274	Support	Retain objective.
Stephen Page (S270)	S270.019	Oppose	Objective to be written entirely in English
Kirsty Henderson (S125)	S125.005	Oppose	SASM-01 should be removed.
<i>Kim Marie Scrivener</i>	<i>FS40.6</i>	<i>Support</i>	<i>Allow</i>

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.379</i>	<i>Oppose</i>	<i>Disallow</i>
Helen Carter (S209)	S209.002	Amend	Reword objective to remove reference to Tino raNgātiratanga
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.382</i>	<i>Oppose</i>	<i>Disallow</i>
SASM – O2			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.275	Support	Retain objective.
Stephen Page (S270)	S270.006	Oppose	Couldn't the access, maintenance and use of these SASM's be decided by the Māori Land Courts and thus prevent another layer of expensive bureaucracy being imposed on property owners?
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.218</i>	<i>Oppose</i>	<i>Disallow</i>
Helen Carter (S209)	S209.003	Amend	Amend Objective 2 so this excludes private land.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.214</i>	<i>Oppose</i>	<i>Disallow</i>
Kirsty Henderson (S125)	S125.006	Oppose in part	Amend SASM-02 so that free range to Ngāi Tahu to access, maintain and use any land within the SASM classification is changed to periodic access after consultation with landowners for reasonable access to particularly important areas.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.213</i>	<i>Oppose</i>	<i>Disallow</i>
Grey District Council (S608)	S608.013	Support	Remove 'access' from Objective
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.215</i>	<i>Oppose</i>	<i>Disallow</i>
Horticulture New Zealand (S486)	S486.025	Support in part	Amend SASM-02 Poutini Ngāi Tahu are able to access, maintain and use

			areas and resources of cultural value within identified sites, areas and cultural landscapes.
Federated Farmers of New Zealand (S524)	S524.048	Support in part	Amend SASM-O2 to ensure that where sites are on private property access is required from the landowner.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.216</i>	<i>Oppose in part</i>	<i>Disallow in part</i>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.017	Support in part	The Māori Trustee considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of title. The Māori Trustee considers that the following amendment needs to be made to objective SASM O2. Amendments O2. Poutini Ngāi Tahu are able to, <u>in agreement with affected landowners</u> , access, maintain and use areas and resources of cultural value within identified sites, areas and cultural landscapes.
<i>Horticulture New Zealand</i>	<i>FS55.24</i>	<i>Support</i>	<i>Allow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.468</i>	<i>Oppose</i>	<i>Disallow</i>
SASM – O3			
Westpower Limited (S547)	S547.203	Support	Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.276	Support	Retain objective.
Kirsty Henderson (S125)	S125.007	Oppose in part	Provide clarification on what is Inappropriate subdivision, use and development.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.217</i>	<i>Oppose in part</i>	<i>Disallow in part</i>
Stephen Page (S270)	S270.007	Oppose	Ensure landowners can challenge Poutini Ngāi Tahu definitions of "inappropriate" activities.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.220</i>	<i>Oppose in part</i>	<i>Disallow in part</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.036	Amend	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."
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.219</i>	<i>Oppose</i>	<i>Disallow</i>
TiGa Minerals and Metals Limited (S493)	S493.032	Amend	Amend SASM - O3 as follows: The values of sites and areas of significance to Māori and cultural landscapes are protected from <u>by managing adverse effects associated with</u> inappropriate subdivision, use and development including inappropriate modification, demolition or destruction."
<i>Katherine Crick</i>	<i>FS68.016</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Mike Spruce</i>	<i>FS218.017</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Marie Elder</i>	<i>FS77.20</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.378</i>	<i>Oppose</i>	<i>Disallow</i>
Birchfield Ross Mining Limited (S604)	S604.021	Amend	Amend SASM - O3 as follows: The values of sites and areas of significance to Māori and cultural landscapes are protected from <u>by managing adverse effects associated with</u> inappropriate subdivision, use and development including inappropriate modification, demolition or destruction."
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.673</i>	<i>Oppose</i>	<i>Disallow</i>

Analysis

Objectives as a Whole

80. David Ellerm (S581.020), William McLaughlin (S567.153), Chris & Jan Coll (S558.069), Chris J Coll Surveying Limited (S566.069), Laura Coll McLaughlin (S574.069) and Buller District Council (S538.176) support the objectives. This support is noted.

81. J P Parsons (S335.001) seeks that there be clearer definition and conditions placed around the many broad brush statements that could be open to varied interpretation in the future. I support this submission in part in that I have already recommended a range of additional definitions that support interpretation of the provisions. This submitter has provided more detailed submission points in relation to detailed provisions in the Plan, and I propose amendments in response to submissions on these provisions. I do note however that in relation to objectives these are intended to set a direction for provisions to implement through policy and rules. By their nature therefore objectives are often "broad brush" statements – with policies and rules providing the detail of implementation.
82. This submitter also seeks a process whereby there is appropriate engagement with the Rūnanga on the West Coast. I consider this is a useful point and have recommended Method SASM -M1 in response to other submissions discussed in section 7.1 to address this concern.

SASM – O1

83. Four submissions were received in relation to SASM-O1. Te Mana Ora (S190.274) supports the objective and this support is noted.
84. Stephen Page (S270.019) considers it shouldn't be necessary for users of the Plan to search for definitions of te reo Māori terms used and seeks that the objective is rewritten in English. I do not support this submission. There are only two Māori terms in the objective. Both represent key Māori concepts that the TTPP is required to provide for, most obviously by way of sections (8), (6) e. and (7) a. of the Resource Management Act (1991). The terms are relatively well defined and understood due to their widespread use in a range of case law, planning and general usage contexts for many years now, and logically are more accurately communicated in te reo Māori than in English. Te Reo Māori is one of the two official written languages of New Zealand and has as much legal standing as English- particularly given a glossary is easily-accessed within the Plan, I do not consider the use of te reo Māori in the Plan is excessive.
85. Kirsty Henderson (S125.005) considers that private freehold land should not be used to provide for tino rangātiratanga and kaitiakitanga and raises concerns that landowners who bought land in good faith will now be restricted in their use of that land. She seeks that SASM- O1 be deleted. Similarly, Helen Carter (209.002) seeks that the term 'tino rangātiratanga be removed from the objective given her understanding of its definition as "full exclusive and undisturbed possession" as well as potentially "domination", "control", "rule", "power". I do not support these submissions.
86. While it is true that the identification of a SASM on a property may affect the use of private freehold land, this is true of all other aspects of TTPP – whether it be the identification of a historic heritage item, an outstanding natural landscape, a wetland or other natural or cultural feature. It is also the case whereby the Plan infers certain rights as a result of zoning, and there have also been substantial zoning changes in TTPP also. The RMA gives Councils the right to regulate land use activities and directs how these should be undertaken. It has specifically directed Councils through Section 6 to recognise and provide for the relationship of Māori to their identify and protect their historic heritage, including sites and areas of significance to Māori. It also has identified that the relationship of Māori and their culture and traditions with their ancestral lands, waters, sites, wāhi tapu and other taonga is a matter of national importance.
87. I consider that the best approach to achieve the direction in the RMA is to recognise that in the first instance, the West Coast district councils are not the appropriate organisations to determine whether an activity has impacts on cultural values – Poutini Ngāi Tahu are. It is within this context that the references to kaitiakitanga and tino rangātiratanga should be placed. Where possible the plan has been drafted to allow decision making around cultural impacts to lie in the first instance with Poutini Ngāi Tahu, rather than the relevant district council. This also creates a situation where the owners of lands affected are more easily able to learn about the

cultural values of the sites and impacts of their activities on them, without needing to embark on a resource consent process through the Council.

SASM – 02

88. Te Mana Ora (S190.275) supports this objective. This support is noted.
89. Stephen Page (S270.006) questions the level of power accorded Poutini Ngāi Tahu over sites and areas they have deemed to be of significant cultural value. He seeks that investigation into whether the access, maintenance and use of these SASM's can be decided by the Māori Land Courts. I do not support this submission. The Māori Land Courts do not have a role in relation to resource management – this is a matter that is dealt with at a local level led by councils. In this instance the councils have recognised the Mana Whakahono a Rohe agreement between Poutini Ngāi Tahu and the WCRC, as well as the directions set in the RMA to identify a way whereby Poutini Ngāi Tahu are able to have oversight of activities that might affect the cultural values of their important sites in the first instance, with a backstop of a resource consent requirement through the Council. I will discuss this further in Section 10 of this report in relation to rules, but the provisions in relation to SASMs are much less restrictive than comparable modern district plans, because Poutini Ngāi Tahu did not want to place significant additional costs and regulatory burden onto landowners in the first instance.
90. Helen Carter (S209.003), Kirsty Henderson (S125.006), , Grey District Council (S608.013), Horticulture New Zealand (S486.0250, Federated Farmers of New Zealand (S524.048) and Te Tumu Paeroa (S440.017) are concerned that the objective has an inappropriate emphasis on access to sites on private land and that access should be conditional on consultation and agreement with affected landowners. I do not support these submissions. I note that the Objective does not mandate access by Poutini Ngāi Tahu to provide land, but intends to support access being gained over time where this is appropriate. I note that the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers is also a section 6 matter of national importance, and in many instances SASM are associated with the coast and fresh waterbodies. For this reason the public access objective in that chapter of the Plan is "*PA-01: To maintain and enhance customary and public access to and along the coastal marine area, waterbodies and public resources*". I consider that objective SASM -02 is consistent with that approach.
91. I do not support the objective being amended to exclude private land. Sites of significance to Māori are not located exclusively on public or Māori -owned land and there must be a pathway for Māori to maintain their relationship with these places as appropriate, though giving appropriate consideration to the rights and responsibilities of private landowners. I consider the rights of private landowners are more appropriately addressing by incorporating requirements for agreement for any access than by excluding them from consideration altogether.

SASM – 03

92. Te Mana Ora (S190.276) and Westpower Limited (S547.203) support SASM-03. This support is noted.
93. Kirsty Henderson (S125.007) seeks clarification on the definition of "inappropriate subdivision, use and development" in SASM-03 and the implications of this in regard to costs, consultation requirements, and commercial interests. Similarly, Stephen Page (S270.007) seeks clarification on how 'inappropriate' will be defined, and seeks that provision is made for landowners to challenge Poutini Ngāi Tahu definitions of this term.
94. Inappropriate subdivision, use and development can generally be considered to be development which does not give effect to the requirements of the RMA in relation to SASM and this terminology is used in objectives in other parts of the plan which deal with section 6 matters, for example Objective ECO – 02. The policies and rules of the TTPP are the location where appropriate and inappropriate activities are outlined in some detail. In particular these are outlined in SASM-P10 through to

SASM P -15. I therefore do not support these submissions, in that I consider the provisions that implement the objective outline what inappropriate subdivision use and development is.

95. WMS Group (HQ) Limited and WMS Land Co. Limited (S599.036), TiGa Minerals and Metals Limited (S493.032), and Birchfield Ross Mining Limited (S604.021) support the objective to protect sites and areas of significance to Māori, but consider that particularly given these sites often coincide with beach locations and mineral sand deposits, SASM-O3 may not provide an adequate consenting pathway for extraction of mineral resources which are only found in certain locations on the West Coast. The submitters seek the objective be amended to provide for the sites to be protected from the effects associated with such activities rather than from the activities themselves. I do not support these submissions. I consider that an objective level, in order to give effect to Section 6 of the RMA, "protection from inappropriate subdivision use and development" is entirely appropriate. Indeed this is the exact wording used in Section 6(f).

Recommendations

96. That no amendments to the Plan are made as a result of these submissions.
 97. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

9.0 Submissions on the Policies

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Policies as a Whole			
David Ellerm (S581)	S581.021	Support	Retain
Buller District Council (S538)	S538.177	Support	Retain as notified.
Policy SASM – P1			
Chris & Jan Coll (S558)	S558.070	Support	Retain
Chris J Coll Surveying Limited (S566)	S566.070	Support	Retain
Laura Coll McLaughlin (S574)	S574.070	Support	Retain
William McLaughlin (S567)	S567.154	Support	Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.277	Support	Retain policy.
Heritage New Zealand Pouhere Taonga (S140)	S140.033	Support	Retain as proposed
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.037	Amend	Amend SASM - P1 as follows:Protect Poutini Ngāi Tahu cultural landscapes from <u>significant adverse effects of inappropriate</u> subdivision, use and development while enabling their values to be enhanced through

			ongoing Poutini Ngāi Tahu access and cultural use.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.221</i>	<i>Oppose</i>	<i>Disallow</i>
TiGa Minerals and Metals Limited (S493)	S493.033	Amend	Amend SASM - P1 as follows:Protect Poutini Ngāi Tahu cultural landscapes from <u>significant adverse effects of inappropriate</u> subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use.
<i>Katherine Crick</i>	<i>FS68.016</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Mike Spruce</i>	<i>FS218.015</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Marie Elder</i>	<i>FS77.21</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.222</i>	<i>Oppose</i>	<i>Disallow</i>
Birchfield Ross Mining Limited (S604)	S604.022	Amend	Amend SASM - P1 as follows:Protect Poutini Ngāi Tahu cultural landscapes from <u>significant adverse effects of inappropriate</u> subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.676</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.204	Amend	Amend Protect Poutini Ngāi Tahu cultural landscapes from adverse effects of <u>inappropriate</u> subdivision, use while ... access and cultural use.
Grey District Council (S608)	S608.014	Amend	Remove 'access' from Policy
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.007</i>	<i>Oppose</i>	<i>Disallow</i>
Policy SASM – P2			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.278	Support	Retain policy.

Grey District Council (S608)	S608.015	Support	Retain as notified
William McLaughlin (S567)	S567.155	Support	Retain
Chris & Jan Coll (S558)	S558.071	Support	Retain
Chris J Coll Surveying Limited (S566)	S566.071	Support	Retain
Laura Coll McLaughlin (S574)	S574.071	Support	Retain
Westpower Limited (S547)	S547.205	Amend	Amend: Work with Poutini Ngāi Tahu to identify and list sites and areas of significance to Poutini Ngāi Tahu in Schedule Three.a. protect the identified values of the sites and areas
Stephen Page (S270)	S270.008	Oppose	Clarify process for identification of any further SASM.
Federated Farmers of New Zealand (S524)	S524.049	Support in part	Add explanation and clarification for these values and sites.
Policy SASM – P3			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.279	Support	Retain policy.
William McLaughlin (S567)	S567.156	Support	Retain
Chris & Jan Coll (S558)	S558.072	Support	Retain
Chris J Coll Surveying Limited (S566)	S566.072	Support	Retain
Laura Coll McLaughlin (S574)	S574.072	Support	Retain
Heritage New Zealand Pouhere Taonga (S140)	S140.034	Support in part	HNZPT requests the wording of SASM-P3 be amended: b. Upon accidental discovery of kōiwi (skeletal remains) or urupā ensure that the Accidental Discovery Protocol in Appendix Four is followed, <u>unless an Archaeological Authority has been issued by Heritage New Zealand Pouhere Taonga.</u>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.675</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.114	Amend	Upon accidental discovery of kōiwi (skeletal remains), or urupā and/or taonga , ensure that the Accidental Discovery Protocol in Appendix Four is followed.

Policy SASM – P4			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.280	Support	Retain policy.
Grey District Council (S608)	S608.016	Amend	Retain as notified
William McLaughlin (S567)	S567.157	Support	Retain
Chris & Jan Coll (S558)	S558.073	Support	Retain
Chris J Coll Surveying Limited (S566)	S566.073	Support	Retain
Laura Coll McLaughlin (S574)	S574.073	Support	Retain
Horticulture New Zealand (S486)	S486.026	Support	Retain SASM-P4
Federated Farmers of New Zealand (S524)	S524.050	Support	Retain as notified.
<i>Horticulture New Zealand</i>	<i>FS55.25</i>	<i>Support</i>	<i>Allow</i>
Stephen Page (S270)	S270.010	Oppose	Clarify process if informal arrangements under this policy are unable to be achieved.
Policy SASM – P5			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.281	Support	Retain policy.
William McLaughlin (S567)	S567.158	Support	Retain
Chris & Jan Coll (S558)	S558.074	Support	Retain
Chris J Coll Surveying Limited (S566)	S566.074	Support	Retain
Laura Coll McLaughlin (S574)	S574.074	Support	Retain
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.018	Support in part	The Māori Trustee considers that the following amendment needs to be made policy SASM P5. P5. Recognise and provide for the exercise of tino raNgātiratanga and kaitiakitanga by Poutini Ngāi Tahu and Māori <u>landowners</u> in decisions made in relation to identified sites and areas of significance in Schedule Three.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.471</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Kirsty Henderson (S125)	S125.008	Oppose	Provide clarification of what tino raNgātiratanga and kaitiatanga means in regard to SASM and particularly to private landowners in SASM 31 and SASM 32.
Policy SASM – P6			
Laura Coll McLaughlin (S574)	S574.075	Support	Retain
Minerals West Coast (S569)	S569.020	Amend	Within the Pounamu and Aotea Management overlay, enable tino raNgātiratanga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu, <u>or their authorised representatives or contractors</u> , and avoid the disturbance or removal of this resource by non-hapū members.
Policy SASM – P7			
Heritage New Zealand Pouhere Taonga (S140)	S140.035	Support	Retain as proposed
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.283	Support	Retain policy.
Kenneth Doig (S172)	S172.002	Amend	Amend P7 and P11 to recognise privately owned Victorian Title Land.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.672</i>	<i>Oppose</i>	<i>Disallow</i>
Stephen Page (S270)	S270.011	Oppose	Clarify what is an "inappropriate activity" and what are the values, interests and associations referred to in this policy.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.039	Amend	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 <u>minimise manage</u> adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu.

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.267</i>	<i>Oppose</i>	<i>Disallow</i>
TiGa Minerals and Metals Limited (S493)	S493.035	Amend	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 <u>minimise manage</u> adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu.
<i>Katherine Crick</i>	<i>FS68.016</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Mike Spruce</i>	<i>FS218.018</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Marie Elder</i>	<i>FS77.22</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.268</i>	<i>Oppose</i>	<i>Disallow</i>
Birchfield Ross Mining Limited (S604)	S604.024	Amend	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 <u>minimise manage</u> adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.269</i>	<i>Oppose</i>	<i>Disallow</i>
Grey District Council (S608)	S608.017	Amend	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 <u>minimise</u>

			<u>manage</u> adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.008</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.206	Amend	Amend: b. Requiring activities on sites and areas of significance to Māori to <u>minimise avoid, remedy or mitigate</u> adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu.
Policy SASM – P8			
Heritage New Zealand Pouhere Taonga (S140)	S140.036	Support	Retain as proposed
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.284	Support	Retain policy.
Heritage New Zealand Pouhere Taonga (S140)	S140.038	Oppose in part	HNZPT requests the wording of SASM-P8 be amended: b. The accidental discovery protocol in Appendix Four is adopted for any earthworks <u>unless an Archaeological Authority has been issued by Heritage New Zealand Pouhere Taonga;</u>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.677</i>	<i>Oppose</i>	<i>Disallow</i>
Department of Conservation (S602)	S602.057	Amend	Amend: Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: a. Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood; b. <u>If the site is an archaeological site and/or contains a heritage item, engagement also occurs with Heritage New Zealand - Pouhere Taonga;..</u>
<i>Heritage New Zealand Pouhere Taonga (HNZPT)</i>	<i>FS111.012</i>	<i>Oppose</i>	<i>Disallow</i>
Grey District Council (S608)	S608.018	Amend	Change 'avoid' to 'mitigate'
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.009</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.040	Amend	Amend SASM - P8 as follows: Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: a. ...; c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional <u>or operational</u> needs of the activity it is not possible to avoid all adverse effects; and d. ...
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.270</i>	<i>Oppose</i>	<i>Disallow</i>
TiGa Minerals and Metals Limited (S493)	S493.036	Amend	Amend SASM - P8 as follows: Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: a. ...; c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional <u>or operational</u> needs of the activity it is not possible to avoid all adverse effects; and d. ...
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.271</i>	<i>Oppose</i>	<i>Disallow</i>
Birchfield Ross Mining Limited (S604)	S604.025	Amend	Amend SASM - P8 as follows: Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: a. ...; c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional <u>or operational</u> needs of the activity it is not possible to avoid all adverse effects; and d. ...
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.272</i>	<i>Oppose</i>	<i>Disallow</i>
Transpower New Zealand Limited (S299)	S299.024	Support	Amend the policy as follows: SASM - P8 Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood; The

			accidental discovery protocol in Appendix Four is adopted for any earthworks; Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional needs <u>or operational need</u> of the activity it is not possible to avoid all adverse effects; and Any residual effects that cannot be practicably avoided are mitigated in a way that protects, maintains or enhances the values of the site or area
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.274</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.208	Amend	(1) Amend item c., "c. Any adverse effects are on ... are avoided <u>where practicable, unless it can be demonstrated that due to the technical, locational, functional or operational constraints or requirements</u> of the activity ... adverse effects.". (2) Amend item d. Any residual effect ... mitigated in a way that <u>manages effects on, and where practicable protects</u> maintains or enhances, the values of the site or area.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.273</i>	<i>Oppose</i>	<i>Disallow</i>
Policy SASM – P9			
Heritage New Zealand Pouhere Taonga (S140)	S140.037	Support	Retain as proposed
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.285	Support	Retain policy.
Grey District Council (S608)	S608.019	Oppose in part	Change 'minimise' to 'mitigate'
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.275</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.209	Amend	Amend a. <u>Avoid, remedy or mitigate</u> minimise adverse effects on indigenous habitats and waterbodies
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.679</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Policy SASM – P10			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.286	Support	Retain policy.
Department of Conservation (S602)	S602.058	Amend	Amend: Restrict buildings, structures, forestry, network utility structures, mining and earthworks, and <u>disturbance of land for the installation of fence posts</u> on the upper slopes and peaks of ancestral maunga as identified in Schedule Three
Herenga ā Nuku Aotearoa Outdoor Access Commission (S274)	S274.006	Support	Amend the Plan so that there are cross reference and notes that clarify that management of cultural sites and landscapes will not result in any loss of public access where legally available.
Policy SASM – P11			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.287	Support	Retain policy.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.041	Oppose	Amend SASM P11 as follows: Recognise the significance to Poutini Ngāi Tahu ..., these areas; a. Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea; b.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.223</i>	<i>Oppose</i>	<i>Disallow</i>
TiGa Minerals and Metals Limited (S493)	S493.037	Amend	Amend SASM P11 as follows: Recognise the significance to Poutini Ngāi Tahu ..., these areas; a. Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea; b.
<i>Marie Elder</i>	<i>FS77.23</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.224</i>	<i>Oppose</i>	<i>Disallow</i>
Rocky Mining Limited (S474)	S474.038	Oppose	removal of any presumptions that mineral extraction automatically results in an adverse effect, including that found in SASM-P11;

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.225</i>	<i>Oppose</i>	<i>Disallow</i>
Kenneth Doig (S172)	S172.002	Amend	Amend P7 and P11 to recognise privately owned Victorian Title Land.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.672</i>	<i>Oppose</i>	<i>Disallow</i>
Grey District Council (S608)	S608.020	Oppose in part	Delete all wording after "sites". Policy to read: 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. by avoiding the following activities in, or in close proximity to, these areas; Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea; Landfills and waste disposal facilities, hazardous facilities and offensive industries; Intensive indoor primary production; Cemeteries and crematoria; and Wastewater treatment plants and disposal facilities
<i>BP Oil NZ Ltd, Mobil Oil NZ Ltd, Z Energy Ltd</i>	<i>FS64.001</i>	<i>Support</i>	<i>Allow</i>
<i>Westpower Limited</i>	<i>FS222.0152</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.010</i>	<i>Oppose</i>	<i>Disallow</i>
Policy SASM P12			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.288	Support	Retain policy.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.042	Oppose	Delete SASM - P12, or amend to exclude minerals exploration, prospecting and extraction.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.226</i>	<i>Oppose</i>	<i>Disallow</i>
TiGa Minerals and Metals Limited (S493)	S493.038	Amend	Delete SASM - P12, or amend to exclude minerals exploration, prospecting and extraction.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.227</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Policy SASM – P13			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.289	Support	Retain policy.
Transpower New Zealand Limited (S299)	S299.025	Support	Retain the policy
Federated Farmers of New Zealand (S524)	S524.051	Support	Retain as notified.
Grey District Council (S608)	S608.625	Support	Retain as proposed.
Buller Conservation Group (S552)	S552.056	Amend	Amend SASM - P13 (d) which allows indigenous vegetation clearance, <u>subject to other rules and regulations around indigenous vegetation clearance</u>
Frida Inta (S553)	S553.056	Amend	Amend SASM - P13 (d) which allows indigenous vegetation clearance, <u>subject to other rules and regulations around indigenous vegetation clearance</u>
West Coast Fish and Game Council (S302)	S302.003	Support	Add to P13; <u>Lawful recreational and conservation activities</u>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.470</i>	<i>Oppose</i>	<i>Disallow</i>
Kirsty Henderson (S125)	S125.004	Oppose in part	Clarification sought on what is critical infrastructure, seems to be more to do with network power lines etc, does this include individual septic tanks and wastewater? In the absence of a town-scheme, we need to be able to replace, expand this if required
<i>Kim Marie Scrivener</i>	<i>FS40.7</i>	<i>Support</i>	<i>Allow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.236</i>	<i>Oppose in part</i>	<i>Disallow</i>
Stephen Page (S270)	S270.012	Oppose	Clarify what rights to access to private property exists with SASM and what values are identified in relation to this policy.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.238</i>	<i>Oppose</i>	<i>Disallow</i>

Stephen Page (S270)	S270.020	Oppose	Clarify identified values in relation to this policy.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.246</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.210	Amend	Amend: Enable activities ... spiritual values of the site or area are protected <u>maintained or potential effects managed</u> . This includes: ...
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.239</i>	<i>Oppose</i>	<i>Disallow</i>
Grey District Council (S608)	S608.021	Oppose in part	Delete all wording after "protected". Policy to read: Enable activities in sites and areas of significance to Poutini Ngāi Tahu included in Schedule Three where the cultural and spiritual values of the site or area are protected.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.011</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.211	Amend	Amend b. Maintenance ... upgrading of <u>existing energy activities</u> , network utility structures and critical infrastructure;
Manawa Energy Limited (Manawa Energy) (S438)	S438.070	Support in part	Amend SASM – P13(b) as follows: Maintenance, operation, repair and upgrading of existing network utility structures and critical <u>regionally significant</u> infrastructure.
Policy SASM – P14			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.290	Support	Retain policy.
William McLaughlin (S567)	S567.160	Support	Retain
Steve Croasdale (S516)	S516.018	Support	Retain
Chris & Jan Coll (S558)	S558.077	Support	Retain
Chris J Coll Surveying Limited (S566)	S566.077	Support	Retain
Laura Coll McLaughlin (S574)	S574.077	Support	Retain
Kirsty Henderson (S125)	S125.002	Oppose	Remove policy and provide more regard to the Land or business owners

			ability to improve the land is required. Address concerns regarding costs to undertake the required assessments and unclear outcomes and timeframes for iwi involvement.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.247</i>	<i>Oppose</i>	<i>Disallow</i>
Stephen Page (S270)	S270.013	Oppose	Clarify what sufficient land, size and measures that might arise from this policy and how access to private land could occur.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.249</i>	<i>Oppose</i>	<i>Disallow</i>
Helen Carter (S209)	S209.004	Amend	Amend Policy 14 to exclude private property from provisions in relation to access and delete reference to ahi kā roa.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.248</i>	<i>Oppose</i>	<i>Disallow</i>
Grey District Council (S608)	S608.022	Amend	Delete part d
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.012</i>	<i>Oppose</i>	<i>Disallow</i>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.019	Support in part	The Māori Trustee considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of titles. The Māori Trustee considers that the following amendment needs to be made policy SASM P14. P14(d). Measures are taken, <u>in agreement with affected landowners</u> , to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for mahinga kai, karakia, monitoring, cultural activities and ahi kā roa.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.469</i>	<i>Oppose</i>	<i>Disallow</i>

Policy SASM – P15			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.291	Support	Retain policy.
William McLaughlin (S567)	S567.161	Support	Retain
Steve Croasdale (S516)	S516.019	Support	Retain
Chris & Jan Coll (S558)	S558.078	Support	Retain
Chris J Coll Surveying Limited (S566)	S566.078	Support	Retain
Laura Coll McLaughlin (S574)	S574.078	Support	Retain
Transpower New Zealand Limited (S299)	S299.026	Support	Retain the policy
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.020	Support in part	The Māori Trustee considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of titles. The Māori Trustee considers that the following amendment needs to be made policy SASM P15. Amendments P15(f). Any practical mechanisms to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for karakia, monitoring, cultural activities and ahi kā roa <u>are made in agreement with affected landowners.</u>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.470</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.213	Amend	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 <u>avoided, remedied or mitigated</u> having regard to:"(2) Add a new item a., a. <u>Avoidance in the first instance, and where this is not practicable the proposed measures to manage potential effects on the identified values.</u> (3) Adjust references for existing items "a.-f". (4) Amend existing item b., "b. <u>The technical, locational, functional and operational constraints or requirements of the proposed activity.</u> "

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.260</i>	<i>Oppose</i>	<i>Disallow</i>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.043	Amend	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: ...
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.258</i>	<i>Oppose</i>	<i>Disallow</i>
TiGa Minerals and Metals Limited (S493)	S493.039	Amend	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: ...
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.259</i>	<i>Oppose</i>	<i>Disallow</i>
Kirsty Henderson	S125.003	Oppose	Remove policy and provide more regard to the Land or business owners ability to improve the land is required. Address concerns regarding costs to undertake the required assessments and unclear outcomes and timeframes for iwi involvement.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.257</i>	<i>Oppose</i>	<i>Disallow</i>

Analysis

Policies as a Whole

98. David Ellerm (S581.021) and Buller District Council (S538.177) support the policies as a whole. This support is noted.

Policy SASM – P1

99. Chris & Jan Coll (S558.070), Chris J Coll Surveying Limited (S566.070), Laura Coll McLaughlin (S574.070), William McLaughlin (S567.154), Te Mana Ora (S190.277), and Heritage New Zealand Pouhere Taonga (S140.033) support SASM-P1. This support is noted.
100. WMS Group (HQ) (S599.037), TiGa Minerals and Metals Limited (S493.033) and Birchfield Ross Mining Limited (S604.022) seek that the policy include the phrase "significant adverse effects of inappropriate subdivision.." in relation to subdivision, use and development. I support these submissions in part, in that I agree that the word "inappropriate" should be included. The addition of the word "inappropriate" is sought

by Westpower Ltd (S547.204) and I support this. As for Objective SASM – O3, I am concerned that “significant” adverse effects is not consistent with the RMA direction to protect historic heritage, including SASM.

101. Grey District Council (S608.014) opposes SASM-P1 in part, and seek that the word ‘access’ be removed from the policy. This concern is similar to that expressed around Objective SASM – O2 and I recommend a similar response – rather than deleting the reference to access, include a qualifier that this must be as agreed with landowners. I therefore support the submission in part.

Policy SASM – P2

102. Te Mana Ora (S190.278), Grey District Council (S608.015), William McLaughlin (S567.155), Chris & Jan Coll (S558.071), Chris J Coll Surveying Limited (S566.071) and Laura Coll McLaughlin (S574.071) support SASM-P2. This support is noted.
103. Westpower Limited (S547.205) consider SASM-P2 does not align well with the subheading it is located under. It is located under the subheading ‘Identification and access to significant sites and areas’, but also refers to the protection of the values of these sites. Westpower seeks that this reference be removed to focus on identification. I support this submission. As the submitter notes, protection of sites is adequately provided for in policies SASM-P7 to SASM-P15. I agree that inclusion under this subheading is duplication.
104. Federated Farmers of New Zealand (S524.049) seeks that greater clarification and explanation of the values referred to in SASM-P2 and set out in Schedule 3 is provided. They submit that plan users, especially those with a SASM identified on their property, should be able to understand what the identified values are and their significance to Poutini Ngāi Tahu. They submit that with greater explanation and more accurate mapping, landowners will better understand the activities that have occurred on the land and the values that are seeking to be protected, and therefore where and why there are sites to protect and/or avoid.
105. I support this submission in part. As I have discussed in relation to the objectives, information is needed to help landowners understand the significance of SASM and how they are best protected. I consider that the guidance that will be developed as a result of method SASM – M1 will provide some of information sought by the submitters, and I consider this is more appropriate than amendments to Policy SASM – P2. In particular I understand that there are a wide range of values and associations that have led to SASM sites being identified – reflecting that there are 24 different values identified in Schedule Three, with sites having a range of different types of values which are individual to that location.
106. Stephen Page (S270.008) seeks greater clarity of the process for identifying any further SASMs and adding these to Schedule 3. I support this, and note a similar issue was raised in relation to the historic heritage chapter. I recommend that an additional Method be included in the Plan outlining how SASM can be added to the Plan (via Plan Change) and the process involved. This is similar to my recommendations in relation to the historic heritage topic.

Policy SASM – P3

107. Te Mana Ora (S190.279), William McLaughlin (S567.156), Chris & Jan Coll (S558.072), Chris J Coll Surveying Limited (S566.072) and Laura Coll McLaughlin (S574.072) support SASM-O3. This support is noted
108. HNZPT (S140.034) considers that the Accidental Discovery Protocols in Appendix 4 should only be used where they themselves have not issued an archaeological authority and seek that the policy is amended to this effect. Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620.114) seek that the policy is amended to include taonga rather than solely kōiwi or urupā. I support these submissions in part.
109. It is important to be clear that many SASM sites are not archaeological sites, but are those with other Poutini Ngāi Tahu values including values that reflect current and ongoing use. In that respect applying the protocol more widely to the discovery of taonga is appropriate. Where there is an archaeological authority issued I consider the

appropriate amendment is to the Appendix Four Accidental Discovery Protocols – and this will also need to be amended to reflect discovery of taonga. Both these submitters have submissions on Appendix Four and I discuss appropriate protocols further in Section 12 of this report.

Policy SASM – P4

110. Te Mana Ora (S190.280), Grey District Council (S608.016), William McLaughlin (S567.157), Chris & Jan Coll (S558.073), Chris J Coll Surveying Limited (S566.073), Laura Coll McLaughlin (S574.073), Horticulture New Zealand (S486.026), and Federated Farmers of New Zealand (S524.050) support SASM-P4. This support is noted.
111. Stephen Page (S270.010) seeks greater clarity of the process to be followed if informal arrangements under this policy are unable to be achieved, asking if for example the courts could become involved in order to enforce a 'formal arrangement' between landowners and Poutini Ngāi Tahu, and if so who would be liable for the costs of such legal action?
112. I support this submission in part.
113. It is important to be clear that this policy limits Councils' role in the provision or development of access to SASM to 'promoting' such access. The creation or enforcement of formal or legally binding agreements between landowners and Poutini Ngāi Tahu is not a matter for Councils to be involved in. Should these parties decide to enter any such agreement of their own free will and at some point the terms of the agreement were dishonoured, the process would be the same as for any other dishonoured legal agreement.
114. The submitter is concerned about the possible impacts of policy in a context where there is poor community understanding. Clearly there is a need for guidance and better communications around SASMs and how the TTPP provisions apply.
115. I consider that the recommended Method SASM – M1 to produce such guidance addresses this issue.

Policy SASM – P5

116. Te Mana Ora (S190.281), William McLaughlin (S567.158), Chris & Jan Coll (S558.074), Chris J Coll Surveying Limited (S566.074), and Laura Coll McLaughlin (S574.074) support SASM-P5. This support is noted.
117. Te Tumu Paeroa - The office of the Māori Trustee (S440.018) supports the policy's provision for Poutini Ngāi Tahu to exercise their tino rangatiratanga and kaitiakitanga in relation to identified sites and areas of significance in Schedule Three, but seeks that this provision be extended to all Māori landowners. They submit that all Māori landowners, and not only Poutini Ngāi Tahu, should be able to exercise tino rangatiratanga and kaitiakitanga of their whenua and the sites and areas of significance located on them. I do not support this submission. In the Introduction and General Provisions report I discussed the meaning of mana whenua as is set out in the relevant legislation, and that this is set out in statute as being Te Rūnanga o Ngāi Tahu and the named hapū Rūnanga set out in the Te Rūnanga o Ngāi Tahu Act.
118. Kirsty Henderson (S125.008) and Helen Carter (S209.002) submit that the words 'tino rangatiratanga' and 'kaitiakitanga' in the context of this policy need clarifying. They consider the words are not adequately translated in the glossary. Kirsty seeks that a full translation and explanation of the terms in relation to SASMs and to the private landowners in SASM 31 and SASM 32 in particular is provided. I support these submissions in part.
119. I note that the RMA defines kaitiakitanga as: *means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship.* As I discuss in relation to these submitters points in relation to Objective SASM – O1, the Plan has been drafted to allow decision making around cultural impacts to lie in the first instance with Poutini Ngāi Tahu, rather than the relevant district council. A more detailed explanation around this could be provided in the guidance that would be developed as part of recommended SASM – M1 which I consider addresses the submission points.

Policy SASM – P6

120. Laura Coll McLaughlin (S574.075) supports SASM-P6. This support is noted.
121. Minerals West Coast (S569.020) considers the policy has the potential to adversely affect those alluvial gold miners who are non-Māori and mine pounamu as a by-product for local iwi under an arrangement between the parties. They seek the policy be amended to include authorised representatives or contractors. I support this submission in part and note the further submission on this matter from Ngāi Tahu (FS41.265) which opposes the proposed use of the term “authorised representatives and contractors” but instead seeks clarification that unintentional disturbance and removal of Pounamu and Aotea via mining for other resources is not captured by this policy. I recommend rather than the wording proposed by the submitter, that the wording be amended to “avoid the unauthorised deliberate disturbance....”.

Policy SASM – P7

122. HNZPT (S140.035) and Te Mana Ora (S190.283) support SASM-P7. This support is noted.
123. Kenneth Doig (S172.002) seeks that the rule is amended to exclude privately owned Victorian title land. He points out that the Pounamu Vesting Act vested in Te Rūnanga o Ngāi Tahu only that pounamu owned by the Crown and not any on land held in Victorian title. I support with this submission. As I discuss in section 7.2 of this report there are in fact three types of ownership of Pounamu. All pounamu owned by the Crown was vested in Te Rūnanga o Ngāi Tahu under the Pounamu Vesting Act. However, there are some areas of the West Coast where land titles had been created which included the ownership of all minerals. These land titles are known as “Victorian Titles”. The Pounamu Vesting Act is clear that these “Victorian Title” landowners retain the ownership of the minerals in the land, including pounamu. Alongside this, the ownership of all pounamu in the Arahura catchment has been vested in Māwhera Incorporation. However I do not consider this is matter that requires amendment to P7 as sought by the submitter as this does not specifically address pounamu and aotea, but is directly relevant to P11 and I discuss this further in relation to that policy.
124. Stephen Page (S270.011) seeks that clarity is provided regarding the definition of an “inappropriate activity” and who defines what an inappropriate activity is. He also seeks clarification of the values, interests and associations referred to in the policy and seeks clarification of the ability of landowners to challenge them in a court of law.
125. The Councils are required to provide for the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance under s6(f) of the RMA. Whether an activity is ‘inappropriate’ depends on a range of context-specific factors, including the values of the site that are sought to be protected. In the context of SASMs, ‘inappropriate activities’ in terms of subdivision, use and development have been defined and are clearly laid out in SASM- P10 to SASM-P12. I do not consider it is necessary to further outline what is inappropriate as I consider these policies to be quite clear.
126. In terms of the values of SASMs, a SASMs’ cultural, spiritual and heritage values to Poutini Ngāi Tahu are most appropriately defined by Poutini Ngāi Tahu themselves, and in the case of heritage values, by HNZPT as well. It is not the place of Council or any other parties to tell Poutini Ngāi Tahu what their values are. Poutini Ngāi Tahu has provided a list of the values associated with each SASM and these are listed in Schedule 3.
127. In terms of the ability of landowners to challenge matters in a court of law, I consider that the guidance produced as a consequence of Method SASM – M1 is the best location to provide information on process, including how plan users can have redress to the courts.
128. WMS Group (S599.039), TiGa Minerals and Metals Limited (S493.035), Birchfield Ross Mining Limited (S604.024), seek that the word ‘*minimise*’ in SASM-P7 be replaced with

'manage' to reflect changes they have requested to SASM-O3. Grey District Council (S608.017) consider *'minimise'* could prove to be overly restrictive and less practical requirements and seeks that it be replaced with *'mitigate'*. Westpower Limited (S547.206) seek that the word *'minimise'* is replaced with *'avoid, remedy, or mitigate'* to better reflect the requirement to manage rather than minimise effects.

129. I do not support the replacement of the term "minimise" with "manage" in this context. Section 6 of the RMA requires that SASMs be "protected" and I do not consider "manage" provides sufficient weight in meeting this RMA requirement.
130. In the Introduction and General Provisions s42A report I proposed that a definition of "minimise" be included in the Plan and I consider that in Policy SASM – P7 this is appropriate. I do not support the submission of Westpower Limited on this. I note that there is some overlap between Policy SASM – P7 and SASM – P8 and consider that the place for "avoid, remedy and mitigate" terminology is SASM – P8 and I discuss this in relation to that policy further below.

Policy SASM – P8

131. Te Mana Ora (S190.284) and HNZPT (S140.036) support SASM-P8. This support is noted.
132. HNZPT (S140.038) seeks that SASM-P8 is amended so that the accidental discovery protocol provided in Appendix 4 is required to be adopted only when an Archaeological Authority has not been issued by HNZPT. As I discussed above in relation to this submitter's submission point in relation to SASM – P3, rather than amending the policy I consider it more appropriate to amend Appendix Four. I therefore support this submission in part.
133. Department of Conservation (S602.057) points out that significant cultural sites are also often significant heritage or archaeological sites and seeks amendment to SASM-P8 to also require engagement with HNZPT in these situations. The further submission of HNZPT (FS 111.012) does not support this approach. HNZPT considers that this would be duplication of provisions already in place under the historic heritage chapter, and therefore a further reference in the SASM chapter is not necessary. I support the position of HNZPT in their further submission and do not support the submission of the Department of Conservation.
134. WMS Group (HQ) Limited and WMS Land Co. Limited (S599.040), TiGa Minerals and Metals Limited (S493.036), Birchfield Ross Mining Limited (S604.025), and Transpower New Zealand Limited (S299.024) seek that *'operational needs'* is added alongside *'functional needs'* as a potential reason for not avoiding any adverse effects on identified values. I support these submissions as I consider that inclusion of "operational need" is appropriate – and is consistent with recommendations I have made in relation to other s42A reports.
135. Grey District Council (S608.018) considers *'avoid'* could lead to overly-restrictive and less practical requirements and seek that it be replaced with *'mitigate'*. I do not support this submission as I note that the second part of the policy specifically states that "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."
136. Westpower Limited (S547.208) seeks that adverse effects are avoided "where practicable" and seeks the addition of a reference to "technical, locational, functional or operational constraints or requirements of the activity". They also seek that item d has the word "protect" deleted and this is replaced with "manages effects on and where practicable" maintains or enhances... I do not support this submission.
137. I do not support the proposed addition of the reference to technical and locational constraints and requirements as I consider this is more appropriately worded "functional needs or operational needs". I do not support the inclusion of "where practicable" in this policy as I consider that considerably dilutes the intent. I do not support the proposed changes to point d – and refer back to the Objectives and also Section 6 of the RMA which I consider this wording would not be consistent with.

Policy SASM – P9

138. HNZPT (S140.037) and Te Mana Ora (S190.285) support the policy. This support is noted.
139. Grey District Council (S608.019) considers '*minimise*' could lead to overly-restrictive and less practical requirements and seek that it be replaced with '*mitigate*'.
140. Westpower Limited (S547.209) seeks to replace "minimise" with avoid, remedy or mitigate".
141. In relation to these submissions, I support the replacement of "minimise" with "avoid, remedy or mitigate". In this instance I consider "avoid, remedy or mitigate" is appropriate as it is not the sites themselves that are the subject of the policy so the "protect" direction is less stringent. I do note that indigenous habitats and waterbodies are subject to other provisions in the Plan that specifically address the issues of effects on biodiversity and waterbodies and that these will also apply in relation to those specific values.

Policy SASM – P10

142. Te Mana Ora (S190.286) supports the policy. This support is noted.
143. Department of Conservation (S602.058) seeks that the policy be amended to also restrict disturbance of land for the installation of fence posts on the upper slopes and peaks of the ancestral maunga identified in Schedule Three. The Department considers this activity has the potential to adversely affect these sites. I support this as I agree that adverse effects could arise. I note that currently the majority of the maunga are both managed by the Department of Conservation and bush covered, however fences can be built for a range of reasons, and therefore care in avoiding adverse effects is still needed.
144. Herenga ā Nuku Aotearoa Outdoor Access Commission (S274.006) seeks that the Plan be amended so that there are cross references and notes that clarify that management of cultural sites and landscapes will not result in any loss of public access where this is legally available. I do not support this submission. While there may be public access which has been provided in the past to very sacred sites without Poutini Ngāi Tahu consent, I do not consider that it would be appropriate to perpetuate an inappropriate activity. Many tracks and access routes were created in the past without recognising the importance of wāhi tapu and taonga sites. I consider the merits of retaining public access in these circumstances would need to be considered on a case-by-case basis.

Policy SASM – P11

145. Te Mana Ora (S190.287) supports this policy, this support is noted.
146. Rocky Mining Limited (S474.038) considers SASM-P11 presumes that mineral extraction automatically results in an adverse effect. WMS Group (HQ) Limited and WMS Land Co. Limited (S599.041), and TiGa Minerals and Metals Limited (S493.037) submit that in some circumstances, mining can be an appropriate activity within SASMs. All three submitters seek that mining and quarrying be removed as one of the inappropriate activities to be avoided in SASM-P11. I do not support these submissions. Poutini Ngāi Tahu have been very clear that earthworks and land disturbance create the greatest risks to destroying the cultural values of a SASM site and that mineral extraction is even more extensive in its impacts. Mineral extraction involves substantial earthworks, traffic movements, installation of water treatment facilities and often the use of hazardous substances.
147. Kenneth Doig (S172.002) seeks that this policy recognise Victorian Title – and therefore allows for landowners to extract pounamu or aotea from a SASM. I support this submission in part. I acknowledge Victorian Title and consider that the SASM policy and rules need to reflect this, but Policy SASM – P11 is about the types of activities that are appropriate in a SASM. Collection of a cultural resource by Poutini Ngāi Tahu, which would be undertaken in accordance with tikanga and can be appropriate in a SASM is not the same as mineral extraction (pounamu, gold or any other) from the SASM. I consider that there is a need for a specific policy to support the Pounamu and Aotea Overlays and the rules associated with them. Such a policy should also recognise that

there is ownership outside of Ngāi Tahu of this resource through Victorian Title but that regardless of the ownership it is an important cultural resource for Poutini Ngāi Tahu. I discuss this submission and the proposed policy further in section 10.2 and propose wording for such a policy there.

148. Grey District Council (S608.020) seek that the reference to activities to be avoided be removed from the policy. One of the further submissions on this from the Fuel Companies (64.001) is specifically concerned about the phrase "or in close proximity to these areas" as this would extend the restrictions on activities outside of the SASM site. I note that this policy specifically supports the provisions in Rule SASM – R17 – which identifies activities that should not locate in or within 50m of a SASM site. Additional definitions (eg for hazardous facilities, wastewater treatment plants and landfills) are recommended to support these provisions and I consider that these definitions should address the concerns of the Fuel Companies.
149. With regards to the substantive submission of Grey District Council I support this in part. Specifically mineral extraction is not an activity regulated by Rule SASM – R17 and Poutini Ngāi Tahu have supported the relevant Non-complying rule SASM – R15 being amended to a Discretionary Activity. I therefore recommend removing the reference to mineral extraction from this policy. The other types of activities which are listed in the policy are of considerable offence to tikanga and a Māori world view and I do not support amending the use of the word "avoid" in relation to these activities. In the eyes of Poutini Ngāi Tahu these activities would have un-mitigatable cultural impacts on SASM sites and therefore avoiding these activities on SASM is a key requirement.

Policy SASM – P12

150. Te Mana Ora (S190.288) supports SASM-P12. This support is noted.
151. WMS Group (HQ) Limited and WMS Land Co. Limited (S599.042) and TiGa Minerals and Metals Limited (S493.038) seek that either the policy is deleted or amended to provide exception for minerals exploration, prospecting and exploration. I do not support these submission. Section 6 of the RMA is very clear that SASMs, as part of historic heritage should be "protected". Demolition or destruction of a SASM site is not protection. In terms of Section 6(e) demolition or destruction of SASM site does not recognise and provide for the relationship of Māori with their ancestral lands, water, sites, waahi tapu, and other taonga.

Policy SASM – P13

152. Te Mana Ora (S190.289), Transpower New Zealand Limited (S299.025), Federated Farmers of New Zealand (S524.051) and Grey District Council (S608.625) support the policy. This support is noted.
153. Buller Conservation Group (S552.056) and Frida Inta (S553.056) suggest amending the policy to make it clear any indigenous vegetation clearance enabled under this policy is also subject to other indigenous vegetation clearance rules and regulation, though they recognise this point is already made in SASM-R4. I do not support this submission. I consider that the Plan is clear (and indeed it is specifically stated in SASM – R4) that the ecosystems and biodiversity provisions also apply.
154. West Coast Fish and Game Council (S302.003) consider the TTPP should not limit or restrict lawful conservation or recreational activity on public land within SASMs. Kōtukuwhakaoko /Lake Brunner and Ōkarito Lagoon are given as examples of such places. The Council seeks that lawful conservation and recreational activities be added to the list of appropriate activities in SASM-P13. I do not support these submissions. While I acknowledge that conservation and recreation activities can be appropriate in some SASM, because there are sites where any public access or use would significantly impact on their cultural and spiritual values (e.g. urupā, former battle sites), these need to be considered on a case by case basis, rather than as a blanket provision.
155. Kirsty Henderson (S125.004) seeks clarity of the meaning of 'critical infrastructure' and if it includes for example septic tanks and wastewater for individual properties as opposed to community schemes. She points out that if not provided for here, relacing or upgrading home wastewater systems would be one of the inappropriate activities listed in SASM-P11. Kirsty also seeks that replacement and not only demolition of structures

and buildings should be provided for. I support this submission in part. I consider that the addition of recommended definitions in this report address the concern that private residential infrastructure may be affected by the provisions, as this was not the intention.

156. Stephen Page (S270.012) seeks clarity on various points within SASM-P13, including if the requirement to protect cultural and spiritual values could prevent a landowner from altering, demolishing or removing a building or structure that they had themselves erected (a), if the policy gives Poutini Ngāi Tahu rights to the food that is growing or being farmed in SASMs (c), if indigenous vegetation clearance includes firewood collection (d), examples of temporary events (e), and what the identified values are referred to in (g) (S270.020).
157. I do not support submission S270.012. Identifying an area as a SASM does not create ownership rights. Implementation of the policy is through the Rules in the Plan. The policy itself is very clear what these activities are and the regulation of these is through the rules in the chapter. While I propose amendments to the Plan to make these rules easier to read, as the general approach is to provide for activities, as much as possible, through a Permitted Activity regime, I do not consider that they are particularly onerous. In terms of activities not addressed in the rules, under a District Plan, if an activity is not specifically regulated then it is considered a Permitted Activity. In terms of the other aspects of the submission, indigenous vegetation clearance is defined in the Plan. Temporary activities are also defined in the Plan and this makes it clear that temporary events are things such as "fairs, festivals, sporting and special events, public firework displays, farmers or crafts markets".
158. In terms of submission S270.020 Item (g) of the policy refers to the cultural and spiritual values of the particular SASM. These values are not uniform across all sites, but vary depending on the nature of each site, for example the values of a former battle site are much different to the values of a mahinga kai. Details of the specific values of each site are determined by Poutini Ngāi Tahu. I consider that the provision of the recommended Method SASM – M1 and the inclusion of the cultural report produced by Poutini Ngāi Tahu on the TTPP website as being sufficient to provide more information on the values and how they have been identified.
159. Westpower Limited (S547.210) submits that given the intent of SASM-P13 is to allow certain activities to occur, there will inevitably be some level of effect from those activities and a requirement to 'protect' the affected sites is therefore not appropriate. I do not support this submission. Section 6 of the RMA is clear that historic heritage (including SASM sites) should be "protected" not managed. I note that protection can include adaptive reuse, and that the policy is specifically providing for activities that might be part of such adaptive use.
160. Grey District Council (S608.021) seek that the list of activities to be enabled is deleted. This relates to their wider position that there should not be rules on SASM. I do not support this submission. I consider that the RMA Section 6 requires the identification and protection of SASM and that rules are required to do this. This policy directly supports the inclusion of a range of Permitted Activities and I consider that is appropriate.
161. Westpower Limited (S547.211) also seeks that 'energy activities' be added to the list of appropriate activities in SASM-P13. I do not support this. As noted in previous S42A reports, "energy activities" is not a preferred term for use in provisions by the s42A authors. There are a range of other definitions which capture the activities and in this instance network utility structures and critical infrastructure (to be replaced with regionally significant infrastructure as discussed below) capture a very wide range of activities undertaken by energy providers
162. Manawa Energy (S438.070) seeks that the term 'critical infrastructure' is replaced with 'regionally significant infrastructure' to ensure consistent terminology throughout the plan. I support this submission as it is consistent with the approach in other s42A reports.

Policy SASM – P14

163. Te Mana Ora (S190.290), William McLaughlin (S567.160), Steve Croasdale (S516.018), Chris & Jan Coll (S558.077), Chris J Coll Surveying Limited (S566.077), and Laura Coll McLaughlin (S574.077) support SASM-P14 and seek that it is retained as proposed. This support is noted.
164. Submissions against the policy relate to its perceived impact on private property rights and a desire for greater clarification of terms within it (i.e. 'sufficient land', 'of a size', 'measures are taken').
165. Kirsty Henderson (S125.002) submits that the policy is overly restrictive of the rights of private landowners to develop their land and that clarification is required of the requirements to provide access to the sites, the timeframes and costs involved in consultation, and the interpretation of terms such as 'sufficient land'. She seeks that the policy is removed. Stephen Page (S270.013) also seeks clarification of the area of land deemed sufficient to meet the requirements of b. and c., the 'measures' anticipated in d., and the process for determining access to sites. I do not support these submissions.
166. Subdivision is not Permitted Activity or an automatic right on any land, regardless of the location. This policy, which relates specifically to subdivision, seeks to provide guidance for the assessment of subdivision resource consents where these are of land within a SASM. In terms of assessment, like all resource consents, the subdivision consent would be assessed on the merits of the application and what is proposed. I consider that the guidance proposed in recommended SASM - M1 will provide useful support on this matter.
167. Helen Carter (S209.004) and the Grey District Council (S608.022) consider the policy provides for unfettered access to privately owned land within SASM and seeks that it is deleted. I do not support these submissions. The policy does not confer an automatic right of access but provides for the possibility of this if a subdivision is undertaken. The subdivision rules provide a range of types of access – for example esplanade reserves where a subdivision occurs adjacent to the coast or a river – which may be very appropriate if this also provides access to a mahinga kai site. The rules also allow for easements, access strips and private covenants. In some cases a reduction in financial contributions could result if access is provided, and this is all part of the considerations at the time of subdivision consent.
168. Te Tumu Paeroa (S440.019) supports measures being made within the Proposed Plan to maintain and enhance Poutini Ngāi Tahu access to sites of significance. However, as SASM are currently mapped over entire property records of titles, including private land, Te Tumu Paeroa seeks that the mapped extent is shown more accurately and that the qualifier 'in agreement with affected landowners' is added to SASM-P14. I support this submission in part. I will discuss the mapped extent issues in Section 11 of this report. In relation to the policy, this policy specifically relates to subdivision, and land under Māori title is not able to be subdivided through district plan mechanisms but instead is through the Māori Land Court. Where land is under general title, then subdivision is not a Permitted Activity and a resource consent is required. Assessment of whether access to SASM is appropriate – or inappropriate is therefore a relevant matter for consideration as part of that subdivision consent.

Policy SASM – P15

169. Te Mana Ora (S190.291), William McLaughlin (S567.161), Steve Croasdale (S516.019), Chris & Jan Coll (S558.078), Chris J Coll Surveying Limited (S566.078), Laura Coll McLaughlin (S574.078), and Transpower New Zealand Limited (S299.026) support SASM-P15. This support is noted
170. Te Tumu Paeroa (S440.020) support the intent of the policy but seek that the extent of the SASMs needs to be more accurately defined and that maintaining and enhancing Poutini Ngāi Tahu access to sites should be carried out in agreement with affected landowners.
171. I support this submission. While the district plan cannot grant private access to land without landowner approval, I acknowledge this as one of the principal concerns of landowners with SASM sites. I therefore consider that amending the policy to reflect

that the agreement of affected landowners should always be obtained before any access to private property is appropriate.

172. Kirsty Henderson (S125.003) repeats her submission on SASM-P14, and seeks that more regard is paid to the landowners' and business owners' ability to improve the land and greater clarity is given around the process and costs for assessing the impacts of proposed activities on the sites. I do not support this submission. Policy SASM – P15 is in fact a very enabling policy and supports the wide range of Permitted Activities that can be undertaken on SASM sites without reference to Poutini Ngāi Tahu or the Council. For many SASM, e.g. SASM 31 at Punakaiki which Ms Henderson refers to in her submission, there are minimal rules that apply – and the restrictions provided by other parts of the Plan (e.g. zoning) are the most likely matters to restrict landowners and business owner's ability to develop their land.
173. WMS Group (S599.043) and TiGa Minerals and Metals Limited (S493.039) submit that the policy is amended to delete the words "any other" in relation to use and development. They are concerned that activities with a functional or operational need should be provided for – but I consider that the policy does this – as this is specifically identified in clause b. I therefore do not support these submissions.
174. Westpower Limited (547.213) seeks that SASM-P15 be amended to provide a more flexible approach to managing activities in SASMs, and in the case of item b., to maintain consistency with the remainder of the Plan and the Regional Policy Statement. I do not support this submission.
175. I have considered this matter of consistency of the Plan carefully and in particular have reviewed the Historic Heritage provisions and my s42A report on this topic. I note that there is significant similarity of terminology between this policy and the recommended amendments to policy HH – P10 -which relates to infrastructure and provides for this where it will "protect and maintain" the values of the heritage site. I do note that overall the provisions for SASM are considerably less restrictive than those for the historic heritage topic, and this is an issue of concern for me as regards consistency in the Plan. I will discuss this further in relation to the rules.

Recommendations

176. That the following amendments be made to the Policies of the Plan:

SASM – P1 Protect Poutini Ngāi Tahu cultural landscapes from adverse effects of inappropriate subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use in agreement with affected landowners.

SASM – P2 Work with Poutini Ngāi Tahu to identify and list sites and areas of significance to Poutini Ngāi Tahu in Schedule Three ~~and protect the identified values of the sites and areas~~.

SASM – P6 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 unauthorised deliberate disturbance or removal of this resource by non-hapū members.

SASM – P8 Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that:

- a. Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood;
- b. The accidental discovery protocol in Appendix Four is adopted for any earthworks;
- c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional needs or operational needs of the activity it is not possible to avoid all adverse effects; and ...

SASM – P9 Require that activities within identified sites and areas of significance to Poutini Ngāi Tahu that support taonga species and mahinga kai resources as identified in Schedule Three:

- a. Minimise Avoid, remedy or mitigate adverse effects on indigenous habitats and waterbodies; ...

SASM – P10 Restrict buildings, structures, forestry, network utility structures, installation of fence posts, mining and earthworks on the upper slopes and peaks of ancestral maunga as identified in Schedule Three.

SASM – P12 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;

- a. ~~Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea;~~
- b. Landfills and waste disposal facilities, hazardous facilities and offensive industries;
- c. Intensive indoor primary production;
- d. Cemeteries and crematoria; and
- e. Wastewater treatment plants and disposal facilities

SASM – P13 Enable activities in sites and areas of significance to Poutini Ngāi Tahu included in Schedule Three where the cultural and spiritual values of the site or area are protected. This includes:

- a. Alterations to, demolitions and removal of existing buildings and structures;
- b. Maintenance, operation, repair and upgrading of existing network utility structures and ~~critical~~ regionally significant infrastructure;

....

SASM – P15 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:

....

- f. Any practical mechanisms to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for karakia, monitoring, cultural activities and ahi kā roa are made in agreement with affected landowners

177. Add a method SASM – M2 to the Plan as follows:

SASM – M2

The TTPP Committee will consider the merits of inclusion of additional sites and areas of significance to Māori in the Plan as part of their regular monitoring of Plan implementation. Where Poutini Ngāi Tahu identify any further sites or areas they seek to be scheduled these will need to be accompanied by an appropriate cultural assessment that outlines the values of the site or area. Evidence of consultation with the owner of the area or site should also be provided. Where such an assessment and evidence of consultation and its outcomes is provided to the TTPP Committee, the Committee will assess whether there is sufficient justification for scheduling, and if so schedule the site or area via a Committee - initiated Plan Change.

178. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

10.0 Submissions on the Rules

10.1 Submissions on the Rules as a Whole

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Rocky Mining Limited (S474)	S474.010	Support	Retain notification provisions to Poutini Ngāi Tahu in these rules.
Buller District Council (S538)	S538.195	Support in part	Council seeks that consideration is given to categorising the SASMs to reflect their varying importance and that the rule framework is reviewed accordingly.
Clair Pope (S22)	S22.001	Neutral	I would like the council to define exactly what effect being designated an area of significance to Māori my property has and an exact definition of any restrictions or what activities need resource consent.
Bill Baxter (S210)	S210.002	Not Stated	clarify rules that apply
Margaret Steele (S214)	S214.002	Not Stated	Provide clearer rules for Sites of Significance to Māori Site 36
Katie Baxter (S211)	S211.002	Not Stated	Provide clearer rules for Sites of Significance to Māori SASM 104
Madelene Gibson (S215)	S215.002	Amend	Clarify rules that apply to SASM 44
Robert Fraser (S333)	S333.001	Amend	Request to clarify the rules.
Susan Fraser (S331)	S331.001	Amend	Request to clarify the rules.
Mark Bowe (S69)	S69.002	Amend	Request for clarification whether rules apply or not on properties with SASM overlay. Need guarantees that the value of the property will not be negatively influenced by this implementation. Landowners should get rewards for protecting these areas of significance.
Leanne Hart (S326)	S326.002	Amend	Request to clarify the rules and how the property will be affected in the future.
Kirsty Henderson (S125)	S125.001	Oppose	Amend rules to ensure Iwi cannot withhold reasonable consent applications on prejudicial grounds.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.717</i>	<i>Oppose</i>	<i>Disallow</i>
Misato Nomura (S151)	S151.004	Support in part	That the plan outlines the timeframes for relevant Poutini Ngāi Tahu Rūnanga to provide approvals for

			SASM activities and that the approvals are given at no charge.
Erin Stagg (S314)	S314.004	Amend	Seek a set of consultation processes between Iwi and Council around SASM.
Helen Carter (S209)	S209.006	Oppose	My only other concerns were about making changes to property footprint or earthworks in SASM and changes to this needing to go through Ngāi Tahu, but it looked like these weren't directly applicable to SASM44. It does, however, sound like a lot of extra paperwork which could potentially be costly (will Ngāi Tahu be taking a fee for this? Will this become a money gathering activity?) and it looks time consuming.
Nyoli Waghorn-Rogatski (S301)	S301.001	Amend	SASM 36. Would like more information as how the SASM will affect my enjoyment at the property both now and in the future.
Dale Stephen (S277)	S277.001	Oppose	Provide a letter of apology to all ratepayers that received the SASM letter and factual evidence of what is being stated.
Kawhaka Creek Catchment Residence (S297)	S297.017	Oppose	Provide assurance that no further rules in relation to SASM 104 will apply to the property.
Groundswell NZ (S562)	S562.002	Oppose	That the immediate legal effect applying to new zones such as SASMs be withdrawn
Rex & Julie MacDonald (S229)	S229.003	Oppose	That any rules with immediate effect be withdrawn from the currently affected private landowners
Greg & Deedee Daly (S233)	S233.004	Oppose	Any Rules with immediate effect be withdrawn from the currently effected private properties.
Allan Hinch (S219)	S219.002	Oppose	Rules not to have "immediate effect".
Stephen Page (S270)	S270.014	Oppose	Do not have rule have legal effect.
William & Vicki Molloy (S227)	S227.002	Oppose	Any Rules with immediate effect be withdrawn from the currently affected private properties.
Wayne Moen (S237)	S237.004	Oppose	Any Rules with immediate effect be withdrawn from the currently effected private properties.
P. Faith Quinn (S266)	S266.004	Oppose	Any Rules with immediate effect be withdrawn from the currently effected private properties.

Rodney & Wendy Henham (S243)	S243.003	Amend	Any Rules with immediate effect be withdrawn from the currently affected private properties
Lillian Crozier (S386)	S386.002	Oppose	Any Rules with immediate effect be withdrawn from the currently affected private properties
Michael Elliott (S231)	S231.002	Amend	Any Rules with immediate effect be withdrawn from the currently effected private properties. That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately.
William & Vicki Molloy(S227)	S227.003	Oppose	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.
Rex & Julie MacDonald (S229)	S229.002	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately.
Christine & Michael Whitehead (S234)	S234.003	Amend	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.
Brent and Anne Newton (S235)	S235.003	Amend	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.
Karen & Bill Potter (S236)	S236.003	Amend	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.
Wayne Moen (S237)	S237.003	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately.
Veronica Jacobs (S238)	S238.003	Amend	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
Mark Jones (S239)	S239.003	Amend	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
Colleen Monachan (S242)	S242.003	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately. Any Rules with immediate effect be withdrawn from the currently affected private properties.
Murray & Marian Molloy (S244)	S244.003	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately. Any Rules with immediate effect be withdrawn from the currently affected private properties
David & Debra Kokshoorn (S245)	S245.003	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately. Any Rules with immediate effect be withdrawn from the currently affected private properties
Macty Francis Vithayathil (S246)	S246.003	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately. Any Rules with immediate effect be withdrawn from the currently affected private properties
John Edington (S264)	S264.003	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately. Any Rules with immediate effect be withdrawn from the currently affected private properties
P. Faith Quinn (S266)	S266.003	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately.
Darryn & Terri Fairhall (S230)	S230.002	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately. Any Rules with immediate effect be

			withdrawn from the currently affected private properties.
Greg & Deedee Daly (S233)	S233.003	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately.
Pokei Lau (S232)	S232.002	Amend	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately. Any Rules with immediate effect be withdrawn from the currently affected private properties.
Rodney & Wendy Henham (S243)	S243.004	Support	That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately.
Pete McDonnell (S281)	S281.001	Amend	That SASMs with no rules applicable are <u>not</u> required to be recorded on District Council individual property LIM reports and that <u>no</u> additional or subsequent rules can be applied to SASMs.
Leanne McDonnell (S282)	S282.001	Amend	That SASMs with no rules applicable are <u>not</u> required to be recorded on District Council individual property LIM reports and that <u>no</u> additional or subsequent rules can be applied to SASMs.
Garry Gaasbeek (S398)	S398.002	Oppose	Oppose the SASM rules on freehold land.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.716</i>	<i>Oppose</i>	<i>Disallow</i>
West Coast Regional Council (S488)	S488.014	Amend	Sites and Areas of Significance to Māori rules are refined in consultation with landowners.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.375</i>	<i>Oppose</i>	<i>Disallow</i>
<i>Marie Elder</i>	<i>FS77.37</i>	<i>Oppose</i>	<i>Disallow</i>
Moreporks Lakeside Lodge LTD (S470)	S470.003	Support in part	Retain the approach of having no specific rules for activities at SASM 79.
Jane Whyte & Jeff Page (S467)	S467.031	Support	Retain non-regulatory approach to SASM31 and Pounamu Management Area as it relates to Punakaiki Village

Mike Greer Family Trust and Daniel Chima Trust (S530)	S530.002	Support	Retain the provisions whereby no specific rules apply to SASM 79
Te Kinga/Iveagh Bay Residents & Ratepayers Association (S531)	S531.002	Support	Retain the provisions whereby no specific rules apply to SASM 79
Rocky Mining Limited (S474)	S474.007, S474.041	Amend	Seek a restricted discretionary rule in the overlay chapters for mineral extraction, or at minimum activities with a functional and operational need – discretion should be restricted to the values of the particular overlay.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.367, FS41.369</i>	<i>Oppose</i>	<i>Disallow</i>
Papahaua Resources Limited (S500)	S500.028, S500.023	Amend	overlay chapters contain a restricted discretionary rule for mining, with discretion restricted to effects on the specific overlay or overlay values;
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.372, FS41.370</i>	<i>Oppose</i>	<i>Disallow</i>
David Ellerm (S581)	S581.022	Amend	Add: a new prohibited activity <u>No further expansion of the GDC sewage collection tanks at Cashmere Bay. Requirement to relocate the GDC sewage collection tanks to an acceptable location.</u>
<i>Te Kinga Investments Ltd</i>	<i>FS143.005</i>	<i>Oppose</i>	<i>Not stated</i>
<i>Cashmere Bay Dairy Ltd</i>	<i>FS142.005</i>	<i>Oppose</i>	<i>Not stated</i>
<i>Grey District Council</i>	<i>FS1.251</i>	<i>Oppose</i>	<i>Disallow</i>

Analysis

179. Rocky Mining Limited (S474.010) seeks that the notification provisions to Poutini Ngāi Tahu in these rules are retained. This support is noted.
180. Buller District Council (S538.195) seeks that the rules are revised so that the SASMs are categorised according to their varying importance and that the rule framework is reviewed accordingly. Clair Pope (S22.001), Bill Baxter (S210.002), Margaret Steele (S214.002), Katie Baxter (S211.002), Madelene Gibson (S215.002), Robert Fraser (S333.001), Susan Fraser (S331.001), Mark Bowe (S69.002) and Leanne Hart (S326.002) seek that the rules be clarified.
181. I support these submissions in part. I am concerned that the rule framework is confusing and hard to understand for planners, let alone the lay person. I have consulted with the District Councils on this and they have concerned that applicants and planners alike have trouble interpreting the rules.
182. In developing the rules some attempt was made to categorise the SASMs (tahu – rua – toru – wha) as outlined in the Schedule, but the fundamental problem arises that the rules that apply are in some cases unique to the SASM. This was based on the advice from Poutini Ngāi Tahu that they did not want any greater degree than was necessary to

restrict the activities on the SASMs, but it is neither effective or efficient because it is so confusing. I note that Ngāi Tahu have, in various submissions sought to amend the rules to make it more explicit which SASM each rule applies to and I support these amendments as providing greater clarity and ease of interpreting the rules.

183. While I see the appeal and expediency of grouping the SASMs – I have looked at how this could be done and identified that the effect would be to put more restrictions over some SASM than Poutini Ngāi Tahu consider is necessary. I therefore do not support this approach as proposed by the Buller District Council.
184. Alongside this, there is a particular issue with confusion between SASM -R2 (Minor Earthworks) and SASM -R6 (Earthworks, Buildings and Structures). Advice from discussions with the district councils is that Plan users assume that because their activity doesn't trigger Rule SASM - R2, they don't need to look further in the Plan, and missing that Rule SASM – R6 will apply to their activity. In practice R2 applies to very few SASM sites, while R6 applies to many, so I have proposed some restructuring to make that clear. These amendments, and other more detailed changes to the rules are discussed further in section 10.3 and following sections.
185. Kirsty Henderson (S125.001) seeks that the rules be amended to ensure Iwi cannot withhold reasonable consent applications on prejudicial groups. Misato Nomura (S151.004) seeks that the plan outlines timeframes for relevant Poutini Ngāi Tahu Rūnanga to provide approvals for SASM activities and that the approvals are given at no charge. Erin Stagg (S314.004) seeks a set of consultation processes between Iwi and Council around SASM. Helen Carter (S209) is concerned around the amount of extra paperwork and time involved in the process and whether Poutini Ngāi Tahu will charge a fee. Nyoli Waghorn-Rogatski (S301.001) seeks more information as to how the SASM will affect their property. Dale Stephen (S277.001) seeks factual evidence around the SASMs.
186. I support these submissions in part. I consider that without guidance the process is not clear to affected landowners, and that this confusion creates concern. I consider that Method SASM – M1 will be helpful in addressing this concern. I do note however that the current process (which has been in place since July 2022 as these Rules have legal effect) has seen Poutini Ngāi Tahu produce a letter, for free, for landowners and the Council records. This outlines the understanding of the activity and that the Poutini Ngāi Tahu assessment that adverse cultural effects will not occur based on the specific activity.
187. Kawhaka Creek Catchment Residence (S297.017) seeks assurance that no further rules in relation to SASM 104 will apply to the property. I support this submission in part. I do not recommend that any further rules apply to SASM 104 but there is no legal way that future Plan Changes, or reviews of TTPP can be bound to not review the rule framework.
188. Groundswell NZ (S562.002), Rex & Julie MacDonald (S229.003), Greg & Deedee Daly (S233.004), Allan Hinch (S219.002), Stephen Page (S270.014), William & Vicki Molloy (S227.002), Wayne Moen (S237.004), P. Faith Quinn (S266.004), Rodney & Wendy Henham (S243.003), Lillian Crozier (S386.002) and Michael Elliott (S231.002) seek that any Rules with immediate legal effect be withdrawn immediately. I do not support these submissions. Section 86B (3) of the RMA sets out the rules in district plans that have immediate legal effect. Any rules that protect areas of historic heritage have immediate legal effect.
189. William & Vicki Molloy (S227.003), Rex & Julie MacDonald (S229.002), Christine & Michael Whitehead (S234.003), Brent and Anne Newton (S235.003), Karen & Bill Potter (S236.003), Wayne Moen (S237.003), Veronica Jacobs (S238.003), Mark Jones (S239.003), Colleen Monahan (S242.003), Murray & Marian Molloy (S244.003), David & Debra Kokshoorn (S245.003), Macty Francis Vithayathil (S246.003), John Edington (S264.003), P. Faith Quinn (S266.003), Darryn & Terri Fairhall (S230.002), Greg & Deedee Daly (S233.003), Pokei Lau (S232.002) and Rodney & Wendy Henham (S243.004) seek that the proposed references, rules or conditions placed on the private property fronting the state highway (at Paroa) be withdrawn.

190. I support these submissions in that the Minor Amendment to the maps undertaken on 16 September 2022 fixed the mapping error that led to these properties being incorrectly affected by SASM 68 (Paroa Lagoon).
191. Pete McDonnell (S281.001) and Leanne McDonnell (S282.001) seek that SASMs with no rules not be required to be recorded on the District Council LIM reports, and that no additional or subsequent rules can be applied to SASMs. I do not support these submissions. What is put on Council LIM reports sits within the jurisdiction of the individual Councils, however I understand all three district councils include all information on zones and overlays found in TTPP. Alongside this there is no legal way that future Plan Changes, or reviews of TTPP can be bound to not review the rule framework.
192. Garry Gaasbeek (S398.002) seeks that SASM rules not apply on freehold land. I do not support this submission. The obligation to protect historic heritage and the relationship of Māori with their taonga arises out of Section 6 of the RMA, and land tenure is not matter that affects whether the sites are culturally significant.
193. West Coast Regional Council (S488.014) seek that SASM rules are refined in consultation with landowners. I support this submission in part in that this current process is exactly that. Because SASMs were a new provision in TTPP, all landowners affected by a SASM were sent letters as part of the notification of the Plan, alongside the general notices that went to every ratepayer. For this reason there are a large number of submissions on this topic, as landowners took this opportunity. I propose a range of amendments to the rules as set out in this report based on that feedback.
194. Moreporks Lakeside Lodge LTD (S470.003), Jane Whyte & Jeff Page (S467.031), Mike Greer Family Trust and Daniel Chima Trust (S530.002) and Te Kinga/Iveagh Bay Residents & Ratepayers Association (S531.002) seek that the provisions be retained whereby no specific rules apply to activities at SASM 31 and SASM 79. Jane Whyte & Jeff Page (S467.031) also support the approach in the Pounamu Management Area, I support these submissions.
195. Rocky Mining Limited (S474.007, S474.041) and Papahaua Resources (S500.028, S500.023) seek that a rule that allows mineral extraction as a Restricted Discretionary Activity be included in the rules. I do not support these submissions. Mineral extraction, other than the recovery of pounamu and aotea by Poutini Ngāi Tahu, is an activity that is likely to have significant adverse effects on cultural values, and I consider that the Non-complying status under Rule SASM – R15 is entirely appropriate with the objectives for these areas and the protection of their values as set out in the RMA.
196. David Ellerm (S581.022) seeks a new Prohibited Activity around the expansion of the GDC sewage collection tanks at Cashmere Bay. The submitter is concerned that the location is within the flood level zones of the lake and that this is inappropriate. I do not support this submission as this would appear to be an infrastructure rather than SASM matter, and principally relate to the discharges and water quality functions of the regional council. The Infrastructure Chapter also has rules regarding this issue and many of them do consider SASM and Poutini Ngāi Tahu values. I also note that Lake Brunner has a 20m riparian margin under other chapters of this plan, and that should these tanks be located within this, then expansion would require a substantial resource consent.

Recommendations

197. That no specific amendments be made to the Plan as a result of these submissions.
198. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

10.2 Submissions on Pounamu and Aotea Management Area Rules

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Charlotte Bradley-Peni (S370)	S370.002	Amend	Request for clarification about rules affecting land that is protected by a Victorian Title.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.374</i>	<i>Oppose</i>	<i>Disallow</i>
Kenneth Doig (S172)	S172.002	Amend	Amend P7 and P11 to recognise privately owned Victorian Title Land.
Rule SASM – R7 Farm Quarries and Mineral Extraction within the Pounamu and Aotea Management Area overlays			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.298	Support	Retain rule.
Koiterangi Lime Co LTD (S577)	S577.024	Support	Retain
Minerals West Coast (S569)	S569.018	Support	Retain
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.122	Amend	Amends as follows:..2. In relation to extraction of Pounamu:i. Any extraction of Pounamu is only undertaken by <u>Te Rūnanga o Ngāi Tahu</u> , Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio or their authorised representatives or contractors;
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.400	Amend	Delete requirement to consult with Poutini Ngāi Tahu for mineral extraction and quarrying activities outside of these new boundary
<i>Grey District Council</i>	<i>FS41.323</i>	<i>Support</i>	<i>Allow</i>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.045	Amend	Amend SASM - R7 as follows: Activity Status Permitted Where:3. In relation to other mineral extraction and quarrying activity: <u>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.</u>

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.710</i>	<i>Oppose</i>	<i>Disallow</i>
TiGa Minerals and Metals Limited (S493)	S493.041	Amend	Amend SASM - R7 as follows: Activity Status Permitted Where:3. In relation to other mineral extraction and quarrying activity: <u>The mineral extraction or quarrying activity complies with the Pounamu Vesting Act</u> 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.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.705</i>	<i>Oppose</i>	<i>Disallow</i>
Federated Farmers of New Zealand (S524)	S524.055	Amend	This rule needs to be clearer. Although the heading says farm quarry, the body of the rule references quarrying only (R7 (3)).
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.321</i>	<i>Oppose</i>	<i>Disallow</i>
Grey District Council (S608)	S608.029	Amend	Remove "Condition 3"
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.354</i>	<i>Oppose</i>	<i>Disallow</i>
Alistair Cameron (S452)	S452.005	Oppose	Delete R7(3)
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.355</i>	<i>Oppose</i>	<i>Disallow</i>
Alistair Cameron (S452)	S452.006	Amend	Amend Rule SASM – R7(3) to require <u>notification</u> to iwi prior to mining, rather than requiring approval from iwi.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.356</i>	<i>Oppose</i>	<i>Disallow</i>

Davis Ogilvie & Partners Ltd (S465)	S465.003	Oppose	That Rule SASM – R7(3) be amended to require evidence of notification to iwi prior to mining, rather than requiring approval from iwi.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.357</i>	<i>Oppose</i>	<i>Disallow</i>
Rocky Mining Limited (S474)	S474.042	Oppose in part	deletion of the written approval trigger in SASM-R7
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.358</i>	<i>Oppose</i>	<i>Disallow</i>
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.190	Oppose in part	Delete 3
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.473	Amend	Consider adding a further condition/standard requiring compliance with conditions and standards of other permitted rules (and list the relevant rules) for “farm quarries and mineral extraction activities”.
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.474	Amend	Clarify how effects will be managed by Councils. Alternatively consider requiring consent for this activity.
Department of Conservation (S602)	S602.059	Amend	Amend: Activity Status Permitted Where: In relation to extraction of Aotea:iii. <u>Where an Archaeological Authority is required by Heritage New Zealand - Pouhere Taonga, any extraction is undertaken in accordance with it, or the written approval of Heritage New Zealand - Pouhere Taonga is provided; and</u> In relation to extraction of Pounamu: ...iii. <u>Where an Archaeological Authority is required by Heritage New Zealand - Pouhere Taonga, any extraction is undertaken in accordance with it, or the written approval of Heritage New Zealand - Pouhere Taonga is provided; and</u> iii. <u>In relation to other mineral extraction and quarrying activity: ...ii. Where an Archaeological Authority is required by Heritage New Zealand - Pouhere Taonga, any extraction is undertaken in accordance with it, or</u>

			<u>the written approval of Heritage New Zealand - Pouhere Taonga is provided.</u>
<i>Heritage New Zealand Pouhere Taonga (HNZPT)</i>	<i>FS111.013</i>	<i>Support</i>	<i>Allow in Part</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.394	Amend	Activity status where compliance not achieved: Prohibited where Standard 1 or 2 is not complied with, Discretionary where Standard 2 <u>or</u> 3 is not complied with.
Rule SASM – R8- Fossicking of Aotea within the Aotea Management Area overlay			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.123	Support	Retain as notified
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.299	Support	Retain rule.
Minerals West Coast (S569)	S569.019	Support	Retain
SASM – R11 Farm Quarries and Mineral Extraction not meeting Permitted Activity standards			
Koiterangi Lime Co Ltd (S577)	S577.025	Support	Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.302	Support	Retain rule.
Leonie Avery (S507)	S507.027	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.286</i>	<i>Oppose</i>	<i>Disallow</i>
Jared Avery (S508)	S508.027	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.287</i>	<i>Oppose</i>	<i>Disallow</i>
Kyle Avery (S509)	S509.027	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.288</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Bros (S510)	S510.027	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.289</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Bradshaw Farms (S511)	S511.027	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.290</i>	<i>Oppose</i>	<i>Disallow</i>
Paul Avery (S512)	S512.027	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.291</i>	<i>Oppose</i>	<i>Disallow</i>
Brett Avery (S513)	S513.027	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.292</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Brothers (S609)	S609.026	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.284</i>	<i>Oppose</i>	<i>Disallow</i>
Grey District Council (S608)	S608.031	Amend	Remove rule.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.285</i>	<i>Oppose</i>	<i>Disallow</i>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.046	Amend	Amend SASM-R11 as follows: Activity Status Discretionary Notification: <u>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).</u>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.128	Amend	Amend Rule title as follows: Farm Quarries, and Mineral Extraction <u>Activities and Extraction of Pounamu Activities</u> within the
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.401	Amend	Delete requirement to consult with Poutini Ngāi Tahu for mineral extraction and quarrying activities outside of these new boundary
<i>Grey District Council</i>	<i>FS1.324</i>	<i>Support</i>	<i>Allow</i>

TiGa Minerals and Metals Limited (S493)	S493.042	Amend	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).
SASM – R19 Mineral extraction or Fossicking of Aotea or Mineral Extraction of Pounamu by anyone other than Poutini Ngāi Tahu in the Pounamu - Aotea Overlay			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.310	Support	Retain rule.
Koiterangi Lime Co LTD (S577)	S577.030	Support	Retain
Buller District Council (S538)	S538.194	Support	Retain as notified.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.135	Amend	Amend Rule heading as follows:Mineral extraction or Fossicking of Aotea or Mineral Extraction of Pounamu by anyone other than Poutini Ngāi Tahu in the Pounamu-Aotea Overlay area not meeting Rule SASM-R7 or <u>Rule SASM-R8.</u>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.048	Oppose	Delete SASM - R19
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.334</i>	<i>Oppose</i>	<i>Disallow</i>
TiGa Minerals and Metals Limited (S493)	S493.044	Oppose	Delete SASM - R19
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.335</i>	<i>Oppose</i>	<i>Disallow</i>
Submissions on the Planning Maps – Extent of the Pounamu/Aotea Overlays			
Ridgeline 3 Investments Limited	S127.001	Oppose	Remove pounamu management area from property at Arahura Valley (formerly Reserve 145 SO8749)
Vernon Morris	S143.002	Oppose	Remove Pounamu Management Area overlay from the property at Milltown (Arahura Valley)
Pamela Murphy	S257.001	Amend	Amend the Pounamu management area to exclude Blackball.

Bruce Truman	S84.002	Oppose	Pounamu Management Area Overlay - Reduce area to the South Bank of the Arnold River.
Anne Chapman	S425.005	Amend	Amend the pounamu overlay to be brought back to a line East of the Arnold River and North of the Grey River
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.380</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.022	Amend	Replace existing northern pounamu management area boundary in the overlay in the proposed plan with the adjustment shown to the overlay map as attached in Appendix five.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.399	Amend	Amend maps as follows: For the northern pounamu management area, seek to move the boundary further south and for the southern boundary of the northern area for the boundary to now follow the Waitaha River. In relation to the southern pounamu management area, we seek for the boundary to be amended so that it follows the Haast River.

Analysis

199. Charlotte Bradley-Peni (S370.002) seeks clarification about rules affecting land that is protected by a Victorian Title. Kenneth Doig (S172.002) also seeks that this matter is addressed. I support these submissions. I agree there is currently no information about how Victorian title properties are affected. The rules were drafted without reference to Victorian Titles and on the assumption that Ngāi Tahu owned all pounamu on the West Coast. I do note however that regardless of ownership, pounamu is a significant taonga to Poutini Ngāi Tahu and that its extraction and use has cultural effects which TTPP seeks to manage. I consider that some amendments to the provisions need to be made to recognise the different situations and this will require the addition of a definition for Victorian Title, an amendment to the advice notes to the rules and I also consider a new Policy.
200. In terms of a definition for Victorian Title I propose the following:
means land whereby ownership of minerals in the ground lies with the landowner, not the Crown, or Ngāi Tahu, in the case of pounamu.
Advice Note: In order to establish whether Victorian Title exists a Land and Minerals (LMS) report prepared under the Crown Minerals (Minerals Other than Petroleum) 2007.
201. In terms of the policy I propose a new Policy SASM – P16 as follows:
SASM – P16 Recognise that pounamu and aotea are significant cultural resources and where these are owned by Poutini Ngāi Tahu within the pounamu and aotea management overlays support Poutini Ngāi Tahu management of them.
202. In terms of the Rules I consider that the following amendments are required to address this matter:
203. That the advice note of Rule SASM – R7 should be amended as follows:
Advice Note: Under the Pounamu Vesting Act, all pounamu formerly owned by the Crown, is owned by Te Rūnanga o Ngāi Tahu. Where Victorian Title is established, the

pounamu is owned by the landowner. Outside of Victorian Title lands Any pounamu or aotea disturbed shall be returned to the relevant Poutini Ngāi Tahu papatipu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio.

204. The advice note of Rule SASM – R11 should also be amended as follows:

Advice Note: Under the Pounamu Vesting Act all pounamu formerly owned by the Crown, is owned by Te Rūnanga o Ngāi Tahu.

205. The general advice note to the rules should also be amended as follows:

Advice Notes:

...

1. Under the Pounamu Vesting Act all pounamu formerly owned by the Crown, is owned by Te Rūnanga o Ngāi Tahu....

SASM – R7 Farm Quarries and Mineral Extraction within the Pounamu and Aotea Management Area overlays

206. Te Mana Ora (S190.298) and Koiterangi Lime Co Ltd (S577.024) support SASM-R7. This support is noted. Minerals West Coast (S569.018) support the rule in as much as it provides for extraction of pounamu by authorised representatives or contractors of mana whenua, in addition to Poutini Ngāi Tahu themselves, addressing concern raised by this submitter in regard to SASM-P6. This support is noted. In terms of Policy SASM – P6 I have recommended some changes to address Minerals West Coast submission on that issue.
207. Ngāi Tahu (S620.122) support the rule generally and consider it provides protection for aotea and pounamu without being onerous. They seek that Te Rūnanga o Ngāi Tahu be added to the rule as a party able to extract (or have its representatives or contractors extract) pounamu alongside Te Rūnanga o Ngāti Waewae and Te Rūnanga o Makaawhio. They also seek that failure to comply with standard 2 results in discretionary rather than prohibited activity status. I support this submission. I support the addition of Te Rūnanga o Ngāi Tahu (as the legal owners) to be included as a party to be able to extract pounamu. I also support correcting the error in the rule so that it correctly states that it escalates to SASM – R11 (the Discretionary Rule).
208. Ngāi Tahu (S620.394) also seek that the requirement to consult with them over mining and quarrying activity outside of the new boundaries they have proposed be removed along with that change in boundaries. I support this submission in part. I support the updated maps provided by Ngāi Tahu for the boundaries of the Pounamu overlay. However as I discuss further below I recommend some changes to the consultation/written approval process, based on other parties submissions.
209. WMS Group (S599.045) seeks that the requirement to obtain written approval from the relevant Poutini Ngāi Tahu Rūnanga is removed from the rule and replaced with a requirement to comply with the Pounamu Vesting Act. If their submission is unsuccessful, they seek as alternative relief a deemed approval provision to ensure a timeframe is adhered to. TiGa Minerals and Metals Limited (S493.041) seek the same amendment, considering lack of written approval, particularly with no process or deemed approval timeframe, is not effects based and should not be a trigger for consent.
210. Alistair Cameron (S452.006) and Davis Ogilvie & Partners Ltd (S465.003) seek that the rule is amended to require notification to Poutini Ngāi Tahu prior to mining, rather than written approval. They believe as the pounamu itself is already protected by way of the Pounamu Vesting Act, the rule is excessive, provides Poutini Ngāi Tahu with an unwarranted degree of control over mining over large areas of the region, and would create additional administration burden and potential delays for mining. Grey District Council (S608.029) seeks that condition 3 of the rule is deleted, submitting that unless pounamu or aotea is identified as being present on the subject site, use of the land should remain un-restricted. Rocky Mining Limited (S474.042) also seek that the requirement for written approval is deleted, though no explanation is provided.

211. The background to this rule is the ongoing problem of theft of the pounamu cultural resource which while owned by Ngāi Tahu, is able to be easily stolen by miners who undertaken mineral extraction across the West Coast. Poutini Ngāi Tahu have worked with the minerals sector to develop a process whereby the relevant Rūnanga purchase pounamu found during mineral extraction and quarrying operations. This is known as the Pounamu Recovery Agreement. While some miners have signed up to this agreement, it is voluntary and many persons and companies undertaking mineral extraction and quarrying have not signed up to this process and there remains a very large black market of pounamu stolen during minerals extraction operations.
212. It cannot be overstated how significant these cultural resources are to Poutini Ngāi Tahu – indeed they often state “who are Poutini Ngāi Tahu without pounamu”. And in the case of Ngāti Mahaki “who are Ngāti Mahaki without aotea”. It is for this reason that the Crown returned the pounamu, this acknowledged taonga to Ngāi Tahu. In terms of meeting Section 6 of the RMA, the ongoing theft of pounamu and aotea taonga has a significant impact on the cultural and economic wellbeing of Poutini Ngāi Tahu.
213. How to address this issue in a resource management sense is the subject of these rules, however I agree with submitters that the “approval” process as currently drafted is inappropriate, and may be ultra vires. Instead I propose a “certification” process, consistent with other provisions, whereby Poutini Ngāi Tahu certify that the proposed mineral extraction activity will not have adverse cultural effects. To support this I also consider that it would be helpful to provide guidance to support the certification process. I therefore propose a further Method SASM – M3 “Develop in partnership with Poutini Ngāi Tahu information on the cultural certification process for mineral extraction within the Pounamu and Aotea management area overlays.”
214. Federated Farmers of New Zealand (S524.055) consider that the heading and body of the rule do not correlate- though the heading refers to farm quarries, the body does not. They seek that the rule be amended accordingly. I support this submission in part in that it should be clear that quarries (as a type of mineral extraction), and farm quarries are all subject to the rule.
215. Forest and Bird. (S560.190) seeks that condition 3 of the rule is deleted, though for a different reason. They believe that provided written approval from Poutini Ngāi Tahu is received, the rule enables mineral extraction and quarrying with little restriction. They seek that a further condition is added referencing other rules that farm quarry and mineral extraction activities must comply with. Forest and Bird (S560.473) also seek the addition of a condition or standard requiring compliance with conditions of other permitted rules (with a list of the relevant rules) for farm quarries and mineral extraction activities. I support these submissions in part. I agree that the rule as drafted does not make it clear that the Zone provisions around Mineral Extraction are the primary method whereby the effects of mineral extraction on the environment, outside of cultural effects on Poutini Ngāi Tahu are managed. I consider that the appropriate mechanism to signal this is through an advice note – referring the Plan user to the zone provisions for mineral extraction.
216. Forest and Bird (S560.474) consider that this activity should require resource consent because of the effects on biodiversity. I do not support this submission in the context of the SASM rules – which are focussed on cultural values, which may include biodiversity, but is not the main objective of the chapter. The appropriateness of Permitted Activities in relation to the wider mineral extraction activity is discussed within the Mineral Extraction topic s42A report.
217. Department of Conservation (S602.059) seek that the rule is amended such that when a HNZPT Archaeological Authority is required, this is obtained and adhered to or HNZPT’s written approval is provided. I support this submission in part for similar reasons to the above. Where mineral extraction is proposed in a SASM this requires a resource consent under Rule SASM – R15, and archaeological authorities and HNZPT approvals may well be required. Rule SASM – R7 relates to activity outside of SASM – though this may not be completely clear. I recommend that the heading of the rule be amended to clarify this.
218. Ngāi Tahu (S620.394) seek to amend the rule so that it is identified that non-compliance with Standard 2 escalates to a Discretionary rather than Prohibited Activity. I support

this as it provides a consenting pathway for pounamu extraction by other than Ngāi Tahu – for example authorised contractors and landowners with Victorian Title.

SASM – R8 Fossicking of Aotea within the Aotea Management Area overlay

219. Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620.123), Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190.299), and Minerals West Coast (S569.019) support SASM-R8 and seek that it is retained as notified. This support is noted.

SASM -R11 Farm Quarries and Mineral Extraction not meeting Permitted Activity standards

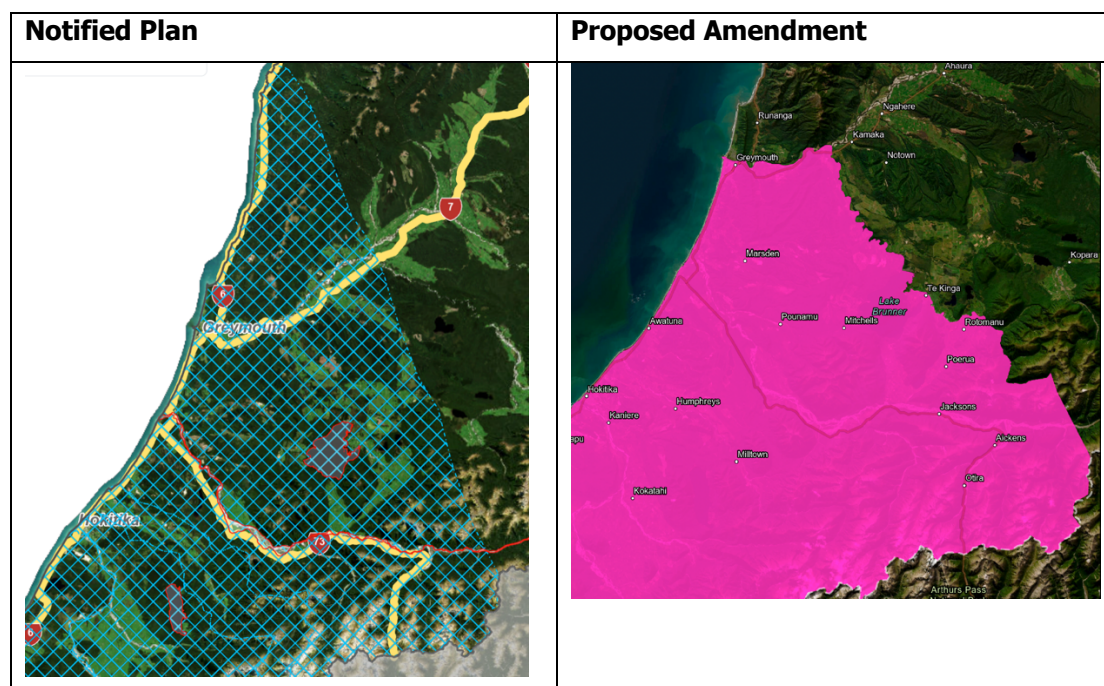
220. Te Mana Ora (S190.032) and Koiterangi Lime Co LTD (S577.025) support SASM-R11. This support is noted..
221. WMS Group (S599) and TiGa Minerals and Metals Limited (S493.042) seek a consequential amendment to the rule following their submission on SASM-R7 which would make mineral extraction within the overlays a permitted activity subject to adhering to the Pounamu Vesting Act. They consider the amendment they have provided would more clearly provide a pathway to notifying the relevant Rūnanga.
222. Ngāi Tahu (S620.401) seek that the requirement to consult with them over mining and quarrying activity outside of the new pounamu and aotea management overlay boundaries they have proposed be removed along with that change in boundaries
223. Leonie Avery (S507.027), Jared Avery (S508.027), Kyle Avery (S509.027), Avery Bros (S510.027), Bradshaw Farms (S511.027), Paul Avery (S512.027), Brett Avery (S513.027), and Avery Brothers (609.026) consider the rule is too restrictive and seek that it is deleted. Grey District Council (S608.031) seeks that it be deleted also.
224. I do not support these submissions. As outlined above pounamu and aotea are some of the most significant cultural resources to Poutini Ngāi Tahu and this has been recognised in their Treaty Settlement and associated legislation. These cultural resources are widespread across part of the West Coast, and the ongoing theft of this cultural resource is a significant issue.
225. Ngāi Tahu (S620.128) seek that the rule be amended to specifically reference "Extraction of Pounamu". I support this amendment as a consequential amendment to supporting submission S620. 394.
226. Ngāi Tahu (S620.401) seek that outside of the amended pounamu overlay boundaries there be no requirement to consult with Poutini Ngāi Tahu. I support this submission.
227. TiGa Minerals and Metals Limited (S493.042) seek an amendment to the notification clause to reflect that if there is approval from Poutini Ngāi Tahu, the notification is not required. There is no notification clause associated with Rule SASM – R11. That is because the presumption is that the applicant has failed to achieve an agreed outcome with Poutini Ngāi Tahu, leading to the resource consent requirement. However I do consider that a notification clause would be appropriate – somewhat along the lines of the submitter's wording, except note that specific "Limited Notification" clauses are now ultra vires. I have addressed this issue previously in the Natural Character of Waterbodies s42A report and propose the following amended notification clause: When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu.

SASM – R19 Mineral extraction or Fossicking of Aotea or Mineral Extraction of Pounamu by anyone other than Poutini Ngāi Tahu

228. Te Mana Ora (S190.310), Koiterangi Lime Co LTD (S577.030) and Buller District Council (S538.194) support this rule.
229. Ngāi Tahu (S620.135) seek that this rule be amended as a consequential amendment to their submissions, which I support, seeking that pounamu extraction by other than Ngāi Tahu be a Discretionary Activity. WMS Group (S599.048) and TiGa Minerals and Metals Limited (S493.044) seek that this rule be deleted. I understand from their submissions that the major concern is the issue of pounamu and consider that in supporting the Ngāi Tahu submission, this addresses the concern of the two other submitters.

Submissions on the Planning Maps – Extent of the Pounamu/Aotea Overlays

230. Pamela Murphy (S257.001), Bruce Truman (S84.002), Ridgeline 3 Investments Limited (S127.001), Vernon Morris (S143.002) and Anne Chapman (S425.005) all seek amendments to the Pounamu Management Area overlay.
231. In the case of Ridgeline 3 Investments Limited and Vernon Morris they seek that the overlay is removed from their specific properties which have Victorian Title ownership of pounamu. I do not support these submissions, as I consider that regardless of ownership, pounamu on the West Coast is a significant cultural taonga for Poutini Ngāi Tahu.
232. Pamela Murphy, Bruce Truman and Anne Chapman all seek that the overlay be reduced in its northern and eastern extent. I support these submissions. Ngāi Tahu (S620.022. S630.399) seek a substantial reduction in the northern extent of the Pounamu Management Area overlay as shown in the maps below. I also support these submissions and note that these changes also provide the relief sought by Pamela Murphy, Bruce Truman and Anne Chapman.



Recommendations

233. That a new definition for Victorian Title be added to the Plan as follows:

means land whereby ownership of minerals in the ground lies with the landowner, not the Crown, or Ngāi Tahu in the case of pounamu.

Advice Note: In order to establish whether Victorian Title exists a Land and Minerals (LMS) report prepared under the Crown Minerals (Minerals Other than Petroleum) 2007.

234. That a new policy SASM – P16 be added to the Plan as follows:

SASM – P16 Recognise that pounamu and aotea are significant cultural resources and where these are owned by Poutini Ngāi Tahu within the Pounamu and Aotea management area overlays support Poutini Ngāi Tahu management of them.

235. That Rule SASM – R7 be amended as follows:

SASM – R7 Farm Quarries, including Farm Quarries and Mineral Extraction Activities within the Pounamu and Aotea Overlay Areas Outside of Sites and Areas of Significance to Māori in Schedule 3

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 pounamu:
 - i. Any extraction of pounamu is only undertaken by Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio or their authorised representatives or contractors;
 - ii. Where a Pounamu Management Plan prepared by Poutini Ngāi Tahu exists, any extraction of Pounamu is in accordance with that plan;
 - 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;
3. In relation to other mineral extraction and quarrying activity:
 - i. Certification that there will not be adverse cultural effects from the activity ~~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~~ this is provided to the relevant district council at least 10 working days prior to the activity commencing.

Advice Notes:

1. Under the Pounamu Vesting Act, all pounamu formerly owned by the Crown, is owned by Te Rūnanga o Ngāi Tahu. Where Victorian Title is established, the pounamu is owned by the landowner. Outside of Victorian Title lands Any pounamu or Aotea disturbed shall be returned to the relevant Poutini Ngāi Tahu papatipu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio.
2. This rule manages the adverse cultural effects of mineral extraction and quarrying in relation to the cultural taonga of pounamu and aotea. This rule is in addition to the rules in the zone chapters for mineral extraction and quarrying.

Activity status where compliance not achieved:

Prohibited where Standard 1 ~~or 2~~ is not complied with

Discretionary where Standard 2, or 3 is not complied with

236. That Rule SASM – R11 be amended as follows:

SASM – R11 ~~Farm Quarries~~, including Farm Quarries and Mineral Extraction and Extraction of Pounamu Activities within the Pounamu and Aotea Overlay Areas not meeting Permitted Activity Standards

Activity Status Discretionary

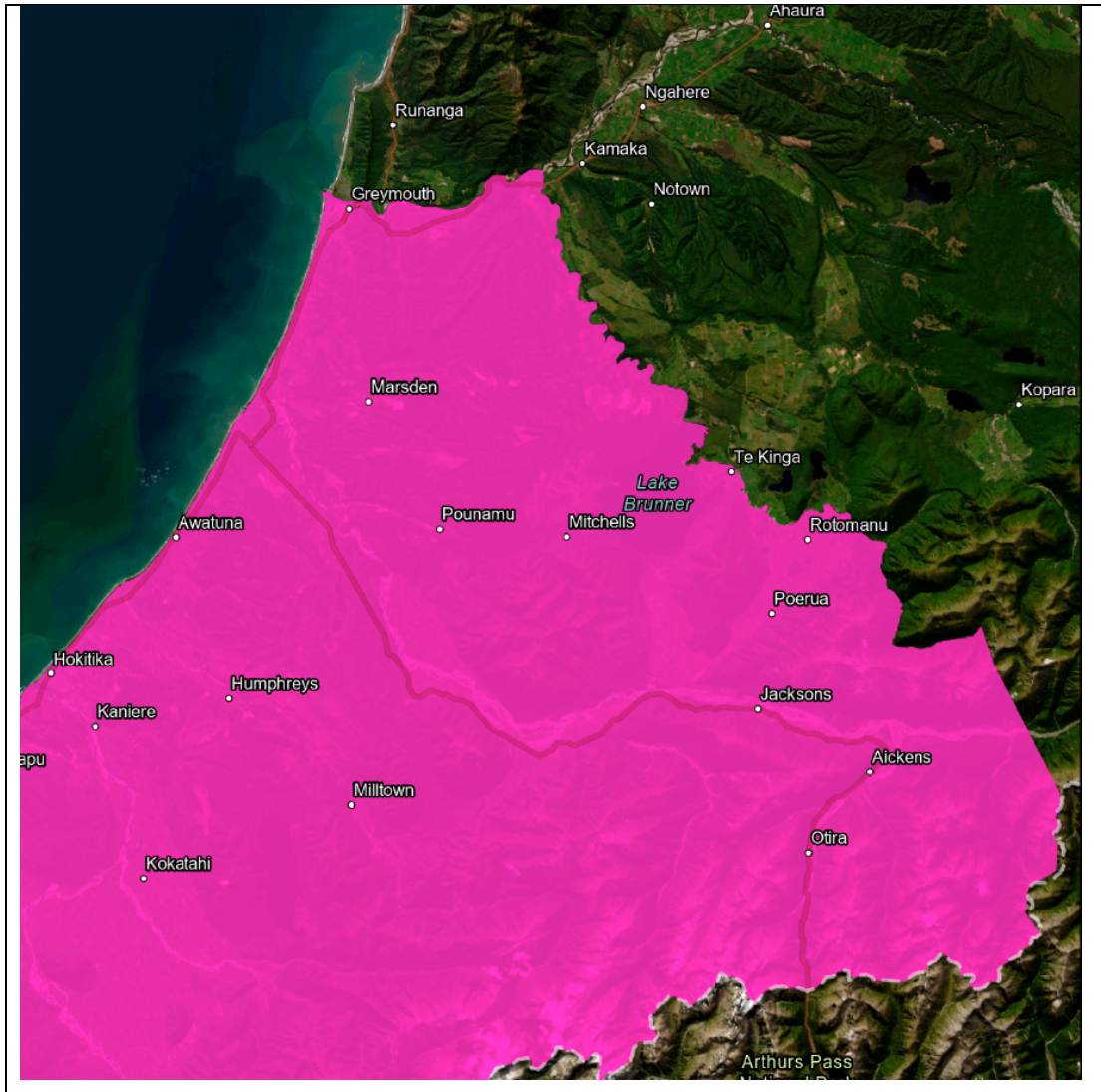
Notification: When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu.

Advice Note: Under the Pounamu Vesting Act all pounamu, formerly owned by the Crown is owned by Te Rūnanga o Ngāi Tahu.

237. That Rule SASM – R19 be amended as follows:

SASM - R19 Mineral extraction or Fossicking of Aotea ~~or Mineral Extraction of Pounamu~~ by anyone other than Poutini Ngāi Tahu in the Pounamu - Aotea Overlay area not meeting Rule SASM - R7 or Rule SASM – R8

238. That the northern extent of the Pounamu Management Area Overlay be amended to that shown in the map below:



239. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

10.3 Submissions on Permitted Activities

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Permitted Activities as a Whole			
Martin & Co Westport Ltd and Lumberland Building Market Westport (S543)	S543.025	Support	Retain as notified
Stephen Page (S270)	S270.015	Oppose	Clarify how written approvals for these rules will be administered and whether these costs will be covered by the Council.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.115	Amend	Amend to create a separate table for each rule and is embed within the relevant rule.
<i>Grey District Council</i>	<i>FS1.322</i>	<i>Support in part</i>	<i>Allow in part</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.395	Amend	Remove the first reference to the words 'Sites and Areas in Schedule Three -' ; from the rule headings for Rules SASM-R1, SASM-R2, SASM-R3, SASM-R4, SASM-R5, SASM-R6
West Coast Fish and Game Council (S302)	S302.007	Amend	Add a new permitted activity rule - <u>Lawful Conservation or Recreation Activities</u> .
<i>Herenga ā Nuku Aotearoa, Outdoor Access Commission</i>	<i>FS53.21</i>	<i>Support</i>	<i>Allow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.209</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.215	Amend	Amend to provide a single permitted activity rule for all aspects of energy activities undertaken by Westpower.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.210</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.216	Amend	Where compliance is not achieved then an appropriate consent activity status can be developed as part of the process.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.211</i>	<i>Oppose</i>	<i>Disallow</i>

SASM – R1 Grazing of Animals			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.292	Support	Retain rule.
William McLaughlin (S567)	S567.162	Support	Retain
Chris & Jan Coll (S558)	S558.079	Support	Retain
Chris J Coll Surveying Limited (S566)	S566.079	Support	Retain
Laura Coll McLaughlin (S574)	S574.079	Support	Retain
Buller District Council (S538)	S538.178	Support	Retain as notified.
Federated Farmers of New Zealand (S524)	S524.052	Support	Retain as notified.
Grey District Council (S608)	S608.023	Amend	Remove Rule
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.337</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.116	Amend	Amend activity standard 1 of SASM-R1 as follows: 1. Where the activity is not on the following Sites and Areas of Significance to Māori as identified in <u>Table SASM-R1 below</u> : a. SASM 22 Ōkari Lagoon; S ASM 41 Kotorepi (Nine Mile); SASM 55 Māwhera Burial Cave Site; SASM 81 Takataka Islands; SASM 84 Knoll Point; SASM 127 Ulipa; SASM 133 No. 19 Ōkārīto Native Reserve; SASM 135 Ōkārīto (No. 18 Kaomaru Native Reserve); SASM 168 No. 4 Heretaniwha Native Reserve; or SASM 207 Awawhata Reserve at River Mouth
SASM – R2 Minor Earthworks			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.293	Support	Retain rule.
Steve Croasdale (S516)	S516.020	Support	Retain
Federated Farmers of New Zealand (S524)	S524.053	Support in part	Reword as follows: iii. Installing fence posts provided that a. The area of land disturbed is limited to what is necessary to maintain an existing fence or line along its existing alignment; iv. the replacement of poles for overhead network utility lines

			provided that a. The activity does not involve installation or digging of new holes for overhead network utility lines; or ... <u>List sites in 2 i) as a list as in SASM-R4</u>
<i>Heritage New Zealand Pouhere Taonga (HNZPT)</i>	<i>FS111.015</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Brothers (S609)	S609.021	Amend	Delete iii. a. and b.
Leonie Avery (S507)	S507.022	Oppose in part	Delete iii. a. and b.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.721</i>	<i>Oppose</i>	<i>Disallow</i>
Jared Avery (S508)	S508.022	Oppose in part	Delete iii. a. and b.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.723</i>	<i>Oppose</i>	<i>Disallow</i>
Kyle Avery (S509)	S509.022	Oppose in part	Delete iii. a. and b.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.724</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Bros (S510)	S510.022	Oppose in part	Delete iii. a. and b.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.725</i>	<i>Oppose</i>	<i>Disallow</i>
Bradshaw Farms (S511)	S511.022	Oppose in part	Delete iii. a. and b.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.726</i>	<i>Oppose</i>	<i>Disallow</i>
Paul Avery (S512)	S512.022	Oppose in part	Delete iii. a. and b.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.727</i>	<i>Oppose</i>	<i>Disallow</i>
Brett Avery (S513)	S513.022	Oppose in part	Delete iii. a. and b.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.729</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Grey District Council (S608)	S608.024	Oppose in part	Remove Rule
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.338</i>	<i>Oppose</i>	<i>Disallow</i>
Kirsty Henderson (S125)	S125.009	Oppose in part	Amend rule so that consent is not required for insignificant work such as a new fences etc
Westpower Limited (S547)	S547.217	Oppose in part	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; 1) Amend item 1.(iii), iii. Installing fence posts ... for overhead energy activity and network utility lines provided that:". (2) Delete item b. From iii. 3) Insert new iv.," <u>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</u> ".(4) Insert new v.," <u>v) maintaining existing substations provided that: a. The area of land disturbed is limited to what is necessary to maintain the substation; or</u> ".(5) Amend existing item 1.iv. to <u>1.vi.</u>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.719</i>	<i>Oppose</i>	<i>Disallow</i>
Buller District Council (S538)	S538.179	Support in part	Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.
Manawa Energy Limited (Manawa Energy) (S438)	S438.071	Support in part	Amend SASM- R2 by adding a new clause as follows: 1. These are earthworks associated with: i. Burials at urupā; or ... iv. Maintaining roads/tracks within the footprint or modified ground compromised by the existing road/track; and v. <u>for the maintenance or repair of existing regionally significant infrastructure; and</u>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.339</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Grey District Council (S608)	S608.626	Support in part	Clarify what footprint refers to in relation to this rule, ie – within the boundaries of the road parcel. Expand rule to include timeframe for response to request to be supplied. For consistency and clarity include an accepted ADP at Appendix Four that can be included in applications and decisions
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.117	Amend	Amend activity standard 2 of SASM-R2 to read as follows:2. In relation to standards ii., iii. and iv. these earthworks are not undertaken at the following Sites and Areas of Significance to Māori identified in <u>Table SASM –R2 below Schedule Three</u> except with the written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided to the relevant District Council at least 10 working days prior to the activity commencing:i. SASM 17 Kawatiri South Bank Native Reserve; SASM 41 Kotorepi (Nine Mile); SASM 54 Motutapu; SASM 55 Māwhera Burial Cave Site; SASM 81 Takataka Islands; SASM 84 Knoll Point; SASM 110 Māhinapua; SASM 127 Ulipa; SASM 130 Whataroa Native Reserves Secs 21; SASM 133 No. 19 Ōkārito Native Reserve; SASM 135 Ōkārito (No. 18 Kaomaru Native Reserve); SASM 155 Hunts Beach Māori Reserve; SASM 157 No. 10 Makāwhio Native Reserve; SASM 162 Heretaniwha; SASM 165 No 7-Insert Table SASM-R2
SASM – R3 Demolition Removal or Alteration of a Structure			
Federated Farmers of New Zealand (S524)	S524.054	Support	Retain as notified.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.294	Support	Retain rule.
Steve Croasdale (S516)	S516.021	Support	Retain
Buller District Council (S538)	S538.180	Support in part	Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.
Grey District Council (S608)	S608.025	Amend	Remove Rule

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.340</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Brothers (S609)	S609.022	Amend	Retain as notified with SASM14 being excluded from point 2.
Leonie Avery (S507)	S507.023	Support	Retain as notified with SASM14 being excluded from point 2.
Jared Avery (S508)	S508.023	Support	Retain as notified with SASM14 being excluded from point 2.
Kyle Avery (S509)	S509.023	Support	Retain as notified with SASM14 being excluded from point 2.
Avery Bros (S510)	S510.023	Support	Retain as notified with SASM14 being excluded from point 2.
Bradshaw Farms (S511)	S511.023	Support	Retain as notified with SASM14 being excluded from point 2.
Paul Avery (S512)	S512.023	Support	Retain as notified with SASM14 being excluded from point 2.
Brett Avery (S513)	S513.023	Support	Retain as notified with SASM14 being excluded from point 2.
Kirsty Henderson (S125)	S125.010	Oppose in part	Remove the restrictions associated with the rule that an activity is only permitted where land disturbance is not involved and change to size, structure or location.
Westpower Limited (S547)	S547.222	Amend	Amend the heading of SASM-R3 Demolition, ... to a <u>building</u> or structure on ...".
Westpower Limited (S547)	S547.223	Oppose	Delete and develop one rule to provide for all energy activities.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.706</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.224	Amend	Delete items ii. and iii.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.118	Amend	1. In relation to the Sites and Areas of Significance to Māori identified in Table SASM-R3 below Schedule Three identified in 2. below :2. SASM41 ... SASM170 Porangirangi to Mahitahi. Insert Table SASM-R3
SASM - R4 – Indigenous Vegetation Clearance			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.295	Support	Retain rule.
Steve Croasdale (S516)	S516.022	Support	Retain

Federated Farmers of New Zealand (S524)	S524.135	Support	Retain as notified.
Grey District Council (S608)	S608.026	Amend	Remove Rule
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.342</i>	<i>Oppose</i>	<i>Disallow</i>
Rodney Wright (S62)	S62.001	Oppose	Amend the rule so only applies to Crown Leasehold or Māori Land and not freehold land.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.341</i>	<i>Oppose</i>	<i>Disallow</i>
Toni Chittock (S61)	S61.001	Oppose	Remove SASM - R4 provisions as apply to SASM 197 on private land. Rule should be "not effective" on freehold land
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.711</i>	<i>Oppose in part</i>	<i>Disallow in part</i>
Hapuka Landing Limited (S514)	S514.007	Amend	Amendment to SASM-R4 to permit indigenous vegetation clearance of a specific area (indicatively, 100m ²), and/or indigenous vegetation clearance associated with ongoing residential use/maintenance; or, in the alternative, exclude SAMS197 from the application of this rule.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.344</i>	<i>Oppose in part</i>	<i>Disallow in part</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.372	Amend	Remove " Indigenous vegetation clearance—Rule SASM–R4, " in Schedule 3 for SASM 197. The revised Schedule 3 is attached to this submission as Appendix Four.
Avery Brothers (S609)	S609.023	Oppose	SASM14 should be excluded from Schedule Three referred to in 1.i.The rule is generally too restrictive.
Westpower Limited (S547)	S547.225	Oppose	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.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.343</i>	<i>Oppose</i>	<i>Disallow</i>
Buller District Council (S538)	S538.181	Support in part	Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.119	Amend	1. The activity does not occur on the following Sites and Areas of Significance to Māori identified in Table SASM-R4 below Schedule Three, except with the written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided to the relevant District Council at least 10 ...Insert Table SASM - R4 with the exception of SASM 8 Mōkihinui Native Reserve, SASM 22 Ōkari Lagoon, SASM 47 Māwheranui Native Reserve, SASM 102 No.24 Hokitika Native Reserve and SASM197 Ōkuru
SASM – R5 Temporary Events			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.296	Support	Retain rule.
Steve Croasdale (S516)	S516.023	Support	Retain
Federated Farmers of New Zealand (S524)	S524.136	Support	Retain as notified.
Grey District Council (S608)	S608.027	Amend	Remove Rule
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.345</i>	<i>Oppose</i>	<i>Disallow</i>
Kawhaka Creek Catchment Residence (S297)	S297.016	Not Stated	Clarify what rules apply to landowners in SASM 104
Gerrit and Suzie Wolters (S308)	S308.017	Not Stated	Provide clarity as to what rules apply to different SASM

Jet Boating New Zealand (S161)	S161.009	Amend	Retain the Rule as proposed, however add that written approvals shall not be unreasonably withheld.
Lake Mahinapua Aquatic Club Inc (S332)	S332.003	Oppose in part	Include recognition of the Lake Mahinapua Aquatic Club Inc. Annual Programme as a single temporary event in terms of the approval required under this provision.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.053</i>	<i>Oppose</i>	<i>Disallow</i>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.021	Support in part	The Māori Trustee suggests that the application of rules under this chapter be reviewed and an appropriate remedy be implemented until the extent of sites of significance to Māori are mapped in the E-Plan. The Māori Trustee considers that the following amendment needs to be made policy SASM R5(1). Amendments R5(1) These are Poutini Ngāi Tahu <u>or Māori landowner</u> cultural events in accordance with tikanga; or
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.472</i>	<i>Oppose</i>	<i>Disallow</i>
Buller District Council (S538)	S538.182	Support in part	Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.120	Amend	Amend activity standard 3 of SASM-R5 as follows: 3. On the following Sites and Areas of Significance to Māori identified in Schedule Three these only occur with the written approval from the relevant Poutini Ngāi Tahu rūnanga that is provided to the relevant District Council at least 10 working days prior to the activities commencing <u>on all sites listed in Table SASM-R5 below i. and ii. All sites identified in Category Tahiti...and SASM 205-No. 2 Waiototo Native Reserve...Insert Table SASM-R5</u>
SASM – R6 Earthworks, Buildings and Structures not provided for in Rule SASM – R6			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.297	Support	Retain rule.

Minerals West Coast (S569)	S569.017	Support	Retain
Grey District Council (S608)	S608.028	Amend	Remove Rule
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.346</i>	<i>Oppose</i>	<i>Disallow</i>
Steve Croasdale (S516)	S516.024	Amend	Consider amending to be more enabling.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.044	Amend	Amend SASM - R6 as follows: Earthworks <u>excluding minerals extraction, exploration and prospecting</u> Buildings and Structures not Provided for in SASM - R2 in Schedule Three - Sites and Areas of Significance to Māori
TiGa Minerals and Metals Limited (S493)	S493.040	Amend	Amend SASM - R6 as follows: SASM - R6 Earthworks (<u>excluding minerals extraction, exploration and prospecting</u>) Buildings and Structures not Provided for in SASM - R2 in Schedule Three - Sites and Areas of Significance to Māori
Leonie Avery (S507)	S507.024	Oppose	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.347</i>	<i>Support in part</i>	<i>Allow in part</i>
Jared Avery (S508)	S508.024	Oppose	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	FS41.348	Support in part	Allow in part
Kyle Avery (S509)	S509.024	Oppose	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	FS41.349	Support in part	Allow in part
Avery Bros (S510)	S510.024	Oppose	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o	FS41.350	Support in part	Allow in part

Makaawhio and Te Rūnanga o Ngāi Tahu			
Bradshaw Farms (S511)	S511.024	Oppose	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	FS41.351	Support in part	Allow in part
Paul Avery (S512)	S512.024	Oppose	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	FS41.352	Support in part	Allow in part
Brett Avery (S513)	S513.024	Oppose	SASM14 should be excluded from Schedule Three referred to in 1.i. The rule is generally too restrictive.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	FS41.353	Support in part	Allow in part
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.319	Amend	Remove reference to this rule for SASM14A and SASM14B as we consider that earthworks, buildings and structures can occur at these sites without the need for consideration by the relevant Poutini Ngāi Tahu rūnanga.
Buller District Council (S538)	S538.183	Support in part	Council seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner.
Buller District Council (S538)	S538.184	Oppose in part	Give consideration to amending Rule 6 to provide for minor structures and buildings without the need for affected party approval. Insert a definition of 'upper slopes' into the Definition Section.
Stephen Page (S270)	S270.021	Oppose	Remove requirement for Poutini Ngāi Tahu written approval
Westpower Limited (S547)	S547.227	Amend	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 <u>not complying with</u> , SASM-R2 in Schedule

			Three ...".(2) Amend Activity Status Standards, "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".(3) Add a new 2, "2. The structure is for an energy activity, including energy aspects of infrastructure and critical infrastructure; or".(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"(5) Amend current 1. to 4.
<i>Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)</i>	<i>FS41.715</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.121	Amend	<p>1. The activity does not occur on the following Sites and Areas of Significance to Māori identified in <u>Table SASM-R6A below Schedule Three</u>, except with written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided to the relevant District Council at least 10 working days prior to the activity commencing, :i. All sites identified in Category Tahi (1), Category Rua (2), Category Toru <</p> <p><u>Insert Table SASM-R6 with the exception of SASM4 Karamea (township) Native Reserve, SASM7 No. 47 Kōngahu Native Reserve, SASM8 Mōkihinui Native Reserve, SASM9 Waimangaroa Native Reserve, SASM14 (A & B), SASM22 Ōkari Lagoon, SASM47 Māwheranui Native Reserve, SASM51 No. 34 Kōtukuwhakaoko Native Reserve, SASM66 No. 33 Kaiata Native Reserve, SASM 102 No.24 Hokitika Native Reserve</u></p>
SASM – R9 Maintenance, Repair and Upgrading of Network Utility Structures			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.300	Support	Retain rule.
Buller District Council (S538)	S538.185	Support	Retain as notified.

Neil Mouat (S535)	S535.009	Support	Retain as notified.
Grey District Council (S608)	S608.627	Support	Retain as proposed
Avery Brothers (S609)	S609.024	Oppose	Delete rule or include SASM14 on the list of sites.
Leonie Avery (S507)	S507.025	Oppose	Delete rule or include SASM14 on the list of sites.
Jared Avery (S508)	S508.025	Oppose	Delete rule or include SASM14 on the list of sites.
Kyle Avery (S509)	S509.025	Oppose	Delete rule or include SASM14 on the list of sites.
Avery Bros (S510)	S510.025	Oppose	Delete rule or include SASM14 on the list of sites.
Bradshaw Farms (S511)	S511.025	Oppose	Delete rule or include SASM14 on the list of sites.
Paul Avery (S512)	S512.025	Oppose	Delete rule or include SASM14 on the list of sites.
Brett Avery (S513)	S513.025	Oppose	Delete rule or include SASM14 on the list of sites.
Grey District Council (S608)	S608.030	Amend	Remove Rule
<i>Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)</i>	<i>FS41.359</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.124	Amend	Amend rule heading as follows: Maintenance, Repair and Upgrading of Network Utility Structures on or within Sites and Areas of Significance to Māori identified in Schedule Three <u>Insert Table SASM-R9</u>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.393	Amend	Amend activity standard 1 of Rule SASM-R9 as follows: 1. The activity occurs in the following Sites and Areas of Significance to Māori as <u>identified in Table SASM-R9 below in Schedule Three. i. SASM-10 Kawatiri Pa... xvii SASM 197 Okuru.</u>
Westpower Limited (S547)	S547.231	Amend	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-R9, "SASM-R9 Maintenance, Repair, Upgrading of <u>Energy Activities and Network Utility Buildings and Structures, including associated Earthworks and Vegetation Clearance,</u>

			on or within...".(2) Add a new 1 under "Where:", " <u>1. The area of land disturbed is limited to what is necessary for the work required</u> ".(3) Add a new 2 under "Where:", " <u>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</u> (4) Renumber existing 1.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	FS41.714	Oppose	Disallow
Manawa Energy Limited (Manawa Energy) (S438)	S438.072	Support in part	Amend SASM R9 as follows: Maintenance, Repair and Upgrading of Network Utility Structures Regionally Significant Infrastructure on or within Sites and Areas of Significance to Māori identified in Schedule Three

Analysis

240. Martin and Co (543.025) support the rules as a whole. This support is noted.
241. Stephen Page (S270.015) seeks clarification of how the approval process for these rules will be administered and where costs lie. I support this submission in that I consider the proposed SASM – M1 addresses this matter.
242. Ngāi Tahu (S620.115), seek that the rules be restricted to create a separate table for each rule and embed this within the rule. Their submissions on Rules SASM – R1- R6 (S620.116 – S620.121) seek this change within each of the respective rules with a consequential amendment to the Rule titles sought in S620.395. As I outline in Section 10.1 I support this approach and I will propose specific amendments to each of the rules to reflect this as is further outlined in sections of this report below. Ngāi Tahu also seek that the first reference to the words "Sites and Areas in Schedule Three" be removed. I support this as a consequential amendment from the proposed restructure of the rules.
243. West Coast Fish and Game Council (S302.007) seek a new Permitted Activity rule – Lawful Conservation or Recreation Activities. I do not support this submission. As this is a District Plan activities are deemed permitted, unless specifically addressed in a rule. Therefore I consider this rule unnecessary. Conservation and Recreation Activities are regulated through the zone provisions, and are Permitted in Rural and Open Space Zones. Therefore provided none of the SASM rules are triggered, these activities are generally permitted under the zone provisions. I do note that Activities on the Surface of Water have a separate status in District Plans as regards existing use rights and that the West Coast Fish and Game Council may be concerned about this. However the main area that the SASM provisions regulate activities on the surface of water is in relation to temporary events. I am not aware of any specific West Coast Fish and Game temporary events that would trigger these provisions however. If this is a concern I invite the submitter to provide information about this at the hearing.
244. Westpower Limited (S547.215) seek a single permitted activity rule for all aspects of energy activities undertaken by Westpower. They also seek (S547.216) that where compliance is not achieved appropriate consent activity status can be developed as part of the process. I do not support this. The SASM rules are very permissive, particularly when compared to other parts of the country, or in comparison with the Historic Heritage Rules. I consider redrafting the rules around one type of infrastructure, rather than the types of activities that might affect cultural values, is not appropriate.

SASM – R1 Grazing

245. Te Mana Ora (S190.292), William McLaughlin (S567.162), Chris & Jan Coll (S558.079), Chris J Coll Surveying Limited (S566.079), Laura Coll McLaughlin (S574.079), Buller District Council (S538.079) and Federated Farmers of New Zealand (S524.052) support this rule. This support is noted.
246. Grey District Council (S608.023) seeks that the rule be deleted. They consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I do not support this submission. There has been considerable care in identifying the SASM where grazing is inappropriate, and these areas all have very significant cultural values, and in almost all cases are currently bush covered and not subject to grazing activity.
247. Ngāi Tahu (S620.116) seeks that the rule be restructured to refer to the specific sites that the rule applies to in a separate table. I support this submission, however in drafting the amended rule provisions I propose some modifications to the exact structure and words used from those sought by Ngāi Tahu in order to be consistent with other parts of the Plan and the National Planning Standards.

SASM – R2 Minor Earthworks

248. Te Mana Ora (S190.293) and Stephen Croasdale (S516.020) support the rule. This support is noted.
249. Federated Farmers of New Zealand (S524.053) seek that this rule be redrafted so that it is clearer as to which SASM is affected by the rule. I support this submission in part in that I consider the rule should be redrafted to improve clarity and that the proposed approach I recommend should achieve this objective.
250. Grey District Council (S608.024) oppose the rule and seek its deletion. They consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I do not support this submission.
251. Avery Brothers (S609.021), Leonie Avery (S507), Jared Avery (S508), Kyle Avery (S509), Avery Bros (S510), Bradshaw Farms (S511), Paul Avery (S512), Brett Avery (S513) and Kirsty Henderson (S125.009) oppose the rule as they consider that the requirements around fenceposts and network utilities in clause iii are too onerous. I do not support these submissions. I note that these submitters have expressed concern in other submission points around SASM 14, SASM 31 and SASM 32 which are not affected by this rule. It is not clear from the submissions what reasons they have for considering why the rule is too restrictive in relation to the SASMs to which it does apply. These submissions may have arisen because of the complexity of the rules as currently drafted and the difficulty of working out which SASM are affected by each rule.
252. There has been considerable care in identifying the SASM where all earthworks are likely to impact on the cultural values or where archaeological remains or koiwi (human remains) may be present.
253. In terms of the SASM sites affected by this rule, it is only 19 of the 216 sites. This reflects the careful way in which Poutini Ngāi Tahu have considered the values of each site and what types of activities might affect these. I note that the submission of Poutini Ngāi Tahu in relation to SASM 17 (S620.320) seeks that this rule no longer apply to SASM 17.
254. Westpower (S547.217) seeks a number of amendments. I do not support this submission. They seek amendment to this rule to add the words "energy activity" alongside network utility lines. I do not support this. I note that only 4 of the sites affected by this rule are likely to contain any infrastructure or network utility and that no other energy generation is located in areas subject to this rule. Westpower also seek specific provision to maintain underground infrastructure. I do not support this – as I consider this is likely to be one of the specific matters that needs careful management. There is a high risk of disturbing archaeological or human remains at these sites and that this could adversely affect the mauri and other Poutini Ngāi Tahu values of these sites. Westpower also seek that the rule refer to the maintenance of existing substations, however I am not aware that any substations are present in these SASM

- sites. If this is a specific issue that Westpower have in relation to one of the SASM sites I invite Westpower to provide evidence on this at the hearing.
255. Buller District Council (S538.179) seek assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner. I support this submission and consider that the information in Method SASM – M1 will provide the process and pathway for certification of activities in relation to the Permitted Activity rules.
256. Manawa Energy Limited (S438.071) seek that the rule be amended to provide for the maintenance or repair of regionally significant infrastructure. I do not support this. I note that the regionally significant infrastructure that may be affected by this rule is principally State Highway 6 at the 9 Mile wāhi tapu and at the burial cave site at Greymouth on SH7, as network utility lines are already provided for in the rule. I do not consider that it is particularly onerous to require that Waka Kotahi seek certification from Poutini Ngāi Tahu around their activity that might affect these two SASM (outside of the existing road), and that where this may have adverse cultural effects, seek a resource consent. I also note that Waka Kotahi have a range of policy requirements around working with iwi already so may not see this as an additional restriction.
257. Grey District Council (S608.626) seek that it be clarified what the footprint refers to in relation to this rule, that the rule include a timeframe for a response to request to be supplied and that an accepted ADP be included in the applications and decisions. I support this submission, I consider the timeframes for response and acceptance of ADP matters are appropriately addressed within the guidance I recommend in SASM – M1. With regard to the term footprint I note that 1 iv. states "Maintaining roads/tracks within the footprint or modified ground compromised by the existing road/track;" I consider this is reasonably clear and that there is not a need for an additional definition.
258. Ngāi Tahu (S620.117) seeks that the rule be restructured to refer to the specific sites that the rule applies to in a separate table. I support this submission, however in drafting the amended rule provisions I propose some modifications to the exact structure and words used from those sought by Ngāi Tahu in order to be consistent with other parts of the Plan and the National Planning Standards.

SASM – R3 Demolition or Alteration of a Structure

259. Federated Farmers of New Zealand (S524.054), Te Mana Ora (S190.294) and Steve Croasdale (S516.021) support this rule. This support is noted.
260. Buller District Council (S538.180) seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner. I support this submission and consider that the information in Method SASM – M1 will provide the process and pathway for certification of activities in relation to the Permitted Activity rules.
261. Grey District Council (S608.025) opposes the rule and seek its deletion. They consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I do not support this submission. I consider that Section 6 of the RMA requires that action is taken to identify and protect SASMs and that this requires rules in the Plan.
262. Avery Brothers (S609.022), Leonie Avery (S507.023), Jared Avery (S508.023), Kyle Avery (S509.023), Avery Bros (S510.023), Bradshaw Farms (S511.023), Paul Avery (S512.023), Brett Avery (S513.023) oppose the inclusion of SASM 14 in this rule. Kirsty Henderson (S125.010) opposes the rule.
263. I do not support these submissions. I note that SASM 14 is not included in point 2 or affected by this rule, nor SASM 31 or SASM 32. It is not clear from the submissions what reasons these submitters have for considering why the rule is too restrictive in relation to the SASMs to which it does apply. These submissions may have arisen because of the complexity of the rules as currently drafted and the difficulty of working out which SASM are affected by each rule.
264. Westpower Limited (S547.222) seeks that the rule heading be amended to refer buildings as well as structures as they consider this makes the rule clearer. I do not support this as I consider this is unnecessary as the definition of structure includes buildings.

265. Westpower Limited (S547.224) seeks that clauses ii and iii be deleted. I do not support this as these clauses are included to make it clear what activities are likely to create adverse cultural effects and trigger a resource consent requirement.
266. I note that only 3 of the SASM affected by this rule are likely to include any infrastructure or substantive development – being the wāhi tapu at 9 Mile, the burial cave at Greymouth and the urupā at Blaketown. These have been very adversely affected in the past by activities that have ignored the very significant cultural values of these sites. I consider it useful to be very clear in this rule the types of activities that are likely to trigger a resource consent in relation to this activity.
267. Ngāi Tahu (S620.118) seek that the rule be restructured to refer to the specific sites that the rule applies to in a separate table. I support this submission, however in drafting the amended rule provisions I propose some modifications to the exact structure and words used from those sought by Ngāi Tahu in order to be consistent with other parts of the Plan and the National Planning Standards.

SASM - R4 – Indigenous Vegetation Clearance

268. Te Mana Ora (S190.295), Steve Croasdale (S516.022) and Federated Farmers of New Zealand (S524.135) support this rule. This support is noted.
269. Grey District Council (S608.026) oppose the rule and seeks its deletion. They consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I do not support this submission. I consider that Section 6 of the RMA requires that action is taken to identify and protect SASM and that this requires rules in the Plan.
270. Rodney Wright (S62.001), Hapuka Landing Limited (S514.007) and Toni Chittock (S61.001) seek that this rule only apply to Crown Leasehold or Māori Land and not feehold land. They are concerned that SASM 197 at Okuru is one of the SASM sites where this rule applies. The submission of Ngāi Tahu (S620.372) specifically seeks that SASM 197 be removed from this rule as they consider there is not a need for specific assessment by the Rūnanga for vegetation clearance at this SASM. I support the submissions of Toni Chittock and Rodney Wright in part, and Ngāi Tahu in full and support the removal of SASM 197 from this rule
271. Avery Brothers (S609.023) seek that SASM 14 not be referred to in the rule. I do not support this submission. I note that SASM 14 is not included in point 1.i or affected by this rule. It is not clear from the submission what reasons this submitter has for considering why the rule is too restrictive in relation to the SASMs to which it does apply. This submission may have arisen because of the complexity of the rules as currently drafted and the difficulty of working out which SASM are affected by each rule.
272. Westpower Limited (S547.225) seeks to amend the rule to allow for indigenous vegetation clearance 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. Currently this rule applies to 61 SASM sites. While this is a significant number, in terms of sites that are likely to have any existing electricity infrastructure located on them the number is much fewer, as most of the sites are currently covered in indigenous vegetation and many are on DOC managed or Māori owned land. I do not consider that the requirement for Westpower to consult with Poutini Ngāi Tahu ahead of undertaking vegetation clearance on these sites is particularly onerous and do not support this submission.
273. Buller District Council (S538.181) seeks assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner. I support this submission and consider that the information in Method SASM – M1 will provide the process and pathway for certification of activities in relation to the Permitted Activity rules.
274. Ngāi Tahu (S620.119) seeks that the rule be restructured to refer to the specific sites that the rule applies to in a separate table. I support this submission, however in drafting the amended rule provisions I propose some modifications to the exact structure and words used from those sought by Ngāi Tahu in order to be consistent with other parts of the Plan and the National Planning Standards.

SASM – R5 Temporary Events

275. Te Mana Ora (S190.296), Steve Croasdale (S516.023) and Federated Farmers of New Zealand (S524).136 support this rule. This support is noted.
276. Grey District Council (S608.027) oppose the rule and seeks its deletion. They consider a non-regulatory approach to SASMs should be taken and oppose the inclusion of this rule on that basis. I do not support this submission. I consider that Section 6 of the RMA requires that action is taken to identify and protect SASM and that this requires rules in the Plan.
277. Kawhaka Creek Catchment Residence (S297.016) and Gerrit and Suzie Wolters (S308) seek clarity about what rules apply to landowners in SASM 104. I support these submissions in that I recommend a restructuring of the Schedule and Permitted Activity Rules so this is clear. I note that SASM 104 is unaffected by Rule SASM – R5.
278. Jet Boating New Zealand (S161.009) supports the rule but are concerned that written approvals are not unreasonably withheld. I support this submission and consider that the information in Method SASM – M1 will provide the process and pathway for certification of activities in relation to the Permitted Activity rules.
279. Lake Mahinapua Aquatic Club Inc (S332.003) seeks recognition of the Lake Mahinapua Aquatic Club annual programme as a single temporary event in terms of the approval required under this provision. I support this submission and note that this matter was also discussed in relation to the Activities on the Surface of Water provisions. I consider that the inclusion of an Advice Note as well as the implementation of Method SASM – M1 will address the issues raised by this submitter.
280. Te Tumu Paeroa (S440.021) seeks that the rule is amended to recognise “Māori landowner” cultural events. I do not support this. The definition of temporary activities in relation to events covers events that are of a very significant scale and therefore could impact on Poutini Ngāi Tahu values. Normal events that might be undertaken by Māori Landowners in the everyday course of the use of their land are not affected. The rule is intended to only regulate temporary events on a small number of very sacred SASM sites. I therefore support this submission and recommend the deletion of points 1 and 2.
281. Buller District Council (S538.182) seek assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner. I support this submission and consider that the information in Method SASM – M1 will provide the process and pathway for certification of activities in relation to the Permitted Activity rules.
282. Ngāi Tahu (S620.120) seek that the rule be restructured to refer to the specific sites that the rule applies to in a separate table. I support this submission, however in drafting the amended rule provisions I propose some modifications to the exact structure and words used from those sought by Ngāi Tahu in order to be consistent with other parts of the Plan and the National Planning Standards.

SASM -R6 Earthworks, Buildings and Structures not provided for in Rule SASM – R6

283. Te Mana Ora (S190.297) and Minerals West Coast (S569.017) support this rule. This support is noted. Grey District Council (S608.028) oppose the rule and seek its deletion. They consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I do not support this submission. I consider that Section 6 of the RMA requires that action is taken to identify and protect SASM and that this requires rules in the Plan.
284. Steve Croasdale (S516.024) seeks that the rule be amended to be more enabling. The submitter is concerned about the potential restrictions on his property. I support this submission in part in that I consider the amended rules, with a clear certification process supported by Method SASM – M1 provide some relief to the submitter.
285. WMS Group (S599.044) and TiGa Minerals and Metals Limited (S493.040) seek that minerals extraction, exploration and prospecting be excluded from this rule. I do not support this as I consider that such activities could have adverse cultural effects and this would not achieve the requirements of Section 6 of the RMA. I consider that the fact

that there is a specific rule around Mineral Extraction in SASM that requires a resource consent recognises that mineral extraction, as it usually involves bulk earthworks, can have very severe adverse effects on the cultural and historic values of SASM.

286. Leonie Avery (S507.024), Jared Avery (S508.024), Kyle Avery (S509.024), Avery Bros (S510.024), Bradshaw Farms (S511.024), Paul Avery (S512.024), Brett Avery (S513.024) seek that SASM 14 be excluded from this Rule. Ngāi Tahu (S620.319) advise that they consider that earthworks, buildings and structures can occur at these sites without the need for consideration by the relevant Poutini Ngāi Tahu Rūnanga and also seek the removal of SASM 14 from this rule. I support these submissions.
287. Buller District Council (S538.183) seek assurances that there will be a written approval pathway for applicants and that Rūnanga have the capacity to deal with requests in a timely manner. I support this submission and consider that the information in Method SASM – M1 will provide the process and pathway for certification of activities in relation to the Permitted Activity rules.
288. Buller District Council (S538.184) seek that Rule 6 should be amended to provide for minor structures and buildings without the need for affected party approval. I do not support this submission. These sites have been carefully reviewed by Poutini Ngāi Tahu in relation to what rules should apply, and there are amendments recommended in their submission based on further assessment they have undertaken since the Plan notification to understand the extent of existing development on the sites. The sites to which this rule applies are those where Poutini Ngāi Tahu are concerned that earthworks or construction/demolition of structures could result in disturbance of cultural remains and/or that such activity may adversely affect the cultural values of the site. In providing a Permitted Activity pathway, Poutini Ngāi Tahu have sought a way to allow landowners to both gain better understanding of the cultural values of the sites, and restrict the resource consent process to only activities which would affect those values. This is a very permissive approach when compared to, for example, the proposed Historic Heritage rules, or how SASM are treated in other parts of the country.
289. Buller District Council (S538.184) also seek a definition for upper slopes. I support this part of the submission and have proposed a definition in section 6.0 of this report.
290. Stephen Page (S270.021) seeks that the requirement for Poutini Ngāi Tahu written approval be removed. I support this submission in part, in that I consider that the written approval requirement may be ultra vires. Instead I propose a process whereby Poutini Ngāi Tahu certify that there are no adverse cultural effects of concern in relation to the SASM. The process and timeframe for any request for certification would be outlined the guidance provided under Method SASM – M1.
291. Westpower Limited (S547.227) seek an exemption for maintenance of energy activities and the energy aspects of critical infrastructure. I do not support this submission.
292. Currently this rule applies to 92 SASM sites. While this is a significant number, in terms of sites that are likely to have any existing electricity infrastructure located on them the number is much fewer, as many of the sites are currently covered in indigenous vegetation and many are on DOC managed or Māori owned land. I do not consider that the requirement for Westpower to consult with Poutini Ngāi Tahu ahead of undertaking earthworks or building works on these sites is particularly onerous and do not support this submission.
293. Ngāi Tahu (S620.121) seek that the rule be restructured to refer to the specific sites that the rule applies to in a separate table. I support this submission, however in drafting the amended rule provisions I propose some modifications to the exact structure and words used from those sought by Ngāi Tahu in order to be consistent with other parts of the Plan and the National Planning Standards.

SASM – R9 Maintenance, Repair and Upgrading of Network Utility Structures

294. Te Mana Ora (S190.300), Buller District Council (S538.185), Neil Mouat (S535.009), and Grey District Council (S608.027) support this rule.
295. Avery Brothers (S609.024), Leonie Avery (S507.025), Jared Avery (S508.025), Kyle Avery (S509.025), Avery Bros (S510.025), Bradshaw Farms (S511.025), Paul Avery (S512.025), Brett Avery (S513.025) seek that the rule be deleted or that SASM 14 be included on the list of sites where these activities are Permitted. Grey District Council

(S608.030) seeks that the rule be deleted. I do not support these submissions. In developing this rule, care has been taken to ensure that the SASM within the urban areas, where significant development has occurred, are excluded from any requirements around maintenance, repair and upgrade of network utility structures. In relation to SASM 14, this is undeveloped land in Westport.

296. Ngāi Tahu (S620.124, S620.393) seeks to amend the rule to reflect their proposal around how the rules should be restructured. I support these submissions, however in drafting the amended rule provisions I propose some modifications to the exact structure and words used from those sought by Ngāi Tahu in order to be consistent with other parts of the Plan and the National Planning Standard.
297. Westpower Limited (S547.231) seeks a number of amendments to the rules. I do not support this submission. They seek to include energy activities. I do not support this, as transmission and distribution activities which occur on these sites are covered by the term "network utilities".
298. They seek that the rule include network utility "buildings" and structures "including associated earthworks and vegetation clearance". I do not support these addition as they add length and complexity but do not alter the outcome of the rule – "buildings" are included in the definition of "structures", and none of the SASM listed in this rule have restrictions on earthworks or vegetation clearance.
299. Manawa Energy (S438.072) seeks that the rule be amended to replace Network Utility Structures with Regionally Significant Infrastructure. I do not support this submission. This rule largely applies to urban SASMs. The amendment proposed by Manawa Energy would have the effect of removing the local roading network (which is not part of Regionally Significant Infrastructure but is a network utility) from the rule, but instead replace this with the regional council stopbank network, electricity generation that does not fall within the definition of energy operators, gas pipelines and landfill operations. I consider this an inappropriate amendment. It does not reflect the types of infrastructure found in urban and suburban locations to which this rule applies.

Recommendations

300. That the following amendments are made to the Permitted Activity Rules for SASM:

SASM -R1: Grazing of Animals on Sites and Areas in ~~Schedule Three~~ – Sites and Areas of Significance to Māori listed within Table SASM – T1

Activity Status Permitted

1. Where the activity is not ~~on the following~~ in the Sites and Areas of Significance to Māori ~~as identified in Schedule Three~~ included within Table SASM – T1: SASM 22 Ōkari Lagoon; SASM 41 Kotorepi (Nine Mile); SASM 55 Māwhera Burial Cave Site; SASM 81 Takataka Islands; SASM 84 Knoll Point; SASM 127 Ulipa; SASM 133 No. 19 Ōkārito Native Reserve; SASM 135 Ōkārito (No. 18 Kaomaru Native Reserve); SASM 168 No. 4 Heretaniwha Native Reserve; or SASM 207 Awawhata Reserve at River Mouth.

SASM - R2: Minor Earthworks on Sites and Areas in ~~Schedule Three~~ – Sites and Areas of Significance to Māori listed within Table SASM – T2

Where:

1. These are earthworks associated with:
- i. Burials at urupā; or
 - ii. Archaeological survey by Pouhere Taonga - Heritage New Zealand, Poutini Ngāi Tahu or authorised representatives; or
 - iii. Installing fence posts and the replacement of poles for overhead network utility lines provided that:
 - a. The area of land disturbed is limited to what is necessary to maintain an existing fence or line along its existing alignment; and
 - b. The activity does not involve installation or digging of new holes for overhead network utility lines; or
 - iv. Maintaining roads/tracks within the footprint or modified ground compromised by the existing road/ track; and

2. In relation to standards ii., iii. and iv. These earthworks are not undertaken in at the following Sites and Areas of Significance to Māori identified in Table SASM – T2 Schedule Three except where these have been certified by with the written approval from the relevant Poutini Ngāi Tahu rūnanga that the activity will not have adverse effects on the cultural values of the site or area, and this certification which is provided to the relevant District Council at least 10 working days prior to the activity commencing; and
 - i. ~~SASM 17 Kawatiri South Bank Native Reserve; SASM 41 Kotorepi (Nine Mile); SASM 54 Motutapu; SASM 55 Māwhera Burial Cave Site; SASM 81 Takataka Islands; SASM 84 Knoll Point; SASM 110 Māhinapua; SASM 127 Ulipa; SASM 130 Whataroa Native Reserves Secs 21; SASM 133 No. 19 Ōkārīto Native Reserve; SASM 135 Ōkārīto (No. 18 Kaomaru Native Reserve); SASM 155 Hunts Beach Māori Reserve; SASM 157 No. 10 Makāwhio Native Reserve; SASM 162 Heretaniwha; SASM 165 No 7. Mahitahi Beach Native Reserve; SASM 168 No. 4 Heretaniwha Native Reserve; SASM 170 Porangirangi to Mahitahi; SASM 185 Lake Moeraki Reserve; or SASM 207 Awawhata Reserve at River Mouth; and~~
3. An Accidental Discovery Protocol commitment has been completed and the form submitted to Council 10 working days prior to the commencement of any earthworks.

Advice Note: Rule SASM – R2 relates to minor earthworks on Sites and Areas of Significance to Māori within Table SASM – T2. There are additional rules for earthworks in other SASM outlined in rule SASM – R6

SASM - R3 Demolition, removal of, or alterations to a structure on Sites and Areas in Schedule Three—Sites and Areas of Significance to Māori listed in Table SASM – T3

Activity Status Permitted

Where:

1. ~~In relation to the Sites and Areas of Significance to Māori identified in Schedule Three identified in 2. below:~~
 1. ~~i. The activity does not occur in Sites and Areas of Significance to Māori listed in Table SASM – T3 except where it has been certified by with the written approval from the relevant Poutini Ngāi Tahu rūnanga that the activity will not have adverse effects on the cultural values of the site or area, with evidence of this certification which is provided to the relevant District Council at least 10 working days prior to the activity commencing; and~~
 2. ~~ii. No land disturbance is involved; and~~
 3. ~~i. There is no change to the size or location of the structures foundation or building footprint occupied by the structure;~~
2. ~~SASM 41 Kotorepi (Nine Mile); SASM 55 Māwhera Burial Cave Site; SASM 64 Blaketown Part Reserve; SASM 81 Takataka Islands; SASM 84 Knoll Point; SASM 121 Waitaiki Historic Reserve; SASM 127 Ulipa; SASM 135 Ōkārīto (No. 18 Kaomaru Native Reserve); SASM 155 Hunts Beach Māori Reserve; SASM 157 No. 10 Makāwhio Native Reserve; SASM 162 Heretaniwha; SASM 168 No. 4 Heretaniwha Reserve; and SASM 170 Porangirangi to Mahitahi;~~

SASM - R4 Indigenous vegetation clearance on Sites and Areas in Schedule Three—Sites and Areas of Significance to Māori listed in Table SASM – T4

Activity Status Permitted

Where:

1. The activity does not occur ~~on the following within the Sites and Areas of Significance to Māori identified in Schedule Three listed in Table SASM – T4, except with the written approval from the where it has been certified by the relevant Poutini Ngāi Tahu rūnanga that the activity will not have adverse effects on the cultural values of the site or area, with evidence of this certification which is~~

provided to the relevant District Council at least 10 working days prior to the activity commencing:

- i. ~~All sites identified in Category Tahī (1) and Category Rua (2) in Schedule Three;~~
- ii. ~~SASM 52 Cobden Native Reserve;~~
- iii. ~~SASM 109 Pyramid Hill/Tumuaki Hill;~~
- iv. ~~SASM 117 Waitaiki Catchment;~~
- v. ~~SASM 156 Te Puku o te Wairapa;~~
- vi. ~~SASM 159 Tikitiki o Rehua;~~
- vii. ~~SASM 162 Heretaniwha;~~
- viii. ~~SASM 170 Porangirangi to Mahitahi;~~
- ix. ~~SASM 192 Awarua;~~
- x. ~~SASM 197 Ōkuru;~~
- xi. ~~SASM 204 Waitototo Lagoon, South Bank Nohoanga; and~~
- xii. ~~SASM 214 Huruheru Manu/Spoon River.~~

Advice Note: Indigenous vegetation clearance is also subject to the provisions in the ECO - Ecosystems and Biodiversity Chapter.

SASM – R5 Temporary Events on Sites and Areas in Schedule Three – Sites and Areas of Significance to Māori listed in Table SASM – T5

Activity Status Permitted

Where:

1. These are Poutini Ngāi Tahu cultural events in accordance with tikanga; or
2. They are temporary events and activities in accordance with the Temporary Activities Chapter; and
3. These activities do not occur on the following within the Sites and Areas of Significance to Māori identified in Schedule Three except where it has been certified by these only occur with the written approval from the relevant Poutini Ngāi Tahu rūnanga that the activity will not have adverse effects on the cultural values of the site or area, with evidence of this certification that is provided to the relevant District Council at least 10 working days prior to the activities commencing:

- i. ~~All sites identified in Category Tahī (1) in Schedule Three;~~
- ii. ~~SASM 1 Kahurangi Point; SASM 3 Whakapoai Native Reserve 7B; SASM 17 No. 37 Kawatiri South Bank Native Reserve; SASM 34 Te Nikau Scenic Reserve; SASM 67 Kōtukuwhakaoko/Arnold River including on the surface of its waters; SASM 94 No. 3 Arahura Native Reserve; SASM 107 Island Hill/Raparapahoi; SASM 109 Pyramid Hill/Tumuaki Hill; SASM 110 Māhinapua; SASM 114 Tara o Tama; SASM 116 Mt Tūhua; SASM 117 Waitaiki Catchment; SASM 121 Waitaiki Historic Reserve; SASM 130 Whataroa Native Reserves Secs 21; SASM 131 Ōkarito Lagoon; SASM 162 Heretaniwha; SASM 165 No.7 Mahitahi Beach Native Reserve; SASM 169 No. 5 Mahitahi Native Reserve; SASM 170 Porangirangi to Mahitahi; and SASM 205 No. 2 Waitototo Native Reserve.~~

Advice Notes:

1. Where Temporary Events are proposed on the Surface of Water within Sites and Areas of Significance to Māori then this Rule SASM -R5 will apply.

2. In relation to Lake Mahinapua, the annual programme of the Lake Mahinapua Aquatic Club is considered to be one single event in terms of the certification required under this provision.

SASM – R6 Earthworks Buildings and Structures ~~not Provided for in SASM – R2 in within Schedule Three~~ – Sites and Areas of Significance to Māori listed in Tables SASM – T6 and SASM – T7 and not provided for in Rule SASM – R2

Activity Status Permitted

Where:

1. The activity does not occur ~~within the~~ ~~on the following~~ Sites and Areas of Significance to Māori ~~listed identified in Table SASM – T6A Schedule Three~~, except ~~where it has been certified by~~ ~~with written approval from~~ the relevant Poutini Ngāi Tahu ~~that the activity will not have adverse effects on cultural values of the site and that evidence of this certification~~ which is provided to the relevant District Council at least 10 working days prior to the activity commencing,; ~~and~~

- ~~i. All sites identified in Category Tahī (1), Category Rua (2), Category Toru (3) and Category Whā (4) in Schedule Three; and~~
- ~~ii. SASM 3 Whakapoai Native Reserve 7B and SASM 170 Porangirangi to Mahitahi;~~
- ~~iii. provided that~~

~~2. No earthworks, buildings or structures are located on the upper slopes, ridgelines or peaks of ancestral maunga identified in Table SASM 6B Category Toru (3) in Schedule Three.~~

SASM – R9 Maintenance, Repair and Upgrading of Network Utility Structures on or within Sites and Areas of Significance to Māori identified listed in Schedule Three Table SASM – T8
Activity Status Permitted

Where:-

- ~~1. The activity occurs in one of the following Sites and Areas of Significance to Māori as identified in Schedule Three:~~
 - ~~i. SASM 10 Kawatiri Pā~~
 - ~~ii. SASM 12 Kawatiri Town Reserve~~
 - ~~iii. SASM 15 No. 42 Kawatiri (Township) Native Reserve~~
 - ~~iv. SASM 31 Punakaiki Area~~
 - ~~v. SASM 56 Māwhera Pā 1~~
 - ~~vi. SASM 57 Māwhera Gardens~~
 - ~~vii. SASM 58 Greymouth Railway Land~~
 - ~~viii. SASM 59 Māwhera Pā 2~~
 - ~~ix. SASM 60 Māwhera Kāinga~~
 - ~~x. SASM 61 Victoria Park~~
 - ~~xi. SASM 63 No. 32 Nga Moana e Rua Native Reserve~~
 - ~~xii. SASM 94 No. 30 Arahura Native Reserve~~
 - ~~xiii. SASM 96 Taramakau River~~
 - ~~xiv. SASM 104 Kawhaka Creek Catchment~~
 - ~~xv. SASM 112 Arahura River at Tūhua~~
 - ~~xvi. SASM 117 Waitaiki Catchment~~
 - ~~xvii. SASM 121 Waitaiki Historic Reserve~~
 - ~~xviii. SASM 197 Ōkuru~~

Sites and Areas of Significance to Māori Tables

SASM – T1 - Table for Rule SASM - R1 Grazing of Animals

~~SASM 22 Ōkari Lagoon~~
~~SASM 41 Kotorepi (Nine Mile)~~
~~SASM 55 (Māwhera Burial Cave Site)~~
~~SASM 81 Takataka Islands~~
~~SASM 84 Ōkarito (No. 18 Kaomaru Native Reserve)~~
~~SASM 168 No 4. Heretaniwha Native Reserve~~
~~SASM 207 Arawhata Reserve at River Mouth – Silent File~~

SASM – T2 – Table for Rule SASM - R2 Minor Earthworks

~~SASM 41 Kotorepi (Nine Mile);~~
~~SASM 54 Motutapu;~~

SASM 55 Māwhera Burial Cave Site;
SASM 81 Takataka Islands;
SASM 84 Knoll Point;
SASM 110 Māhinapua;
SASM 127 Ulipa;
SASM 130 Whataroa Native Reserves Secs 21;
SASM 133 No. 19 Ōkārito Native Reserve;
SASM 135 Ōkārito (No. 18 Kaomaru Native Reserve);
SASM 155 Hunts Beach Māori Reserve;
SASM 157 No. 10 Makāwhio Native Reserve;
SASM 162 Heretaniwha;
SASM 165 No 7. Mahitahi Beach Native Reserve;
SASM 168 No. 4 Heretaniwha Native Reserve;
SASM 170Porangirangi to Mahitahi;
SASM 185 Lake Moeraki Reserve;
SASM 207 Arawhata Reserve at River Mouth;

SASM – T3 – Table for Rule SASM - R3 Demolition Removal or Alteration of a Structure

SASM 41 Kotorepi (Nine Mile);
SASM 55 Māwhera Burial Cave Site;
SASM 64 Blaketown Part Reserve;
SASM 81 Takataka Islands;
SASM 84 Knoll Point;
SASM 121 Waitaiki Historic Reserve;
SASM 127 Ulipa;
SASM 135 Ōkārito (No. 18 Koamaru Native Reserve);
SASM 155 Hunts Beach Māori Reserve;
SASM 157 No. 10 Makāwhio Native Reserve;
SASM 162 Heretaniwha;
SASM 168 No. 4 Heretaniwha Reserve;
SASM 170 Porangirangi to Mahitahi

SASM – T4 -Table for Rule SASM – R4 Indigenous Vegetation Clearance

SASM 23 No. 45 Watarakau NativeReserve
SASM 25 Tiroroa
SASM 27 Fox River
SASM 28 Te Ana Matuku
SASM 29 Pahautane Beach
SASM 33 Pakiroa Beach
SASM 34 Te Nikau Scenic Reserve
SASM 38 Kararoa
SASM 41 Kotorepi (Nine Mile)
SASM 52 Cobden Native Reserve
SASM 54 Motutapu
SASM 55 Māwhera Burial Cave Site
SASM 74 Lake Haupiri Nohoanga
SASM 78 Lady Lake Nohoanga
SASM 80 Pah Point
SASM 81 Takataka Islands
SASM 84 Knoll Point
SASM 102 No.24 Hokitika Native Reserve
SASM 109 Pyramid Hill/Tumuaki Hill
SASM 110 Māhinapua
SASM 117 Waitaiki Catchment
SASM 121 Waitaiki Historic Reserve

SASM 127 Ulipa
SASM 130 Whataroa Native Reserves Secs 21
SASM 133 No.19 Ōkarito Native Reserve
SASM 135 Ōkārīto (No. 18 Koamaru Native Reserve)
SASM 155 Hunts Beach Māori
SASM 156 Te Puku o te Wairapa
SASM 157 No. 10 Makāwhio Native Reserve
SASM 158 No. 8 Makāwhio and No. 9 Makāwhio Māori Reserve
SASM 159 Tikitiki o Rehua
SASM 162 Heretaniwha
SASM 163 Māori Beach Kāinga
SASM 165 No. 7 Mahitahi Beach Native Reserve
SASM 168 No. 4 Heretaniwha Native Reserve
SASM 169 No. 5 Mahitahi Native Reserve
SASM 170 Porangirangi to Mahitahi
SASM 171 Mahitahi River Nohoanga
SASM 173 Mahitahi River
SASM 175 No.6 Mahitahi - Silent File Wāhi tapu
SASM 176 Mahitahi Reserve Lot 1-3 DP346435
SASM 179 No. 6 Mahitahi Reserve Māori Reserve
SASM 180 No. 3 Paringa Native Reserve
SASM 181 Paringa River Reserve -Rural Section 727A
SASM 182 Paringa River Reserve - Lot1 DP 3785
SASM 185 Lake Moeraki Reserve
SASM 192 Awarua Māori Reserve
SASM 197 Ōkuru
SASM 199 Mussel Point
SASM 204 Waiatoto Lagoon, South Bank Nohoanga
SASM 205 No. 2 Waiatoto Native Reserve
SASM 207 Arawata Reserve at River Mouth
SASM 209 No. 1 Arawata Native Reserve - West Reserve Block
SASM 211 Cascade River Nohoanga
SASM 213 Barn Bay
SASM 214 Huruhuru Manu/Spoon River
SASM 215 Hautai
SASM 216 Ōtukoro Historic Reserve /Ōtukoro Iti, Kahurangi

SASM – T5 – Table for Rule SASM – R5 Temporary Events

SASM 1 Kahurangi Point
SASM 3 Whakapoai Native Reserve7B
SASM 17 No. 37 Kawatiri South Bank Native Reserve
SASM 34 Te Nikau Scenic Reserve
SASM 41 Kotorepi (Nine Mile)
SASM 55 Māwhera Burial Cave Site
SASM 67 Kōtukuwhakaoko/ArnoldRiver
SASM 81 Takataka Islands
SASM 84 Knoll Point
SASM 94 No. 30 Arahura Native Reserve
SASM 107 Island Hill/Raparapahoi
SASM 109 Pyramid Hill/Tumuaki Hill
SASM 110 Māhinapua
SASM 114 Tara o Tama
SASM 116 Mt Tūhua Maunga,
SASM 117 Waitaiki Catchment
SASM 121 Waitaiki Historic Reserve
SASM 127 Ulipa
SASM 130 Whataroa Native Reserves Secs 21

SASM 131 Ōkārito Lagoon
SASM 133 No.19 Ōkarito Native Reserve
SASM 135 Ōkārito (No. 18 Koamaru Native Reserve)
SASM 155 Hunts Beach Māori Reserve
SASM 157 No. 10 Makāwhio Native Reserve
SASM 158 No. 8 Makāwhio and No. 9 Makāwhio
SASM 162 Heretaniwha
SASM 165 No. 7 Mahitahi Beach Native Reserve
SASM 168 No. 4 Heretaniwha Native Reserve
SASM 169 No. 5 Mahitahi Native Reserve
SASM 170 Porangirangi to Mahitahi
SASM 205 No. 2 Waiatoto Native Reserve
SASM 207 Arawata Reserve at River Mouth
SASM 216 Ōtukoro Historic Reserve /Ōtukoro Iti, Kahurangi

SASM – T6 -Table for Rule SASM – R6 Earthworks Buildings and Structures

SASM 2 Whakapoai / Heaphy Māori Reserve
SASM 3 Whakapoai Native Reserve 7B
SASM 6 Karamea (Pā point)
SASM 7 No. 47 Kongahu Native Reserve
SASM 16 Tauranga Bay
SASM 17 No. 37 Kawatiri South Bank Native Reserve
SASM 18 No. 38 Kawatiri North Bank Native Reserve
SASM 19 Ōkari
SASM 21 No. 46 Oweka Native Reserve
SASM 23 No. 45 Watarakau Native Reserve
SASM 25 Tiroroa
SASM 27 Fox River
SASM 28 Te Ana Matuku
SASM 29 Pahautane Beach
SASM 33 Pakiroa Beach
SASM 34 Te Nikau Scenic Reserve
SASM 38 Kararoa
SASM 41 Kotorepi (Nine Mile)
SASM 49 Kōtukuwhakaoko River Mouth
SASM 50 Aromahana
SASM 54 Motutapu
SASM 55 Māwhera Burial Cave Site
SASM 56 Māwhera Pā 1 Pā site, Kāinga
SASM 60 Māwhera Kāinga Kāin
SASM 64 Blaketown Part Reserve
SASM 66 No. 33 Kaiata Native Reserve
SASM 71 Taramakau
SASM 72 Taramakau ngutuawa
SASM 74 Lake Haupiri Nohoanga
SASM 76 Taramakau Pā
SASM 77 Kōtukuwhakaoko (Moana) Nohoanga
SASM 78 Lady Lake Nohoanga
SASM 80 Pah Point
SASM 81 Takataka Islands
SASM 84 Knoll Point
SASM 88 Timuaki Pā
SASM 101 Hokitka Pā
SASM 102 No.24 Hokitika Native Reserve
SASM 110 Māhinapua
SASM 121 Waitaiki Historic Reserve
SASM 127 Ulipa

SASM 130 Whataroa Native Reserves Secs 21
SASM 133 No.19 Ōkarito Native Reserve
SASM 135 Ōkarito (No. 18 Koamaru Native Reserve)
SASM 144 Karangarua Lagoon
SASM 149 No.12 Manakaiaua Native Reserve
SASM 150 Hunts Beach Kāinga
SASM 155 Hunts Beach Māori Reserve
SASM 157 No. 10 Makāwhio Native Reserve
SASM 158 No. 8 Makāwhio and No. 9 Makāwhio
SASM 162 Heretaniwha
SASM 163 Māori Beach Kāinga
SASM 165 No. 7 Mahitahi Beach Native Reserve
SASM 168 No. 4 Heretaniwha Native Reserve
SASM 169 No. 5 Mahitahi Native Reserve
SASM 170 Porangirangi to Mahitahi Kāinga
SASM 171 Mahitahi River Nohoanga Nohoanga
SASM 173 Mahitahi River Māori Reserve
SASM 175 No.6 Mahitahi - Silent File Wāhi tapu
SASM 176 Mahitahi Reserve Lot 1-3 DP346435
SASM 179 No. 6 Mahitahi Reserve Māori Reserve
SASM 180 No. 3 Paringa Native Reserve
SASM 181 Paringa River Reserve -Rural Section 727A
SASM 182 Paringa River Reserve - Lot1 DP 3785
SASM 185 Lake Moeraki Reserve Māori Reserve, Mahinga kai
SASM 190 Waita River Kāinga, Urupā, Mahinga kai
SASM 193 Awarua/Haast River South Bank
SASM 199 Mussel Point - Silent File Wāhi tapu
SASM 205 No. 2 Waiatoto Native Reserve
SASM 206 Arawata Beach Reserve Māori Reserve
SASM 207 Arawata Reserve at River Mouth
SASM 209 No. 1 Arawata Native Reserve - West Reserve Block
SASM 211 Cascade River Nohoanga Nohoanga, Mahinga kai
SASM 213 Barn Bay Kāinga, Urupā
SASM 214 Huruhuru Manu/Spoon River Traditional nohoanga, Mahinga kai
SASM 215 Hautai Kāinga, Mahinga kai
SASM 216 Ōtukoro Historic Reserve /Ōtukoro Iti, Kahurangi
SASM 220 Makarore & Tiore Pātea

SASM – T7 – Ancestral Maunga – Table for Rule SASM - R6, SASM - R12, SASM – R13, SASM – R14 and SASM R-18

SASM 107 Island Hill/Raparapahoi
SASM 109 Pyramid Hill/Tumuaki Hill
SASM 114 Tara o Tama
SASM 116 Mt Tūhua Maunga,
SASM 117 Waitaiki Catchment
SASM 142 Pawaiuru/Malcolms Knob
SASM 146 Puketahi - The Sugar Loaf
SASM 155 Hunts Beach Māori Reserve
SASM 156 Te Puku o te Wairapa
SASM 159 Tikitiki o Rehua
SASM 162 Heretaniwha

SASM – T8 -Table for Rule SASM – R9 Maintenance, Repair and Upgrading of Network Utility Structures

SASM 10 Kawatiri Pā
SASM 12 Kawatiri Town Reserve

SASM 15 No. 42 Kawatiri (Township) Native Reserve
SASM 31 Punakaiki Area
SASM 56 Māwhera Pā 1
SASM 57 Māwhera Gardens
SASM 58 Greymouth Railway Land
SASM 59 Māwhera Pā 2
SASM 60 Māwhera
SASM 61 Victoria Park
SASM 62 No 31. Māwhera Native Reserve
SASM 63 No. 32 Nga Moana e Rua Native Reserve
SASM 94 No. 30 Arahura Native Reserve
SASM 96 Taramakau River
SASM 104 Kawhaka Creek Catchment
SASM 112 Arahura River at Tūhua
SASM 117 Waitaiki Catchment
SASM 121 Waitaiki Historic Reserve
SASM 197 Ōkuru

301. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

10.4 Submissions on Activities Requiring Resource Consent

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
SASM – R10 Maintenance, Repair and Upgrading of Network Utility Structures not meeting Permitted Activity standards			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.301	Support	Retain rule.
Buller District Council (S538)	S538.186	Support in part	Retain as notified.
Avery Brothers (S609)	S609.025	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.276</i>	<i>Oppose</i>	<i>Disallow</i>
Leonie Avery (S507)	S507.026	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.277</i>	<i>Oppose</i>	<i>Disallow</i>
Jared Avery (S508)	S508.026	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.278</i>	<i>Oppose</i>	<i>Disallow</i>
Kyle Avery (S509)	S509.026	Oppose	Delete.

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.279</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Bros (S510)	S510.026	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.280</i>	<i>Oppose</i>	<i>Disallow</i>
Bradshaw Farms (S511)	S511.026	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.281</i>	<i>Oppose</i>	<i>Disallow</i>
Paul Avery (S512)	S512.026	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.282</i>	<i>Oppose</i>	<i>Disallow</i>
Brett Avery (S513)	S513.026	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.283</i>	<i>Oppose</i>	<i>Disallow</i>
Misato Nomura (S151)	S151.003	Oppose in part	That R10 becomes a permitted activity instead of a controlled activity. With the written approval from the relevant Poutini Ngāi Tahu Rūnanga that is provided to the relevant District Council at least 10 working days prior to the activities commencing as per other permitted activities in this chapter.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.125, S620.126	Amend	Amend rule to include wording to make it clear that all sites in the complete/full Schedule Three apply to this rule
Westpower Limited (S547)	S547.234	Amend	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 <u>Energy Activities and Network Utility Buildings and Structures</u> , 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

			<u>limited to what is necessary for the work required."</u> (3) Amend item 4.," <u>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."</u> .
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.302</i>	<i>Oppose</i>	<i>Disallow</i>
Manawa Energy Limited (Manawa Energy) (S438)	S438.073	Support in part	Amend SASM – R10 as follows: Maintenance, Repair and Upgrading of Network Utility Structures Regionally Significant Infrastructure on or within Sites and Areas in Schedule Three – Sites and Areas of Significance to Māori where Permitted Activity Standards are not met Where: ... 2. The work is in an area that has previously been disturbed by the <network utility regionally significant infrastructure; and ...
SASM – R12 Earthworks, Buildings and Structures, including Demolition and Removal of Buildings and Structures not meeting Permitted standards			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.303	Support	Retain rule.
Buller District Council (S538)	S538.187	Support	Amend the performance standards of SASM-R12 to refer to SASM-R15 instead of SASM-R14 otherwise - Retain as notified.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.300</i>	<i>Support</i>	<i>Allow</i>
William McLaughlin (S567)	S567.163	Amend	Amend 2. This is not Mineral Extraction subject to Rule SASM - R14 <u>R15</u> ; and
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.295</i>	<i>Support</i>	<i>Allow</i>
Chris & Jan Coll (S558)	S558.080	Amend	Amend 2. This is not Mineral Extraction subject to Rule SASM - R14 <u>R15</u> ; and
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.297</i>	<i>Support</i>	<i>Allow</i>
Chris J Coll Surveying Limited (S566)	S566.080	Amend	Amend 2. This is not Mineral Extraction subject to Rule SASM - R14 <u>R15</u> ; and

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.298</i>	<i>Support</i>	<i>Allow</i>
Laura Coll McLaughlin (S574)	S574.080	Amend	Amend 2. This is not Mineral Extraction subject to Rule SASM - R14 <u>R15</u> ; and
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.299</i>	<i>Support</i>	<i>Allow</i>
Avery Brothers (S609)	S609.027	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.293</i>	<i>Oppose</i>	<i>Disallow</i>
Leonie Avery (S507)	S507.028	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.680</i>	<i>Oppose</i>	<i>Disallow</i>
Jared Avery (S508)	S508.028	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.681</i>	<i>Oppose</i>	<i>Disallow</i>
Kyle Avery (S509)	S509.028	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.682</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Bros (S510)	S510.028	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.683</i>	<i>Oppose</i>	<i>Disallow</i>
Bradshaw Farms (S511)	S511.028	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.685</i>	<i>Oppose</i>	<i>Disallow</i>
Paul Avery (S512)	S512.028	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.687</i>	<i>Oppose</i>	<i>Disallow</i>
Brett Avery (S513)	S513.028	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.688</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Grey District Council (S608)	S608.032	Amend	Remove rule.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.294</i>	<i>Oppose</i>	<i>Disallow</i>
Steve Croasdale (S516)	S516.025	Amend	Amend to Controlled or Restricted Discretionary.
Westpower Limited (S547)	S547.236	Oppose	Delete and Develop one rule to provide for all energy activities.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.296</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.129	Amend	Amend Rule SASM-R12 as follows:1. No earthworks or structures are located on the upper slopes, ridgelines or peaks of ancestral maunga identified in <u>Table SASM-R6B below Category Toru (3) in Schedule Three.</u> 2. This is not Mineral Extraction subject to Rule SASM - R154; and 3. This will not result in the destruction of a Site or Area of significance to Māori listed in Schedule Three. <u>Insert Table SASM-R6B</u>
Westpower Limited (S547)	S547.240	Amend	Amend: Notification: Applications for earthworks on ... notified to the relevant Ngāi Tahu Rūnanga <u>alone,</u> and no other party will be notified.
SASM – R13 Maintenance, Repair, Upgrade and New Network Utility Structures not meeting Permitted or Controlled Activity standards			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.304	Support	Retain rule.
Buller District Council	S538.188	Support	Retain as notified.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.303</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Brothers (S609)	S609.028	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.304</i>	<i>Oppose</i>	<i>Disallow</i>

Leonie Avery (S507)	S507.029	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.696</i>	<i>Oppose</i>	<i>Disallow</i>
Jared Avery (S508)	S508.029	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.698</i>	<i>Oppose</i>	<i>Disallow</i>
Kyle Avery (S509)	S509.029	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.700</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Bros (S510)	S510.029	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.702</i>	<i>Oppose</i>	<i>Disallow</i>
Bradshaw Farms (S511)	S511.029	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.704</i>	<i>Oppose</i>	<i>Disallow</i>
Paul Avery (S512)	S512.029	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.708</i>	<i>Oppose</i>	<i>Disallow</i>
Brett Avery (S513)	S513.029	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.712</i>	<i>Oppose</i>	<i>Disallow</i>
Steve Croasdale (S516)	S516.026	Amend	Amend to Controlled or Restricted Discretionary.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.305</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.241	Oppose	Delete and Develop one rule to provide for all energy activities.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.301</i>	<i>Oppose</i>	<i>Disallow</i>

Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.130	Amend	Amend Rule SASM-R13 as follows: 1. There are not new structures on the upper slopes, ridgelines or peaks of ancestral maunga identified in <u>Table SASM-R6B below Category Toru in Schedule Three Insert Table SASM-R6B</u>
Westpower Limited (S547)	S547.242	Amend	Amend heading: SASM-R13 Maintenance, Repair, Upgrading of <u>Energy Activities and Network Utility Buildings and Structures, including associated Earthworks and Vegetation Clearance</u> , on or within ... Controlled Activity Standards.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.691</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.243	Amend	Amend: Notification: Applications for earthworks on ... notified to the relevant Ngāi Tahu Rūnanga <u>alone</u> , and no other party will be notified.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.693</i>	<i>Oppose</i>	<i>Disallow</i>
SASM R14 Grazing, Indigenous Vegetation Clearance and Temporary Events not meeting Permitted Activity Standards			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.305	Support	Retain rule.
Buller District Council (S538)	S538.189	Support	Retain as notified.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.321</i>	<i>Support</i>	<i>Allow</i>
Grey District Council (S608)	S608.033	Amend	Remove rule.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.013</i>	<i>Oppose</i>	<i>Disallow</i>
Leonie Avery (S507)	S507.030	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.307</i>	<i>Oppose</i>	<i>Disallow</i>
Jared Avery (S508)	S508.030	Oppose	Delete.

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.309</i>	<i>Oppose</i>	<i>Disallow</i>
Kyle Avery (S509)	S509.030	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.311</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Bros (S510)	S510.030	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.313</i>	<i>Oppose</i>	<i>Disallow</i>
Bradshaw Farms (S511)	S511.030	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.315</i>	<i>Oppose</i>	<i>Disallow</i>
Paul Avery (S512)	S512.030	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.317</i>	<i>Oppose</i>	<i>Disallow</i>
Brett Avery (S513)	S513.030	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.319</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Brothers (S609)	<i>S609.029</i>	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.695</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.244	Oppose	Delete and Develop one rule to provide for all energy activities.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.306</i>	<i>Oppose</i>	<i>Disallow</i>
Westpower Limited (S547)	S547.245	Amend	(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 Ngāi Tahu Rūnanga <u>alone</u> , and no other party will be notified."

SASM – R15 Mineral Extraction by other than by Poutini Ngāi Tahu in SASM			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.306	Support	Retain rule.
Buller District Council (S538)	S538.190	Support	Retain as notified.
Grey District Council (S608)	S608.034	Amend	Remove rule.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.326</i>	<i>Oppose</i>	<i>Disallow</i>
Steve Croasdale (S516)	S516.027	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.329</i>	<i>Oppose</i>	<i>Disallow</i>
Leonie Avery (S507)	S507.031	Oppose	Delete.
Jared Avery (S508)	S508.031	Oppose	Delete.
Kyle Avery (S509)	S509.031	Oppose	Delete.
Avery Bros (S510)	S510.031	Oppose	Delete.
Bradshaw Farms (S511)	S511.031	Oppose	Delete.
Paul Avery (S512)	S512.031	Oppose	Delete.
Brett Avery (S513)	S513.031	Oppose	Delete.
Avery Brothers (S609)	S609.030	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.323</i>	<i>Oppose</i>	<i>Disallow</i>
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.047	Amend	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 <u>Restricted Discretionary</u> , with discretion restricted to the protection of the specific values associated with the SASM under Schedule 3.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.322</i>	<i>Oppose in part</i>	<i>Disallow in part</i>
TiGa Minerals and Metals Limited (S493)	S493.043	Amend	Amend activity status: SASM - R15 Mineral Extraction by other than by Poutini Ngāi Tahu in Sites and Areas of Significance to Māori Activity Status Non-complying <u>Restricted</u>

			<u>Discretionary</u> , with discretion restricted to the protection of the specific values associated with the SASM under Schedule 3.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	FS41.324	<i>Oppose in part</i>	<i>Disallow in part</i>
Birchfield Coal Mines Ltd (S601)	S601.031	Amend	Activity Status Non-Complying <u>Discretionary</u>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	FS41.324	<i>Support</i>	<i>Allow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.396	Amend	Change Activity Status from Non-complying to Discretionary
Minerals West Coast (S569)	S569.023	Amend	Amend activity status to <u>discretionary</u>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	FS41.328	<i>Support</i>	<i>Allow</i>
Steve Croasdale (S516)	S516.028	Amend	Alternative relief: Amend to <u>Discretionary</u> .
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	FS41.328	<i>Support</i>	<i>Allow</i>
New Zealand Coal & Carbon Limited (S472)	S472.012	Oppose in part	Change the activity status of these rules from Non- Complying to Discretionary.
Straterra (S536)	S536.006	Oppose	Provide for a Discretionary Activity rather than non-complying
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	FS41.331	<i>Support in part</i>	<i>Allow in part</i>
Straterra (S536)	S536.045	Amend	Change the activity status of this rule (SASM – R15) from Non- Complying to Discretionary.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	FS41.266	<i>Support</i>	<i>Allow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o	S620.131	Amend	Mineral Extraction by other than by Poutini Ngāi Tahu in Sites and Areas of

Ngāti Waewae, Te Rūnanga o Makaawhio (S620)			Significance to Māori in Schedule Three.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.397	Amend	Retain the requirement for notification to the relevant Poutini Ngāi Tahu rūnanga
Bill Baxter (S210)	S210.003	Oppose	Opposes restrictions on planting of trees, goldmining (SASM R14 and SASM R15)
SASM R16 Plantation forestry or planting of shelterbelts or woodlots on SASM			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.307	Support	Retain rule.
Buller District Council (S538)	S538.191	Support	Retain as notified.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.132	Support	Retain as changed by the minor amendment process
Avery Brothers (S609)	S609.031	Oppose	Delete
Steve Croasdale (S516)	S516.029	Amend	Delete
Leonie Avery (S507)	S507.032	Oppose	Delete
Jared Avery (S508)	S508.032	Oppose	Delete
Kyle Avery (S509)	S509.032	Oppose	Delete
Avery Bros (S510)	S510.032	Oppose	Delete.
Bradshaw Farms (S511)	S511.032	Oppose	Delete.
Paul Avery (S512)	S512.032	Oppose	Delete.
Brett Avery (S513)	S513.032	Oppose	Delete.
Steve Croasdale (S516)	S516.030	Amend	Alternative relief: Amend to Discretionary.
William McLaughlin (S567)	S567.164	Amend	Amend status to Discretionary.
Chris & Jan Coll (S558)	S558.081	Amend	Amend status to Discretionary.
Chris J Coll Surveying Limited (S566)	S566.081	Amend	Amend status to Discretionary.
Bill Baxter (S210)	S210.003	Oppose	Opposes restrictions on planting of trees, goldmining (SASM R14 and SASM R15)
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.373</i>	<i>Oppose</i>	<i>Disallow</i>

Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.405	Amend	Amend rule SASM-R16 so that it does not apply to amenity plantings.
Federated Farmers of New Zealand (S524)	S524.056	Amend	Remove 'shelter belts' from SASM-R16
SASM – R17 Landfills, waste disposal facilities, new crematoria, hazardous facilities, intensive indoor primary production, wastewater treatment plants and wastewater disposal facilities, on or within 50m of sites and areas in Schedule Three			
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.308	Support	Retain rule.
Buller District Council (S538)	S538.192	Support	Retain as notified.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.133	Support	Retain as changed by the minor amendment process
Kirsty Henderson (S125)	S125.011	Oppose	Remove the ability for Iwi to stop reasonable development on grounds of not allowing any changes to or new wastewater disposal.
Grey District Council (S608)	S608.035	Amend	Remove rule.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.332</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Brothers (S609)	S609.032	Oppose	Delete
Leonie Avery (S507)	S507.033	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.686</i>	<i>Oppose</i>	<i>Disallow</i>
Jared Avery (S508)	S508.033	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.688</i>	<i>Oppose</i>	<i>Disallow</i>
Kyle Avery (S509)	S509.033	Oppose	Delete
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.690</i>	<i>Oppose</i>	<i>Disallow</i>

Avery Bros (S510)	S510.033	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.692</i>	<i>Oppose</i>	<i>Disallow</i>
Bradshaw Farms (S511)	S511.033	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.694</i>	<i>Oppose</i>	<i>Disallow</i>
Paul Avery (S512)	S512.033	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.697</i>	<i>Oppose</i>	<i>Disallow</i>
Brett Avery (S513)	S513.033	Oppose	Delete.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.699</i>	<i>Oppose</i>	<i>Disallow</i>
William McLaughlin (S567)	S567.166	Amend	Amend status to Discretionary.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.684</i>	<i>Oppose</i>	<i>Disallow</i>
Chris & Jan Coll (S558)	S558.083	Amend	Amend status to Discretionary.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.701</i>	<i>Oppose</i>	<i>Disallow</i>
Chris J Coll Surveying Limited (S566)	S566.083	Amend	Amend status to Discretionary.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.703</i>	<i>Oppose</i>	<i>Disallow</i>
Horticulture New Zealand (S486)	S486.027	Oppose in part	Amend SASM-R17 by deleting 'hazardous facilities' and replacing with 'major hazard facility' and define as sought above.
<i>BP Oil NZ Ltd, Mobil Oil NZ Ltd, Z Energy Ltd</i>	<i>FS64.002</i>	<i>Support</i>	<i>Allow</i>
Federated Farmers of New Zealand (S524)	S524.057	Oppose in part	Amend SASM-R17 by deleting hazardous facilities and replacing with 'major hazard facility' and define as sought above

<i>BP Oil NZ Ltd, Mobil Oil NZ Ltd, Z Energy Ltd</i>	<i>FS64.003</i>	<i>Support</i>	<i>Allow</i>
<i>Horticulture New Zealand</i>	<i>FS55.26</i>	<i>Support</i>	<i>Allow</i>
SASM – R18 Earthworks, Buildings or Structures on the Upper Slopes, Ridgelines or Peaks of Ancestral Maunga			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.134	Support	Retain as changed by the minor amendment process
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.309	Support	Retain rule.
Buller District Council (S538)	S538.193	Support	Retain as notified.
Grey District Council (S608)	S608.036	Amend	Remove Rule
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.333</i>	<i>Oppose</i>	<i>Disallow</i>
Straterra (S536)	S536.007	Oppose	Provide for a Discretionary Activity rather than non-complying
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.333</i>	<i>Oppose</i>	<i>Disallow</i>

Analysis

SASM – R10

302. Te Mana Ora (S190.301) and Buller District Council (S538.186) support the rule. This support is noted.
303. Avery Brothers (S609.025), Leonie Avery (S507.026), Jared Avery (S508.026), Kyle Avery (S509.026), Bradshaw Farms (S511.026) Avery Bros (S510.026), Paul Avery (S512.026) and Brett Avery (S513.026) seek that the rule be deleted. The submitters provide no reasons for the rule to be deleted. I do not support these submissions. Section 6 of the RMA requires protection of SASM as part of historic heritage and the relationship of Māori with their sites and taonga as matters of national importance. A Controlled Activity for activities that could have adverse effect on these values is not an unreasonable restriction in light of that mandate. Indeed when I compare this rule to the historic heritage provisions, equivalent activities would require a Restricted Discretionary or Discretionary Activity consent.
304. Misato Nomura (S151.003) seeks that it become a Permitted Activity subject to approval by the relevant rūnanga. This submitter is concerned that with the lack of a Permitted Baseline, the Council would need to seek input from the rūnanga around the appropriateness of the activity, and therefore it would be more efficient to have a Permitted Rule in the same way as SASM – R1 – SASM – R6 with a certification requirement by the rūnanga. I do not support this submission. While I understand the

efficiency argument from the submitter, the mechanics of the Permitted Rules mean that if the rūnanga are unable to certify that there will be no adverse cultural effects, the activity becomes a Discretionary Activity. The rūnanga is not the consent authority and has no authority or basis to require conditions around a Permitted Activity.

305. In the case of Rule SASM – R10, the intention of a Controlled Activity is to provide certainty to the network utility operator that consent will be granted, but to also ensure that appropriate assessment and conditions are able to be placed on the activity.
306. Ngāi Tahu (S620.125, S620.126) seeks that the rule be amended to include wording to make it clear that all sites in the complete Schedule Three apply to this rule. I support this submission and propose an advice note is added to the rule to make this clear.
307. Westpower Limited (S547.234) seeks that the rule be amended to refer to energy activities, include the word “buildings” alongside “structures”. I do not support this submission. In relation to energy activities, my position is as per other submissions seeking this amendment. In relation to the addition of the word building, the definition of structures includes buildings so I consider this unnecessary.
308. The submission also seeks to delete standard a, which specifies a maximum volume and area of earthworks. In relation to vegetation clearance and earthworks associated with the activity, currently the rule specifies the amount of earthworks in order to restrict the potential adverse effects on the cultural values of the site. I do not consider that allowing an unrestricted level of earthworks or vegetation clearance on sites that have been identified as having cultural values that could be adversely affected by earthworks or vegetation clearance would be appropriate for a Controlled Activity – where consent must be granted, as this could have adverse effects on aspects such as archaeology, or on other cultural values of the site.
309. Manawa Energy (S438.073) seeks that the term “Network Utility Structures” is replaced with “Regionally Significant Infrastructure”. I do not support this submission for similar reasons to that which I outlined in relation to the submission on Rule SASM – R9. The most common infrastructure types within SASM that have development are roads, telecommunication and electricity lines. In the case of local roads, and utilities such as household connections to telecommunications and electricity lines, these are not included in the definition of Regionally Significant Infrastructure, and therefore to delete the reference to network utility structures would defeat the purpose of the rule, which aims to provide landowners with a degree of certainty that necessary work to support their local infrastructure and connections can occur.
310. In terms of Regionally Significant Infrastructure (RSI) that is located in SASM, but not included in the definition of network utilities from my review of the SASM sites affected by this rule I was not able to identify RSI within an SASM not covered by the definition of network utilities. Based on this analysis I do not see any merit in amending the rule.

SASM – R12 Earthworks, Buildings and Structures, including Demolition and Removal of Buildings and Structures not meeting Permitted standards

311. Te Mana Ora (S190.303) and Buller District Council (S538.187) support this rule. This support is noted.
312. Buller District Council (S538.187), William McLaughlin (S567.163), Chris & Jan Coll (S558.080), Chris J Coll Surveying Limited (S566.080) and Laura Coll McLaughlin (S574.163) seek to correct the rule title so it refers to Rule SASM – R15 rather than the incorrect reference to Rule SASM – R14. I support this correction of an error.
313. Avery Brothers (S609.027), Leonie Avery (S507.028), Jared Avery (S508.028), Kyle Avery (S509.028), Avery Bros (S510.028), Bradshaw Farms (S511.028), Paul Avery (S512.028) and Brett Avery (S513.028) seek that the rule be deleted. I do not support these submissions. There are no reasons provided for the opposition other than that they consider the rule to be too restrictive. I do not agree. Steve Croasdale (S516.025) seeks that the rule be amended to Controlled or Restricted Activity. I do not support this submission. I have compared equivalent activities within areas of historic heritage in the Historic Heritage Chapter. Most earthworks within a historic heritage area or that affect a Historic Heritage item are a Discretionary Activity also. In this regard there is good plan consistency. I also consider this level of restriction appropriate to the protective directions in Section 6 around historic heritage.

314. Grey District Council (S608.027) seeks the rule's deletion as they consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I consider that Section 6 of the RMA requires that action is taken to identify and protect SASM and that this requires rules in the Plan. I do not support this submission.
315. Westpower Limited (S547.236) seeks that the rule be deleted and one rule be developed to provide for all energy activities. I do not support this submission. As I outline in relation to other submissions from Westpower, I do not support the inclusion of a separate rule for energy activities.
316. Ngāi Tahu (S620.129) seeks that the rule be redrafted to refer to the relevant table as created in response to the rule re-drafting for the Permitted Activities. I support this submission as it makes it clearer the rules that apply.
317. Westpower Limited (S547.240) seeks that the notification clause be amended so that it specifies that only Ngāi Tahu are notified. I support this submission in part, as I consider that the notification clause should be amended, as it is no longer lawful to have a Limited Notification clause. I do note however, that in some circumstances there could be other affected parties such as the Department of Conservation or HNZPT, so specifying that only Poutini Ngāi Tahu could ever be notified is inappropriate. I have addressed this issue previously in this report, and in the Natural Character of Waterbodies report and propose the following amended notification clause: When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu.

SASM – R13 Maintenance, Repair, Upgrade and New Network Utility Structures not meeting Permitted or Controlled Activity Standards.

318. Te Mana Ora (S190.304) and Buller District Council (S538.188) support this rule. This support is noted.
319. Avery Brothers (S609.028), Leonie Avery (S507.029), Jared Avery (S508.029), Kyle Avery (S509.029), Avery Bros (S510.029), Bradshaw Farms (S511.029), Paul Avery (S512.029) and Brett Avery (S513.029), seek that this rule should be deleted. Steve Croasdale (S516.026) seeks that this rule be amended to Controlled or Restricted Discretionary. I do not support these submissions. There are no reasons provided for the opposition other than that they consider the rule to be too restrictive. I do not agree. I consider this level of restriction appropriate to the protective directions in Section 6 around historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga. I note this rule is consistent with the approach to historic heritage, where the equivalent rule is also a Discretionary Activity.
320. Westpower Limited (S547.241) seeks that the rule be deleted and that one rule be developed to provide for all energy activities. I do not support the deletion of the rule for the reasons outlined above. I do not support the creation of separate specific rules for energy activities as I consider that these are appropriately managed within the rules alongside other network utilities.
321. Ngāi Tahu (S630.130) seeks that the rule is redrafted to refer to the table as created in response to the rule re-drafting for the Permitted Activities. I support this submission as it makes it clearer the rules that apply.
322. Westpower Limited (S547.242) seeks that the rule is amended so that it includes earthworks and vegetation clearance associated with energy activities and network utility buildings and structures. I do not support this submission. Earthworks and vegetation clearance can have significant adverse effects on the Poutini Ngāi Tahu values of these sites and I do not consider that it is appropriate that these different effect-generating activities are grouped together within this rule.
323. Westpower Limited (S547.243) seeks that the notification clause is amended to state that no other party will be notified. I support this submission in part, as I consider that the notification clause should be amended, as it is no longer lawful to have a Limited Notification clause. I do note however, that in some circumstances there could be other affected parties such as the Department of Conservation or HNZPT, so specifying that only Poutini Ngāi Tahu could ever be notified is inappropriate. I have addressed this

issue previously in this report, and in the Natural Character of Waterbodies report and propose the following amended notification clause: When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu.

SASM – R14 Grazing, Indigenous Vegetation Clearance and Temporary Events not meeting Permitted Activity Standards

324. Te Mana Ora (S190.305) and Buller District Council (S538.189) support this rule. This support is noted.
325. Grey District Council (S608.033) seeks the rule's deletion as they consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I consider that Section 6 of the RMA requires that action is taken to identify and protect SASM and that this requires rules in the Plan. I do not support this submission.
326. Leonie Avery (S507.030), Jared Avery (S508.030), Kyle Avery (S509.030), Avery Bros (S510.030), Bradshaw Farms (S511.030), Paul Avery (S512.030), Brett Avery (S513.030) and Avery Brothers (S609.029) seek that this rule be deleted. I do not support these submissions. There are no reasons provided for the opposition other than that they consider the rule to be too restrictive. I do not agree. I consider this level of restriction appropriate to the protective directions in Section 6 around historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.
327. Westpower Limited (S547.244) seeks that the rule be deleted and one rule be developed to provide for all energy activities. I do not support this submission. As I outline in relation to other submissions from Westpower, I do not support the inclusion of a separate rule for energy activities.
328. Westpower Limited (S547.245) seeks that the notification clause be amended so that it specifies that only Ngāi Tahu are notified. I support this submission in part, I consider that the notification clause should be amended, as it is no longer lawful to have a Limited Notification clause. I do note however, that in some circumstances there could be other affected parties such as the Department of Conservation or HNZPT, so specifying that only Poutini Ngāi Tahu could ever be notified is inappropriate. I have addressed this issue previously in this report, and in the Natural Character of Waterbodies report and propose the following amended notification clause: When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu.

SASM – R15 Mineral Extraction by other than by Poutini Ngāi Tahu in SASM

329. Te Mana Ora (S190.306) and Buller District Council (S538.190) support this rule. This support is noted. Grey District Council (S608.190) seeks the rule's deletion as they consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I consider that Section 6 of the RMA requires that action is taken to identify and protect SASM and that this requires rules in the Plan. I do not support this submission.
330. Steve Croasdale (S516.027), Leonie Avery (S507.031), Jared Avery (S508.031), Kyle Avery (S509.031), Avery Bros (S510.031), Bradshaw Farms (S511.031), Paul Avery (S512.031), Brett Avery (S513.031) and Avery Brothers (S609.031) seek that this rule is deleted. I do not support these submissions. There are no reasons provided for the opposition other than that they consider the rule to be too restrictive. I do not agree. I consider this level of restriction appropriate to the protective directions in Section 6 around historic heritage.
331. WMS Group (S599.047) and TiGa Minerals and Metals Limited (S493.043) seek that the activity status be amended to Restricted Discretionary. I support these submissions in part, in that Poutini Ngāi Tahu (SS620.396) have indicated that a Discretionary Activity (as for other types of earthworks) is a sufficient level of protection. Birchfield Coal Mines Ltd (S601.031), Minerals West Coast (S569.023), Steve Croasdale (S516.028), New Zealand Coal & Carbon Limited (S472.012) and Straterra (S536.006, S536.045) have also sought a Discretionary Activity. I support these submissions.

332. Ngāi Tahu (S620.131) seeks to correct an error in the title of the rule where the word "by" is repeated. I support this submission.
333. Ngāi Tahu (S620.397) seeks that the requirement for notification to the relevant Poutini Ngāi Tahu Rūnanga is retained. I support this submission in part. As worded the notification clause is ultra vires and I propose an amendment to correct this.
334. Bill Baxter (S210.003) opposes restrictions on the planting of trees and goldmining in SASM. This submitter is concerned about the impacts of SASM 104 (Kawhaka Creek Catchment) on his property. I note that submission point S620.349 of Ngāi Tahu's submission seeks to amend this SASM so that it only applies to the riverbed, not the whole catchment and this is likely to address Mr Baxter's concern. I therefore support this submission in part, in that the property in concern is now largely unaffected by SASM. I do not recommend any amendment to the rules based on this submission.

SASM R16 Plantation forestry or planting of shelterbelts or woodlots on SASM

335. Te Mana Ora (S190.307) and Buller District Council (S538.191) support this rule. Ngāi Tahu support the rule as currently worded as a result of a minor amendment process that was undertaken to the wording of Rules SASM – R15 – R18.
336. Avery Brothers (S609.031), Steve Croasdale (S516. 029), Leonie Avery (S507031), Jared Avery (S508031), Kyle Avery (S509031), Avery Bros (S510031), Bradshaw Farms (S511031), Paul Avery (S512031) and Brett Avery (S513031) seek that the rule be deleted. I do not support these submissions. There are no reasons provided for the opposition other than that they consider the rule to be too restrictive. I do not agree. In the case of plantation forestry and woodlot activities, these involve a range of activities with the potential to impact significantly on the values of SASM. While the planting of trees could be considered relatively minor in its effects, these types of trees are intended to be cut down and harvested. In the case of plantation forestry - which is the most impactful, this can involve significant earthworks to create roads, landings, forestry quarrying, deposition of spoil, and then adverse effects of the harvest itself. Where cable hauling is undertaken this can involve dragging the butts of the logs across the ground disturbing the soil, where it is ground based then tracking and machinery movement will disturb the soil and potentially subsoil. In addition the normal practice of clearfelling results in large areas of land exposed at one time which can exacerbate erosion and landslides. These activities are similar, though lesser in scale, in the case of woodlots. I consider these are inappropriate activities on SASM and incompatible with protecting their values. I note that as a District Plan rule, existing use rights for any existing plantation forestry or woodlots applies, although I am not aware of any specific woodlots or plantation forestry that occurs in any SASM.
337. Steve Croasdale (S516.030), William McLaughlin (S567.164), Chris & Jan Coll (S558.081) and Chris J Coll Surveying Limited (S566.081) seek that the activity be amended to Discretionary. For the reasons outlined above I do not support these submissions.
338. Bill Baxter (S210.003) opposes restrictions on the planting of trees and goldmining in SASM. This submitter is concerned about the impacts of SASM 104 (Kawhaka Creek Catchment) on his property. I note that submission point S620.349 of Ngāi Tahu's submission seeks to amend this SASM so that it only applies to the riverbed, not the whole catchment and this is likely to address Mr Baxter's concern. I therefore support this submission in part, in that the property in concern is now largely unaffected by SASM. I do not recommend any amendment to the rules based on this submission.
339. Ngāi Tahu (S620.405) seek that the rule be amended so it is clear it does not apply to amenity plantings. I support this and consider the main area where amenity plantings could be caught is in relation to "shelterbelts". Federated Farmers of New Zealand (S524.056) seek that "shelterbelts" be removed from this rule. I support this submission. I note that the relevant policy (P10) does not refer to shelterbelts, and that they are an inherently different activity to forestry and woodlots. In their submission, Federated Farmers note that shelterbelts are a common practice on farm and provide on farm benefits in terms of animal welfare, seasonal food and shelter for indigenous fauna. I consider shelterbelts can also be planted for amenity reasons (e.g. to provide a wind break for residential dwellings on large lots). I also consider that their likely impacts on SASM are relatively low and do not warrant the level of restriction provided in the Plan.

SASM – R17 Landfills, waste disposal facilities, new crematoria, hazardous facilities, intensive indoor primary production, wastewater treatment plants and wastewater disposal facilities, on or within 50m of sites and areas in Schedule Three

340. Te Mana Ora (S190.308), Buller District Council (S538.192) and Ngāi Tahu (S620.133) support this rule, this support is noted.
341. Kirsty Henderson (S125.011) opposes this rule as she is concerned that it will stop changes to on-site wastewater disposal systems. I support this submission in part. I consider the inclusion of a definition, as recommended, that makes it clear that it is municipal wastewater systems that are the focus of the rule, not domestic systems, addresses this submitter's concern.
342. Grey District Council (S608.035) seeks the rule's deletion as they consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I consider that Section 6 of the RMA requires that action is taken to identify and protect SASM and that his requires rules in the Plan. I do not support this submission.
343. Avery Brothers (S609.032), Leonie Avery (S507.032), Jared Avery (S508.032), Kyle Avery (S509.032), Avery Bros (S510.032), Bradshaw Farms (S511.032), Paul Avery (S512.032) and Brett Avery (S513.032) seek that the rule be deleted. I do not support these submissions. These activities represent some of the most offensive from a Māori cultural perspective and are incompatible with retaining the values of most if not all SASM. In addition they often involve very significant earthworks, discharges, and other associated activities that would have inherent adverse physical effects on SASM.
344. William McLaughlin (S567.166), Chris & Jan Coll (S558.083) and Chris J Coll Surveying Limited (S566.083) seek that these activities be discretionary activities. With the definitions I propose that clarify the scale of the activities, I consider this to be inappropriate and do not support these submissions, for the reasons outlined in the paragraph above.
345. Horticulture New Zealand (S486.027) and Federated Farmers of New Zealand (S524) seek that the rule refer to "major hazard facilities" rather than the wider term of hazardous facilities. I do not support these submissions. There are a range of hazardous facilities, that would be inappropriate within a SASM site. These are not major hazard facilities, but still have potential or actual adverse effects on cultural and historical values. I consider the definition of hazardous facilities as relates to this rule is helpful in clarifying that this does not include some of the types of activities that may be of concern to these two submitters.

SASM – R18 Earthworks, Buildings or Structures on the Upper Slopes, Ridgelines or Peaks of Ancestral Maunga

346. Ngāi Tahu (S620.134), Te Mana Ora (S190.309) and Buller District Council (S538.193) support this rule. This support is noted.
347. Grey District Council (S608.036) seeks the rule's deletion as they consider a non-regulatory approach to SASM should be taken and oppose the inclusion of this rule on that basis. I consider that Section 6 of the RMA requires that action is taken to identify and protect SASM and that his requires rules in the Plan. I do not support this submission.
348. Straterra (S536.007) seeks this be a Discretionary rather than Non-complying activity. I do not support this submission. Poutini Ngāi Tahu consider the "ancestral maunga" as a formative part of their heritage and identity. They have very high cultural values and are part of the creation stories of the hapū. They are some of the most important taonga to Poutini Ngāi Tahu and earthworks and buildings on their upper slopes are considered desecration of their values. I consider that to meet the direction of Section 6 of the RMA and to provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, of which maunga are very significant, a non-complying activity status is appropriate.

Recommendations

349. That the following amendments be made to the Plan:

**SASM – R10 Maintenance, Repair and Upgrading of Network Utility Structures on or within Sites and Areas in Schedule Three Sites and Areas of Significance to Māori where Permitted Activity standards are not met
Activity Status Controlled**

Where:

1. Notice of works is provided to the relevant Poutini Ngāi Tahu Rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio, 10 working days prior to any earthworks commencing; and...

Advice Note: This rule applies to all Sites and Areas of Significance to Māori other than those within Table SASM – T8

SASM – R12 Earthworks, Buildings and Structures, including Demolition and Removal of Buildings and Structures on or within Sites and Areas in Schedule Three Sites and Areas of Significance to Māori not meeting Permitted Activity Standards

Activity Status Discretionary

Where:

1. No earthworks or structures are located on the upper slopes, ridgelines or peaks of ancestral maunga identified in ~~Category Toru (3) in Schedule Three Table SASM – R7;~~
2. This is not Mineral Extraction subject to Rule SASM - R145; and
3. This will not result in the destruction of a Site or Area of Significance to Māori.

~~Notification: Applications for earthworks on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu Rūnanga. When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu~~

SASM - R13 Maintenance, Repair, Upgrade and New Network Utility Structures on or within Sites and Areas of Significance to Māori in Schedule Three not meeting Controlled Activity Standards

Activity Status Discretionary

Where:

1. There are no new structures on the upper slopes, ridgelines or peaks of ancestral maunga identified in ~~Category Toru (3) in Schedule Three Table SASM – T7~~

~~Notification: Applications for earthworks on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu Rūnanga. When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu~~

SASM - R14 Grazing, Indigenous Vegetation Clearance and Temporary Events on Sites and Areas of Significance to Māori in Schedule Three not meeting Permitted Activity Standards

Activity Status Discretionary

~~Notification: Applications for earthworks on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu Rūnanga. When making~~

notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu

SASM - R15 Mineral Extraction by other than by Poutini Ngāi Tahu in Sites and Areas of Significance to Māori

Activity Status ~~Non-complying~~ Discretionary

Where:

1. This occurs in any RURZ - Rural Zone, OSRZ - Open Space and Recreation Zone, SPZ - Special Zone or INZ - Industrial Zone.

~~Notification: Applications for earthworks on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu Rūnanga~~ When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu.

SASM - R16 ~~Plantation forestry or planting of shelterbelts or woodlots on land in Schedule Three - Sites and Areas of Significance to Māori~~

Activity Status Non-complying

Where:

1. This occurs in any RURZ - Rural Zone, OSRZ - Open Space and Recreation Zone, SPZ - Special Zone or INZ - Industrial Zone.

~~Notification: Applications for earthworks on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu Rūnanga~~ When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu.

Advice Note: Plantation Forestry, ~~shelterbelts~~ and woodlots in the RESZ - Residential Zones and COMZ - Commercial and Mixed Use Zones are not regulated by this rule. Refer relevant zone rules, and the NES - Plantation Forestry for the status of these activities in these areas

SASM - R17 ~~Landfills, waste disposal facilities, new crematoria, hazardous facilities, intensive indoor primary production, wastewater treatment plants and wastewater disposal facilities, on or within 50m of sites and areas in Schedule Three - Sites and Areas of Significance to Māori~~

Activity Status Non-complying

Where:

1. This occurs in any RURZ - Rural Zone, OSRZ - Open Space and Recreation Zone, SPZ - Special Zone or INZ - Industrial Zone.

~~Notification: Applications for earthworks on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu Rūnanga~~ When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu.

SASM - R18 Earthworks, Buildings or Structures on the Upper Slopes, Ridgelines or Peaks of Ancestral Maunga ~~listed in Schedule Three - Sites and Areas of Significance to Māori~~ Table SASM - T7 not meeting Permitted, Controlled, Restricted Discretionary or Discretionary Activity Standards

Activity Status Non-complying

Where:

1. This occurs in any RURZ - Rural Zone, OSRZ - Open Space and Recreation Zone, SPZ - Special Zone or INZ - Industrial Zone.

Notification: Applications for earthworks on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu Rūnanga. When making notification decisions in relation to this rule, the Council will be informed by advice from Poutini Ngāi Tahu.

350. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

11.0 Submissions on Schedule Four and Associated Planning Maps

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Schedule Three as a Whole			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.312	Support	Retain as notified unless specific changes requested below for each SASM site and rule. We are seeking a separate table is created for each rule and is inserted within that relevant rule. The SASM rule tables are attached to this submission as Appendix three . A copy of the revised Schedule 3 is attached to this submission in Appendix four.
Paul Heal (S133)	S133.001	Oppose	Removal of any SASM rules and appellations to all land/sections that have been legally purchased from the local Iwi located in a town within the past 50 years.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.360</i>	<i>Oppose</i>	<i>Disallow</i>
Julian Hall	S400.001	Oppose	Make provision for exemption under the Plan for all properties that have been willingly sold by the Mawhera Incorporation, and directly or indirectly associated entities, within the last five years, and that have also now been identified under the Te Tai O Poutini Draft Plan as Sites and Areas of Significance to Māori. This provision should apply especially to land that the Mawhera Incorporation, and directly or indirectly associated entities, have had moved from the Māori Land Register to the General Land Register.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.172</i>	<i>Oppose</i>	<i>Disallow</i>
Nicola Hall	S404.001	Oppose	Delete SASM from for all properties that have been willingly sold by the

			Mawhera Incorporation, and directly or indirectly associated entities, within the last five years. This provision should apply especially to land that the Mawhera Incorporation, and directly or indirectly associated entities, have had moved from the Māori Land Register to the General Land Register.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.173</i>	<i>Oppose</i>	<i>Disallow</i>
Mark Bowe (S69)	S69.001	Oppose	Remove current and former Māori reserves from the SASM Schedule and Maps.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.665</i>	<i>Oppose</i>	<i>Disallow</i>
Te Tumu Paeroa - The office of the Māori Trustee (S440)	S440.053	Support in part	The Māori Trustee considers that the Te Tai o Poutini E-Plan needs to clearly identify the extent of sites of significance to Māori as they currently appear to be across entire property records of titles. This applies to the following sites: SASM 18 SASM 133 SASM 149 SASM 151 SASM 153 SASM 157 SASM 158 SASM 178 SASM 179 SASM 180 SASM 181 SASM 183
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.466</i>	<i>Oppose</i>	<i>Disallow</i>
Russell Copland (S248)	S248.001	Oppose	Remove the SASM identification over the property at Milltown and restrictions around Pounamu that relate to it. [exact location of property not clear from submission]
Grey District Council	S608.143 – S608.358, S608.839, S608.003	Oppose	Remove the Overlay so that they can be further reviewed and reassessed.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu (FS41)</i>	<i>FS 41.386, FS 41.388, FS 41.392 - FS 41.399, FS 41.400 - 407, FS 41.410 – 413, FS 41.417, FS 41.419 - 421, FS 41.423 -</i>	<i>Oppose</i>	<i>Disallow</i>

	<p>427, FS 41.434, FS 41.439, FS 41.441, FS 41.443, FS 41.448 - 450, FS 41.452, FS 41.456, FS 41.458, FS 41.460, FS 41.462, FS 41.463, FS 41.464, FS 41.467, FS 41.479, FS 41.481 – 510, FS 41.512 - 522, FS 41.526 – 532, FS 41.534 – 538, FS 41.540 – 547, FS 41.549 – 552, FS 41.553 – 559 - 562, FS 41.564-574, 577, FS 41.578, 585 - 591, FS 41.594 – 608, FS 41.610 –616, FS 41.620 – 638, FS 41.650, FS 41.652 – 659, FS 41. 660, FS41.670, FS41.037</p>		
Christine Wood (S185.001)	S185.001	Oppose	Do not identify sites of significance to Māori in the Plan. – No SASM identified on property
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāti Tahu</i>	<i>FS41.149</i>	<i>Oppose</i>	<i>Disallow</i>
John Davidson (S31)	S31.002	Oppose	Removal of SASM Classification Location not clear from submission.
Amy Paterson (128)	S128.001	Oppose	Remove SASM restrictions on the property.[unclear which SASM applies]

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.153</i>	<i>Oppose</i>	<i>Disallow</i>
Mohammed & Jenny Khan (184)	S184.001	Oppose	Remove SASM from property [location unclear from submission - Kumara area]
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.148</i>	<i>Oppose</i>	<i>Disallow</i>
Stephen Page (S270)	S270.016	Oppose	Provide more explanation of the cultural values of SASM sites to explain their relevance and whether they have evidence of their prior existence,. Clarify what "Ancestors embedded in the landscape" actually means. Location not clear from submission. Kumara Area
Misato Nomura (S151)	S151.005	Support	Provide more information about the significance of each site and how they should be managed. Location not clear from submission. Westport area.
TiGa Minerals and Metals Limited (S493)	S493.125	Amend	TiGa seeks that the identified sites of significance to Māori are reviewed for accuracy and further information is provided on the cultural values associated with each site.
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.153	Amend	The submitters seek that the identified sites of significance to Māori are reviewed by mana whenua for accuracy and further information is provided on the cultural values associated with each site
Rocky Mining Limited (S474)	S474.008, S474.009	Amend	Provide more detailed information on the values associated with SASM.
Rocky Mining Limited (S474)	S474.051	Oppose	that sites and areas of significance reviewed for accuracy by mana whenua to ensure significance, and that the relevant significance values are included in Schedule 3
West Coast Regional Council	S488.013	Oppose	The Sites and Areas of Significance to Māori need to be confirmed and the mapping of boundaries corrected.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.169</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te	S620.313	Amend	Add sites SASM217 to SASM224 and SASM226 and their values (as indicated from SASM 216 below) into Schedule 3. A copy of the revised

Rūnanga o Makaawhio (S620)			Schedule 3 is attached to this submission in Appendix four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.375	Support	Amend Schedule 3 to include Ōmotumotu as new site and area of significance to Māori 217. In the Values column insert Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.376	Amend	Amend Schedule 3 to include Aromahana (Cobden Island) as new site and area of significance 218. In the Values column insert Mahinga kai. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.377	Amend	Amend Schedule 3 to include Pouerua as new site and area of significance to Māori 219. In the Values column insert Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six . The revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.378	Amend	Amend Schedule 3 to include Parihaka Memorial and Old Hokitika Gaol as new site and area of significance to Māori 220. Insert into Value column Cultural and Historic Area. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.379	Amend	Amend Schedule 3 to include Paringa as a new site or area of significance to Māori 221. In the Values column insert Mahinga kai. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.380	Amend	Amend Schedule 3 to include Mikonui as new site and area of significance to Māori 222. Insert in Values column Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six. The

			revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.381	Amend	Amend Schedule 3 to include Te Papakini as new site and area of significance to Māori 223. Insert in Values column Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.382	Amend	Amend Schedule 3 to include Tauneke as new site and area of significance to Māori 224. In the Values column insert Mahinga kai. No permitted activity rules apply to this site. The new SASM shape map is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.383	Amend	Amend number is Schedule 3 from SASM225 to SASM226. The revised Schedule 3 which the incorrect number is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.384	Amend	Amend Schedule 3 to include Pororari River Nohoanga as new site and area of significance to Māori 226. In the Values column insert Nohoanga. No permitted activity rules apply to this site. The new SASM shape map area is attached to this submission in Appendix Six. The revised Schedule 3 is attached to this submission as Appendix Four.
Queenstown Lakes District Council (S523)	S523.004	Amend	That Wāhi Tūpuna site 6 (Makarore & Tiore Pātea) described within Chapter 39 of the Queenstown Lakes Proposed District Plan be taken into account in developing the schedule of sites significant to Māori, including its extent in the location shown in the map included with the submission, as well as the values identified within provision 39.6 of Chapter 39 (Wāhi Tūpuna) of QLDCs PDP. And, That an advice note be included within the relevant part of the Plan to ensure plan users and administrators are made aware of any issues that may arise from the location, extent and values associated with Wāhi

			Tūpuna site 6 (Makarore & Tiore Pātea).
<i>Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio</i>	<i>FS41.206</i>	<i>Support</i>	<i>Allow</i>
SASM 4			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.314	Amend	Consider that earthworks, buildings and structures can occur at this site without the need for consideration by the relevant Poutini Ngāi Tahu rūnanga.
SASM 6			
Mary Stewart (S222)	S222.001	Oppose	I have researched via a long standing Karamea person who has studied Māori history for many many years regarding the Karamea area who has informed me that there is no evidence to support your claim. There is no evidence or published documentation or literature, no physical evidence of any Pa sites, burial grounds, artifacts, human bones / remains or infact anything that supports your claim. It is well known that the mapped overlays of the areas of significance have been incorrect which appears to be the case regarding my property and indeed the Karamea area. The property I own has been bought and sold several times as a freehold unencumbered property with no mention of any clauses pertaining to significant historical sites or areas.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.315	Amend	Seek an amendment to the shape of this SASM within the planning maps. The reduced shape still includes the area of significance to Poutini Ngāi Tahu.
SASM 7			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.316	Amend	Seek removal of the rule reference to SASM-R6 to this site in Schedule 3, earthworks, buildings and structures can occur at this site without the need for consideration by the relevant Poutini Ngāi Tahu rūnanga.
BP & CA Jones (S526)	S526.002	Not Stated	I am submitting on the piece of land labelled SASM7. This is supposedly a piece of land of significance to Māori. Our copy of the Certificate of Title Under Land Transfer states the Māori Trustee had possession of the block on the 8th day of December one thousand

		<p>nine hundred and sixty-seven. They approached the then owner of our farm and asked if he wished to purchase it. Title was transferred to Karl Owen Jones of Karamea on 13.6.1968 at 10.36 o’c. Since then, no one has approached the farmers to view the land they had previously owned. No one has communicated to us that Māori still considered this block as of historical or cultural significance and asked us to take special care of it. They were aware of the use it would be put to and had no objections at the time. The Māori Trustees put no conditions on future use, or laid claims to future uses. It is an extremely scrappy title and has never been contiguous, even before the road was put through. I suspect the only reason the block has been included in the TTPP is someone took the simple way out and marked all blocks that have at some stage been owned by Māori Trustees. We are not aware of any permanent Māori settlement sites. Most of this block was never suitable for fortification or dwellings because it is either mud flat or swamp. No doubt the Māori passed through on their way down the coast, but they would have passed through a lot of land going from top to bottom of the South Island. The title includes our main sheds, part of our farm diary, and a residence. We are willing to have the top three titles labelled as being of significance of Māori, but see no justification for the main piece of the block to be included. We should not have to go to the iwi if we wish to build another shed or dwelling on land we own, that the Māori Trustees of the time wanted to be rid of. I am aware that it has been stated Māori will not stop development, but the Māori who sold the land originally did not want to keep any control over it. How can we expect future Māori to abide by statements made today? We are probably going to change the use of part of the area from dairy grazing to wetland. As I read things currently, this means we will have to go to the iwi and ask their permission. While I am sure this would be granted, it seems a waste of everyone’s time just</p>
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			because Māori Trustees used to briefly officially own the area.
SASM 8			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.317	Amend	Seek removal of the rule references to this site in Schedule 3 earthworks, buildings and structures and indigenous vegetation clearance can occur at this site without the need for consideration by the relevant Poutini Ngāi Tahu rūnanga.
SASM 9			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.422	Amend	Seek removal of the rule references to this site in Schedule 3 earthworks, buildings and structures and indigenous vegetation clearance can occur at this site without the need for consideration by the relevant Poutini Ngāi Tahu rūnanga.
SASM 12			
Idena Schultze (S89)	S89.001	Oppose	Remove SASM 12 from 12a and 12b Brougham Street, Westport.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.414</i>	<i>Oppose</i>	<i>Disallow</i>
Grant Weston (S113)	S113.001	Oppose	Remove SASM12 Kawatiri Town Reserve.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.416</i>	<i>Oppose</i>	<i>Disallow</i>
Hanna Nicholas (S170)	S170.001	Oppose	Oppose to SASM12.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.418</i>	<i>Oppose</i>	<i>Disallow</i>
Sean Casey (S416)	S416.002	Amend	Removal of SASM12 from the property on section 115 Romilly St Westport
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.377</i>	<i>Oppose</i>	<i>Disallow</i>
Mark Bowe (S69)	S69.001	Oppose	Remove current and former Māori reserves from the SASM Schedule and Maps. 171A Peel St SASM 12
SASM 14			
Jared Avery (S508)	S508.021	Oppose	Delete properties from SASM14

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.251</i>	<i>Oppose</i>	<i>Disallow</i>
Leonie Avery (S507)	S507.021	Oppose	Delete properties from SASM14
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.250</i>	<i>Oppose</i>	<i>Disallow</i>
Kyle Avery (S509)	S509.021	Oppose	Delete properties from SASM14
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.252</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Bros (S510)	S510.021	Oppose	Delete properties from SASM14
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.253</i>	<i>Oppose</i>	<i>Disallow</i>
Bradshaw Farms (S511)	S511.021	Oppose	Delete properties from SASM14
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.254</i>	<i>Oppose</i>	<i>Disallow</i>
Paul Avery (S512)	S512.021	Oppose	Delete properties from SASM14
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.255</i>	<i>Oppose</i>	<i>Disallow</i>
Brett Avery (S513)	S513.021	Oppose	Delete properties from SASM14
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.256</i>	<i>Oppose</i>	<i>Disallow</i>
Russell Lane (S286)	S286.001	Oppose	That the SASM 14 be deleted from the property at Orowaiti Road.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.163</i>	<i>Oppose</i>	<i>Disallow</i>
Leonie Avery (S507)	S507.047	Oppose	Delete SASM 14 or provide exclusions for it in associated rules
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.308</i>	<i>Oppose</i>	<i>Disallow</i>
Jared Avery (S508)	S508.047	Oppose	Delete SASM 14 or provide exclusions for it in associated rules

<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.310</i>	<i>Oppose</i>	<i>Disallow</i>
Kyle Avery (S509)	S509.047	Oppose	Delete SASM 14 or provide exclusions for it in associated rules
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.312</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Bros (S510)	S510.047	Oppose	Delete SASM 14 or provide exclusions for it in associated rules.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.314</i>	<i>Oppose</i>	<i>Disallow</i>
Bradshaw Farms (S511)	S511.047	Oppose	Delete SASM 14 or provide exclusions for it in associated rules.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.316</i>	<i>Oppose</i>	<i>Disallow</i>
Paul Avery (S512)	S512.047	Oppose	Delete SASM 14 or provide exclusions for it in associated rules.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.318</i>	<i>Oppose</i>	<i>Disallow</i>
Brett Avery (S513)	S513.047	Oppose	Delete SASM 14 or provide exclusions for it in associated rules.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.320</i>	<i>Oppose</i>	<i>Disallow</i>
Avery Brothers (S609)	S609.020	Oppose	Delete properties from SASM14
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>		<i>Oppose</i>	<i>Disallow</i>
Avery Brothers (S609)	S609.072	Oppose	Delete SASM14 or provide exclusions for it in associated rules.
Michael and Dawn Ross (S98)	S98.001	Oppose in part	That all third-party interests and restrictions, and the status of "a site or area of significance to Māori"; be removed from the title NL7A/1047 pertaining to 34 Orowaiti Road, Westport. [SASM 14]
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.154</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.318	Amend	Rename northern site SASM 14A and southern site SASM 14B. Amend Schedule 3 to allow for two sites. The revised Schedule 3 is attached to this submission as Appendix Four. The amended SASM numbers are shown on the maps attached to this submission as Appendix Six.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.319	Amend	Remove Earthworks, Buildings, Structures Rule SASM R6 in Schedule 3 for SASM 14A and SASM14B. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.318	Amend	Rename northern site SASM 14A and southern site SASM 14B. Amend Schedule 3 to allow for two sites. The revised Schedule 3 is attached to this submission as Appendix Four. The amended SASM numbers are shown on the maps attached to this submission as Appendix Six.
SASM 16			
LG.JH Brownlee Partnership & Tbay Limited (S303)	S303.001, S303.002	Amend	Identify the specific areas that are significant on SASM 16 and SASM 19 rather than a blanket across the whole title.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.661, FS41.390</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 17			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.320	Amend	Remove Minor Earthworks - Rule SASM - R2 in Schedule 3 for SASM 17. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 18			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S	Amend	Amend shape to match new shape file. The amended shape map area is attached to this submission as SASM18 in Appendix Six.
SASM 19			
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.154	Amend	The submitters seek that SASM19 is re-evaluated to provide an accurate area on the planning maps showing

			the location of the kainga and mahinga kai sites.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.523</i>	<i>Oppose</i>	<i>Disallow</i>
Jennifer Lake (S323)	S323.001	Neutral	Seek review of the boundaries of SASM 19 and 22 where this effects private land used for grazing and extends beyond the lagoon and its boundaries.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.387</i>	<i>Oppose in part</i>	<i>Disallow in part</i>
Waitakere Trust (S497)	S497.002	Oppose	Provide more detailed information on the significance and rationale for SASM 19
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.525</i>	<i>Oppose</i>	<i>Disallow</i>
LG.JH Brownlee Partnership & Tbay Limited (S303)	S303.001	Amend	Identify the specific areas that are significant. SASM 16 and 19
George Brownlee (S247)	S247.001	Amend	Amend the mapping to correctly capture the location of SASM19.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.204</i>	<i>Oppose</i>	<i>Disallow</i>
Jennifer Lake (S323)	S323.002	Amend	Provide more information on the values of SASM 19 and 22
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.674</i>	<i>Oppose</i>	<i>Disallow</i>
Dale Stephen (S277)	S277.002	Oppose	Provide information on SASM 19 and why it appears on the property at Okari/Cape Foulwind.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.385</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 22			
Waitakere Trust (S497)	S497.001	Oppose	Provide more detailed information on the significance and rationale for SASM 22
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.177</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.322	Amend	Remove Grazing Rule SASM—R1, Indigenous vegetation clearance—Rule SASM—R4, Earthworks, Buildings, Structures—Rule SASM—R6 in Schedule 3 for SASM 22. The revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.323	Amend	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four
SASM 24			
John O'Connor (S284)	S284.001	Oppose in part	Clarification of site and reasons behind the classification as site of significance to Māori as a urupa
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.324	Amend	Amend shape to match shape file provided. The amended shape map area for SASM24 is attached to this submission in Appendix Six.
SASM 26			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.325	Amend	Amend shape to match shape file provided . The amended shape map area is attached to the submission as SASM26 in Appendix Six.
SASM 27			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.326	Amend	Amend shape to match shape file provided . The amended shape map area is attached to the submission as SASM27 in Appendix Six.
SASM 30 - 32			
Anne Chapman (S425)	S425.002	Oppose	Review/remove sites of significance to Māori at Punakaiki,
Graeme & Helen O'Dea (S375)	S375.001	Neutral	As property owners at 16 Punakaiki Road we will to remain neutral as no rules apply to our land and we wish to keep it this way, however we do acknowledge culture significance in the area, therefore would like proof of any culture significance that may directly affect our land.
Graeme & Helen O'Dea (S375)	S375.002	Oppose	Our submission is that we want our property removed from the area

			designated of significance to Māori [Punakaiki]
SASM 31			
Neil Mouat (S535)	S535.078	Support	Retain as notified.
Scenic Hotel Group	S483.017	Oppose	Oppose SASM 31 at Punakaiki on the following properties: <ul style="list-style-type: none"> • Sec 21 Mabel Street, Punakaiki • Sec 23 Mabel Street, Punakaiki • Sec 24 Mabel Street, Punakaiki • Sec 25 Mabel Street, Punakaiki • Punakaiki Beachfront Motels, Mabel Street, Punakaiki • Punakaiki Rocks, Hotel and Bar, Owen St, Punakaiki • Ocean View Resort, 4327 State Highway 6, Punakaiki
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.175</i>	<i>Oppose</i>	<i>Disallow</i>
Desmond Pender	S265.001	Oppose	Remove SASM 31 overlay from Punakaiki area
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.162</i>	<i>Oppose</i>	<i>Disallow</i>
Peter Haddock	S417.006	Oppose	Remove the SASM from the property at 3 Webb Street Punakaiki
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.174</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 33			
Bruce Stuart-Menteath (S315)	S315.001	Amend	Request that the following properties be removed from the proposed SASM33. • Lot 1 DP 2609 BLK 1 Waiwhero SD - subj to QE II National Trust Open Space Covenant • Lot 1 DP 3122 BLK 1 Punakaiki SD & BLK 1 Waiwhero SD - subj to QE II National Trust Open Space Covenant • Lot 2 DP 3122 BLK 1 Punakaiki SD & BLK 1 Waiwhero SD - subj to QE II National Trust Open Space Covenant
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.572</i>	<i>Oppose</i>	<i>Disallow</i>

TiGa Minerals and Metals Limited (S493)	S493.126	Amend	TiGa seeks that SASM33 is re-evaluated to provide an accurate area on the planning maps showing the location of the kainga sites.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.573</i>	<i>Oppose</i>	<i>Disallow</i>
Waitakere Trust (S497)	S497.003	Oppose	Provide more detailed information on the significance and rationale for SASM 33
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.575</i>	<i>Oppose</i>	<i>Disallow</i>
G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited (S415)	S415.011	Oppose	Removal of this overlay.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.576</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 36			
Margaret Steele (S214)	S214.001	Amend	Would like more information on how the SASM will affect the property in future.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.579</i>	<i>Oppose</i>	<i>Disallow</i>
Angela Sweetman (Trustee) Patrick William Kennedy (S418)	S418.002	Amend	Request for proof/verification of the original reserve relating to our land.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.583</i>	<i>Oppose</i>	<i>Disallow</i>
Angela Sweetman (Trustee) (S413)	S413.002	Amend	Request for proof/verification of the original Māori reserve relating to the land affected.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.584</i>	<i>Oppose</i>	<i>Disallow</i>
Leanne Hart (S326)	S326.001	Oppose	Oppose the SASM overlay on property.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.580</i>	<i>Oppose</i>	<i>Disallow</i>

Angela Sweetman (Trustee) (S413)	S413.001	Amend	Oppose the TTPP identifying this land as containing Sites and Areas of Significance to Māori.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.581</i>	<i>Oppose</i>	<i>Disallow</i>
Angela Sweetman (Trustee) Patrick William Kennedy (S418)	S418.001	Amend	Oppose the TTPP identifying this land as containing Sites and Areas of Significance to Māori.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.582</i>	<i>Oppose</i>	<i>Disallow</i>
Bruce Truman (S84)	S84.001	Oppose	Reduce or remove the area covered of SASM 36
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.205</i>	<i>Oppose</i>	<i>Disallow</i>
Moira Devlin (S117)	S117.001	Oppose	Take our block of land off the SCHED3 - sites and area of signifance to Māori [tbc SASM 36 Tirimoana] or give us the right to develop the land as a family holiday/residential place.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.667</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 40			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.327	Amend	Amend shape to match shape file provided . The amended shape map area is attached to the submission as SASM40 in Appendix Six.
SASM 42			
Ken McTigue (S551)	S551.001	Amend	Oppose the SASM overlay on property.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.592</i>	<i>Oppose</i>	<i>Disallow</i>
Ken McTigue (S551)	S551.002	Support in part	Happy to pass on to Iwi any artefacts found on properties.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.593</i>	<i>Oppose</i>	<i>Disallow</i>

SASM 44			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.328	Amend	Amend shape to match shape file provided by . The amended shape map area is attached to this submission in Appendix Six.
Madelene Gibson (S215)	S215.001	Amend	Would like more information on how the SASM will affect the property in the future
Helen Carter (S209)	S209.001	Oppose	Removal of the SASM on the area between Rapahoe and Nine Mile/Kotorepi.
Bruce Annabell (s189)	S189.001	Oppose	A rethink/redraw on SASM44 and SASM41 extending from Pt Elizabeth to Nine Mile Creek. Maybe end the area of significance before the Nine Mile bluff.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.159</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 47			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.329	Amend	Remove Indigenous vegetation clearance – Rule SASM – R4, Earthworks, Buildings, Structures – Rule SASM – R6 in Schedule 3 for SASM 47. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 48			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.330	Amend	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
SASM 51			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.331	Amend	Remove Earthworks, Buildings, Structures – Rule SASM – R6 in Schedule 3 for SASM 51. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 54			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.332	Amend	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.

SASM 56			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.333	Amend	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
SASM 57/58/62			
Black Singlet Investments Ltd (S395)	S395.001	Oppose	Remove all SASM identifications from the property at 130 Mawhera Quay, Greymouth.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.171</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 59			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.334	Amend	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
SASM 60			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.335	Amend	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
SASM 62			
Alan O'Connell (S6)	S6.001	Oppose	Property was freeholded by Māwhera Incorporation. Withdraw my freehold section from this part of the plan
Murray Cochrane (S435)	S435.001	Oppose	Remove SASM 62 from my property.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.152</i>	<i>Oppose</i>	<i>Disallow</i>
William Johnsen (S182)	S182.001	Amend	That the application to grant interest in 4 Threadneedle Street Greymouth /Lot 2DP 3351BLKX11Greymouth SD to Māori be declined . The named property is freehold land and was purchased as such from a private land owner some 22 years ago.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.617</i>	<i>Oppose</i>	<i>Disallow</i>
Melva Crampton (S401)	S401.001	Amend	Submitter strongly objects to the freehold property at 2 Rochfort Street, Greymouth /Lot DP 776, valuation

			number 2562055500 being shown as a Site or Area of Significance to Māori.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.618</i>	<i>Oppose</i>	<i>Disallow</i>
Allan Hinch (S219)	S219.001	Oppose	Remove the SASM affecting 36 Chapel Street, Greymouth
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.150</i>	<i>Oppose</i>	<i>Disallow</i>
Alain Daunes (S199)	S199.002	Oppose	Remove SASM that affects 36 Chapel Street, Greymouth
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.160</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 63			
Ronald Olsen (S130)	S130.001	Amend	To leave the property out of the proposed SASM 63.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.619</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 64			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.336	Amend	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
SASM 65			
Richard Cairney (S56)	S56.001	Amend	[re property at 61 Marsden Rd Greymouth]I request that all sites of significance to Māori identified on private residential properties in urban areas be removed from schedule 3 and all consequential amendments be made to the objectives, policies, rules and planning maps or any other relief appropriate and necessary to give effect to my submission.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.337	Amend	Eruaerua Moana Lagoon replaced with Ngā Moana e Rua and Sawyers Creek. The revised Schedule 3 is attached to this submission as Appendix Four.

SASM 66			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.338, S620.339	Amend	Remove Earthworks, Buildings, Structures – Rule SASM – R6 in Schedule 3 for SASM 66. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 68			
Rex MacDonald (S106)	S106.001	Amend	Eastern boundary of SASM68 be moved to the western side of Main South Road, Gladstone, to exclude all private property on eastern side of highway.
Julie MacDonald (S114)	S114.001	Amend	Eastern border area of SASM 68 to be moved to the Iwi suggested position.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.336</i>	<i>Support in part</i>	<i>Allow in part</i>
Lillian Crozier (S386)	S386.001	Oppose	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.
Karen Potter (S123)	S123.001	Oppose in part	Realign the SASM68 area so that the eastern border of the area is aligned with the western side of State Highway 7
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.157</i>	<i>Oppose</i>	<i>Disallow</i>
William Potter (S122)	S122.001	Oppose in part	Realign the SASM68 area so that the eastern border of the area is aligned with the western side of State Highway 7
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.156</i>	<i>Oppose</i>	<i>Disallow</i>
William & Vicki Molloy (S227.001)	S227.001	Oppose	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.
Rex & Julie MacDonald (S229.001)	S229.001	Oppose	Amend the mapping of SASM 68 so that the eastern most boundary be the existing channels eastern waters edge

			which is readily definable from photographs or GPS data gathering
Darryn & Terri Fairhall (S230)	S230.001	Oppose	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge and new large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Michael Elliott (S231)	S231.001	Oppose	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.
Pokei Lau (S232)	S232.001	Oppose	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Greg & Deedee Daly (S233)	S233.002	Oppose	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.
Christine & Michael Whitehead (S234)	S234.002	Oppose	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.
Brent and Anne Newton (S235)	S235.002	Oppose	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.
Karen & Bill Potter (S236)	S236.002	Oppose	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.
Wayne Moen (S237)	S237.002	Oppose	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.
Veronica Jacobs (S238)	S238.002	Oppose	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.
Mark Jones (S239)	S239.002	Oppose	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
Colleen Monachan (S242)	S242.002	Oppose	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.
Rodney & Wendy Henham (S243)	S243.002	Oppose	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.
Murray & Marian Molloy (S244)	S244.002	Oppose	That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.

David & Debra Kokshoorn (S245)	S245.002	Oppose	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.
Macty Francis Vithayathil (S246)	S246.002	Oppose	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.
John Edington (S264)	S264.002	Oppose	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.
P. Faith Quinn (S266)	S266.002	Oppose	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.
Lillian Crozier (S386)	S386.001	Oppose	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.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.340	Amend	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
SASM 72			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.341	Amend	Replace Taramakau Kāinga with <u>Taramakau Ngutu Awa</u> . The revised Schedule 3 is attached to this submission as Appendix Four.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o	S620.342	Amend	Amend shape to match shape file provided. The amended shape map

Ngāti Waewae, Te Rūnanga o Makaawhio (S620)			area is attached to this submission in Appendix Six.
SASM 79			
David Ellerm (S581)	S581.023	Support	Retain
Moreporks Lakeside Lodge LTD (S470)	S470.002	Support in part	Retain the schedule as notified in so far as it relates to SASM 79 by ensuring that the columns under the headings Category and Relevant Permitted Activity Rules remain blank.
Glenn Colenso (S155)	S155.001	Amend	Oppose SASM79 area as it is currently proposed. The relief sought is to limit the area to the foreshore of Cashmere Bay and not beyond on the dry land.
Michael Chernishoff (S156)	S156.001	Oppose	Amend the proposed SASM79 area so that it is limited to the foreshore of Cashmere Bay and not beyond on the dry land.
Moreporks Lakeside Lodge Ltd (S470)	S470.002	Oppose	Amend planning maps in relation to SASM 79 as shown in the map attached to the submission
Te Kinga/Iveagh Bay Residents & Ratepayers Association (S531)	S531.001	Amend	Amend the maps to reduce the area of SASM 79 so it excludes the foreshore of Cashmere Bay, Lake Brunner, and excludes the dry land and private properties beyond the foreshore of Cashmere Bay
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.179</i>	<i>Oppose</i>	<i>Disallow</i>
Mike Greer Family Trust And Daniel Chima Trust (S530)	S530.001	Amend	Amend the maps to reduce the area of SASM 79 so it excludes the foreshore of Cashmere Bay, Lake Brunner, and excludes the dry land and private properties beyond the foreshore of Cashmere Bay
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.178</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.343	Amend	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
SASM 82			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te	S620.344	Amend	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is

Rūnanga o Makaawhio (S620)			attached to this submission as Appendix Four.
SASM 86			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.345	Amend	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
SASM 91			
Belinda Dempster (S169)	S169.001	Amend	Remove SASM91 from property.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.651</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 96			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.346	Amend	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
Ian Stewart (S124)	S124.001	Amend	Adjust details on map showing Taramakau River alignment for SASM 96 through our private property.
SASM 98			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.347	Amend	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
SASM 102			
Samantha Pooley (S291)	S291.001	Oppose	Remove SASM 102 as relates to the property at 326 Arthurstown Road
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.164</i>	<i>Oppose</i>	<i>Disallow</i>
Bradley Serong (S294)	S294.001	Oppose	Remove SASM 101 from 276c Arthurstown Road
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.166</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te	S620.423	Amend	Remove reference to Rules SASM R4 and SASM R6 for this site as we consider that earthworks, buildings

Rūnanga o Makaawhio (S620)			and structures and indigenous vegetation clearance can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga.
SASM 104			
Kawhaka Creek Catchment Residence (S297)	S297.002	Oppose	Remove SASM 104 from property at Old Christchurch Road
Myles Bengé	S241.001	Oppose	Remove SASM from property at Lot 4, DP 354288 on Old Christchurch Road.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.151</i>	<i>Oppose</i>	<i>Disallow</i>
Ann Bradley (S371)	S371.001	Amend	To remove the property at 437 Old Christchurch road from SASM 104.
Neil Bradley	S298.001	Oppose	Remove SASM 104 from the property at 802 Old Christchurch Road, Hokitika.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.167</i>	<i>Oppose</i>	<i>Disallow</i>
Kenneth Doig (S172)	S172.001	Support in part	Reduce the size of SASM 104 Kawhaka Creek to align better with the location of the waterbody
Gerrit and Suzie Wolters (S308)	S308.002	Oppose	Review the boundaries of SASM 104 on the property in light of the land modification that has occurred.
Carol Cameron (S152)	S152.001	Oppose	Reconsider what is Significant and how it effects current owners
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.158</i>	<i>Oppose</i>	<i>Disallow</i>
Katie Baxter (S211)	S211.001	Oppose	Provide clarity on why site 104 is identified as significant.
Kawhaka Creek Catchment Residence (S297)	S297.001	Amend	Clarify what the values of SASM 104 are and what is meant by "Ancestors embedded in the landscape"?
Gerrit and Suzie Wolters (S308)	S308.001	Oppose	Provide more information about what the significance is of the property to Māori and what is meant by Ancestors embedded in the landscape.
Kawhaka Creek Catchment Residence (S297)	S297.015	Oppose	Provide information on how SASM 104 was identified.

Neil Bradley (S298)	S298.002	Oppose	Provide information as the significance of SASM 104 and why it was scheduled.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.376</i>	<i>Support in part</i>	<i>Allow in part</i>
Bill Baxter (S210)	S210.001	Oppose	Would like property to be purchased if unfairly restricted
Kawhaka Creek Catchment Residence (S297)	S297.003	Oppose	Do not include information on SASM 104 on LIM reports
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.349	Amend	Amend shape to match shape file provided. The amended shape map area is attached to this submission in Appendix Six.
<i>Neil Bradley</i>	<i>FS56.001</i>	<i>Support</i>	<i>Allow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.350	Support	Amend Kawhaka Creek Catchment to Kawhaka Creek. The revised Schedule 3 is attached to this submission as Appendix Four.
<i>Neil Bradley</i>	<i>FS56.002</i>	<i>Support</i>	<i>Allow</i>
SASM 109			
Rex Scott (S25)	S25.001	Oppose	Remove SASM 109 from property.
SASM 112/SASM 116			
Vernon Morris (S143)	S143.001	Oppose	We wish the land described to be removed from the plan as an area of significance to Māori unless genuine reasons can be demonstrated. [SASM over Lot 3 DP 444535 at Milltown/Arahura Valley] Not Clear from Submission – could be SASM 116 or SASM 112
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.669</i>	<i>Oppose</i>	<i>Disallow</i>
Ridgeline 3 Investments Limited (S127)	S127.002	Oppose	Remove SASM 116/117/121 from subject property
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.409</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 118			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o	S620.351	Amend	Remove reference to wording <u>Statutory Acknowledgement</u> in

Ngāti Waewae, Te Rūnanga o Makaawhio (S620)			Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 119			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.352	Amend	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six
SASM 120			
Lyn McIntosh (S469)	S469.002	Amend	Exclude private land from SASM 120
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.353	Amend	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six.
SASM 121			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.354	Amend	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six.
SASM 122			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.355	Amend	Amend shape to match shape file provided . The amended shape map is attached to this submission in Appendix Six.
Janna Bradley (S593)	S593.001	Oppose	delete SASM 122
Janna Bradley (S593)	S593.002	Oppose	Alternative relief require consultation and written assurance that rules won't limit property use
Janna Bradley (S593)	S593.003	Oppose	Iwi representative should have gone to all property they are marking significant for Māori and explain why they are marking it significant and the expectations of the landowners also to show landowners evidence of what they are claiming.
Janna Bradley (S593)	S593.004	Oppose	We would like written assurance that future changes or rulings will not happen without landowners consultation.
James Bradley (S428)	S428.002	Oppose	delete
James Bradley (S428)	S428.003	Oppose	Alternative relief require consultation and written assurance that rules won't limit property use

James Bradley (S428)	S428.004	Oppose	Iwi representative should have gone to all property they are marking significant for Māori and explain why they are marking it significant and the expectations of the landowners also to show landowners evidence of what they are claiming.
James Bradley (S428)	S428.005	Oppose	We would like written assurance that future changes or rulings will not happen without landowners consultation.
Glenn Bradley (S592)	S592.001	Oppose	delete
Glenn Bradley (S592)	S592.002	Oppose	Alternative relief require consultation and written assurance that rules won't limit property use
Glenn Bradley (S592)	S592.003	Oppose	Iwi representative should have gone to all property they are marking significant for Māori and explain why they are marking it significant and the expectations of the landowners also to show landowners evidence of what they are claiming.
Glenn Bradley (S592)	S592.004	Oppose	We would like written assurance that future changes or rulings will not happen without landowners consultation.
SASM 126			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.356	Amend	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 131			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.357	Amend	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 135			
John Hughson (S445)	S445.001	Oppose	Oppose the identification of the SASM 135 on the property, however the owners do desire to work constructively to take into account the intent of the proposal.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.435</i>	<i>Oppose</i>	<i>Disallow</i>

SASM 139			
Margaret Williams (S394)	S394.001, S394.002	Amend	The Southern boundary on plan SASM139 be moved north by 500m, thus excluding land held in freehold, and removing any future headache if land designation should change. The Northern boundary be moved to the Northern end of the beach including the lagoon area.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.170</i>	<i>Oppose</i>	<i>Disallow</i>
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.358	Amend	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
SASM 144			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.359	Amend	Amend shape to match shape file provided . The amended shape map area is attached to this submission in Appendix Six.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.360	Amend	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 145			
Skyline Enterprises Limited (S250)	S250.009	Oppose	The submitter opposes the mapping and all Objectives, Policies, and Rules of the TTPP that address development within the Franz Josef Glacier/Ka Roimata o Hinehukatere Valley and without derogating from the breadth of the submissions scope, specifically Sites of Significance to Māori (SASM145).
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.744</i>	<i>Oppose in part</i>	<i>Disallow in part</i>
SASM 146			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.361	Amend	Add <u>Maunga, Ancestors embedded in the landscape</u> to the values column for this site.

SASM 151			
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.155	Amend	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
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.478</i>	<i>Oppose</i>	<i>Disallow</i>
Robert Scott (S380)	S380.001	Amend	Property RS1962 6565-6567 BLK V KARANGARUA SD 258100 0800 Reconsider SASM boundaries around this block of land which is productive farming land.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.480</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 153			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.362	Amend	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
SASM 156			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.363	Amend	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
SASM 165			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.364	Amend	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
SASM 166			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.365	Amend	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 167			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.366	Amend	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.

SASM 170			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.367	Amend	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
SASM 172			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.368	Amend	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
SASM 178			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.369	Amend	Amend shape to match shape file provided. The amended shape map is attached to this submission in Appendix Six.
SASM 179			
WMS Group (HQ) Limited and WMS Land Co. Limited (S599)	S599.156	Amend	The submitters seek that SASM179 is re-evaluated to provide an accurate area on the planning maps which reflects cultural values
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.511</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 184			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.370	Amend	Remove reference to wording Statutory Acknowledgement in Schedule 3. The revised Schedule 3 is attached to this submission as Appendix Four.
SASM 193			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.371	Amend	Remove Earthworks, Buildings, Structures – Rule SASM – R6 in Schedule 3 for SASM 193.
SASM 196			
Gerard Nolan (S261)	S261.002	Oppose	Provide proof of significance for SASM 196-199 Okuru
<i>Anthony Christopher Eden</i>	<i>FS128.3</i>	<i>Support</i>	<i>Allow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.671</i>	<i>Oppose</i>	<i>Disallow</i>

Anthony Eden (S578)	S578.007	Amend	Amend that iwi interest be removed from the developed land in private ownership, and be confined to the actual lagoon and any other specific sites of cultural value.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.533</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 197			
Ian & Sue Monro (S45)	S45.001	Oppose	Our submission is that we want our property at Cuttance Rd south Okuru removed from the area designated of significance to Māori
Lynn Findlay (S86)	S86.001	Oppose	Remove SASM 197 at Okuru
Sue Templeton (S203)	S203.001	Amend	I oppose that sites and areas of significance to Māori on 53 Anderson Lane Okuru and 24 Johnston Cres Okuru
<i>Anthony Christopher Eden</i>	<i>FS128.4</i>	<i>Support</i>	<i>Allow</i>
Ian & Sue Monro (S45)	S45.001	Oppose	Our submission is that we want our property removed from the area designated of significance to Māori Cuttance Road
Nicola Main (S131)	S131.001	Amend	Remove Okuru area from Sites and Areas of Significance to Māori (SASM196, SASM197, SASM198)
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.155</i>	<i>Oppose</i>	<i>Disallow</i>
Toni Chittock (S61)	S61.002	Oppose	Review boundary of SASM 197 at Okuru
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.384</i>	<i>Oppose</i>	<i>Disallow</i>
Rodney Wright (S62)	S62.002	Amend	Review boundary of SASM 197 (Okuru)
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.383</i>	<i>Oppose</i>	<i>Disallow</i>
Garry Gaasbeek (S398)	S398.001	Amend	Request for some more accurate mapping.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o</i>	<i>FS41.381</i>	<i>Oppose</i>	<i>Disallow</i>

<i>Makaawhio and Te Rūnanga o Ngāi Tahu</i>			
Michael Snowden (S492)	S492.001	Amend	More precise mapping of SASM 197 at Okuru
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.176</i>	<i>Oppose</i>	<i>Disallow</i>
Anthony Eden (S578)	S578.006	Amend	Amend that iwi interest be removed from the developed land in private ownership, and be confined to the actual lagoon and any other specific sites of cultural value
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>		<i>Oppose</i>	<i>Disallow</i>
Rodney Wright (S62)	S62.003	Amend	Clarify the reasons why some areas are identified as SASM. 1540 Haast-Jackson Bay Road Haast
Toni Chittock (S61)	S61.003	Amend	Clarify the reasons why some areas are identified as SASM. 1540 Haast-Jackson Bay Road Haast
Gerard Nolan (S261)	S261.002	Oppose	Provide proof of significance for SASM 196-199 Okuru
Garry Gaasbeek (S398)	S398.003	Oppose	No historical evidence of any Māori village in the Okuru area.
<i>Anthony Christopher Eden</i>	<i>FS128.1</i>	<i>Support</i>	<i>Allow</i>
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.720</i>	<i>Oppose</i>	<i>Disallow</i>
Rodney Wright (S62)	S62.003	Amend	Clarify the reasons why areas around Haast are identified as SASM.
Toni Chittock (S61)	S61.003	Amend	Clarify the reasons why areas around Haast are identified as SASM.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.372	Amend	Remove Indigenous vegetation clearance Rule SASM R4, in Schedule 3 for SASM 197
SASM 200			
Kathryn Bennie (S116)	S116.001	Oppose	That the Te Tai o Poutini committee reconsider the amount of sites deemed to be of significance to Māori and in

			doing so remove that interest from my property
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.539</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 206			
Erin Stagg (S314)	S314.003	Support	Retain SASM 206 over property at 4398a Haast-Jackson Bay Road
SASM 208			
John Sutton (S153)	S153.001	Amend	Restrict the SASM208 at Neils Beach to Māori and public lands, exclude private freehold titles from the SASM.
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.548</i>	<i>Oppose</i>	<i>Disallow</i>
Mandy Deans (S549)	S549.001	Oppose	Further consultation with Neils Beach Community
<i>Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu</i>	<i>FS41.389</i>	<i>Oppose</i>	<i>Disallow</i>
SASM 216			
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.373, S620.374	Amend	amend as follows: Statutory Acknowledgement , The revised Schedule 3 is attached to this submission as Appendix Four.

Analysis

Submissions where amended shape files have been provided by Ngāi Tahu

351. The mapping of SASMs was completed just prior to the notification of the Plan. As a consequence the level of checking of the shape files by kaumatua and cultural advisors was limited. Following concerns expressed at notification of the Plan and in response to landowners who received letters letting them know they had a SASM on their site, those advisors now reviewed all of the SASM sites very carefully. Where possible and where Section 20A tests could be met, shapes were amended through a minor amendment process in September 2022. However where the Section 20A tests were not met, Ngāi Tahu included the recommended amended shape files in their submission.

352. Ngāi Tahu recommend amendments to the following SASM shapes:

- SASM 178 Makarata Creek
- SASM 172 Papakeri Creek
- SASM 170 Porangirangi to Mahitahi
- SASM 167 Mahitahi Mussel and Pipi Bed
- SASM 165 No. 7 Mahitahi Beach Native Reserve
- SASM 156 Te Puku o te Wairapa
- SASM 153 Hunts Creek
- SASM 144 Karangarua Lagoon
- SASM 139 Gillespies Beach
- SASM 122 Kowhitirangi

- SASM 121 Waitaki Historic Reserve
- SASM 120 Totara Lagoon
- SASM 119 Orautahi
- SASM 104 Kawhaka Creek
- SASM 98 Mahinapua Pa
- SASM 86 Ōrangipuku Creek Mouth
- SASM 79 Cashmere Bay
- SASM 74 Lake Haupiri Nohoanga
- SASM 72 Taramakau Ngutu awa
- SASM 68 Paroa Lagoon
- SASM 64 Blaketown Part Reserve
- SASM 60 Māwhera Kainga
- SASM 59 Māwhera Pā 2
- SASM 56 Māwhera Pā 1
- SASM 54 Motutapu
- SASM 48 Brunner
- SASM 44 Rapahoe to Nine Mile
- SASM 40 Ōhinetaketake
- SASM 27 Tirimoana
- SASM 26 Tiropahi
- SASM 24 Totara River
- SASM 18 No 38 Kāwatiri North Bank Native Reserve
- SASM 6 Pā Point Karamea

353. In all instances I support the amended boundaries and shapes that Ngāi Tahu have provided for the SASM sites. These relate to submissions points 620.315, S620.318, S62-.321, S620.324 – S63-.328, S620.330, S620.332 – S620.336, S620.340, S620.342, S620.343, S620.345, S620.347, S620.349, S620.352 – S620.355, S620.358, S620.359, S620.362 – S620.364 and S620.366 – S620.369 which I support.

354. Because of the recommended changes to the shapes of SASM included in the Poutini Ngāi Tahu submissions, as well as the minor amendments to the Plan, I recommend supporting the following submissions points – in that the submitter’s property is no longer affected by the relevant SASM:

SASM 68 Paroa Lagoon

- Rex MacDonald (S106.001)
- Julie MacDonald (S114.001)
- Lillian Crozier (S386.001)
- Karen Potter (S123.001)
- William Potter (S122.001)
- William & Vicki Molloy (S227.001)
- Rex & Julie MacDonald (S229.001)
- Darryn & Terri Fairhall (S230.001)
- Michael Elliott (S231.001)
- Pokei Lau (S232)
- Greg & Deedee Daly (S233)
- Christine & Michael Whitehead (S234.002)
- Brent and Anne Newton (S235.002)
- Karen & Bill Potter (S236.002)
- Wayne Moen (S237.002)
- Veronica Jacobs (S238.002)
- Mark Jones (S239.002)
- Colleen Monachan (S242.002)
- Rodney & Wendy Henham (S243.002)
- Murray & Marian Molloy (S244.002)
- David & Debra Kokshoorn (S245.002)
- Macty Francis Vithayathil (S246.002)
- John Edington (S264.002)
- P. Faith Quinn (S266)

- Lillian Crozier (S386)

SASM 79 (Cashmere Bay)

- Glenn Colenso (S155.001)
- Michael Chernishoff (S156.001)
- Moreporks Lakeside Lodge Ltd (S470.002)
- Te Kinga/Iveagh Bay Residents & Ratepayers Association (S531.001)
- Mike Greer Family Trust And Daniel Chima Trust (S530.001)

355. As the minor amendment provided the relief sought by these submitters I do not discuss these submission points further in this report.

Land Previously Owned by Māwhera Incorporation or administered by Te Tumu Paeroa

356. Paul Heal (S133.001) seeks that SASMs be removed from sections that have been legally purchased from local iwi in the past 50 years. Julian Hall (S400.001) and Nicola Hall (S404.001) seek that they be removed from properties sold within the last five years. Richard Cairney (S56.001) seeks that all SASM identified on private residential properties in urban areas be removed.

357. I do not support these submissions. These submissions arise principally because of past land sales by Te Tumu Paeroa (and its predecessors) and Māwhera Incorporation. As part of the process of enabling a sale of Māori land, these organisations provided information that the land is of no cultural significance.

358. This particularly affects:

- SASM 7 (affects General Rural Zoned 4300 Karamea Highway) - is the subject of the submission of BP & CA Jones (S526.002). This land was sold by the Māori Trustee into private ownership in 1968.
- SASM 12 (which is made up of 52 residential lots and 2 commercial lots in Westport) and is the subject of submissions seeking that the SASM be removed from Idena Schultze (S89.001), Grant Weston (S113.001), Hanna Nicholas (S170.001), Sean Casey (S416.002) and Mark Bowe (S69.001)
- SASM 14 (54 residential lots in Westport including three lots of large, potentially subdividable area) which is the subject of submissions seeking that the SASM be removed from Jared Avery (S508.021 and S508.047) Leonie Avery (S50.021 and S507.047) Kyle Avery (S509.021 and S509.047) Avery Bros (S510.021 and S510.047) Bradshaw Farms (S511.021 and S511.047) Paul Avery (S512.021 and S512.047), Brett Avery (S513.021 and S513.047), Avery Brothers (S609.020 and S609.072) and Michael and Dawn Ross (S98.001)
- SASM 15 (22 residential lots in Westport)
- SASM 62 (multiple properties in Greymouth) where William Johnsen (S182.001), Alan O'Connell (S6.001) Melva Crampton (S401.001), Murrary Cochrane (S435.001), Allan Hinch (S219.001) and Alain Daunes (S199.002) seek that the SASM be removed from their properties;
- SASM 63 (31 residential properties in Greymouth) where Ronald Olsen (S130.001) seeks that the property be excluded from the SASM.
- multiple SASM within the Greymouth urban area.

359. I have discussed the reasons why these properties were identified as SASM with Poutini Ngāi Tahu. Essentially these lands were some of the few remaining retained in Māori ownership after the Arahura Purchase, where most of the South Island was purchased from the Crown. Their significance to Poutini Ngāi Tahu (as mana whenua) is therefore great, as they retain a recent tie to their former lands. While Māwhera Incorporation, and Te Tumu Paeroa and other agents acting for their former Māori landowners may consider that there are no cultural values of these sites and have chosen to sell these lands, they retain significance to Poutini Ngāi Tahu.

360. In terms of planning provisions, there are no rules that apply to these lands except in relation to utilities, however landowners are concerned that while this may be the

current situation, there is a risk that in the future rules could be applied. They are also concerned that the identification of a SASM over the whole property title will affect property values and act as a disincentive to future purchasers. While I respect these concerns I consider that these sites are significant to Poutini Ngāi Tahu and that therefore they should be included within the Plan.

361. Mark Bowe (S69.001) seeks that all current and former Māori Reserves are removed from the SASM schedule. Te Tumu Paeroa (S440.053) seeks that the extent of SASM be reviewed where they are across an entire property title.
362. In terms of the cultural information provided by Poutini Ngāi Tahu I understand that they consider that the cultural values are associated with the entire title and therefore the entire title should be included as the SASM. I therefore do not support these submissions.

Other Submissions on the Schedule as a Whole

363. Grey District Council (S608.143 – S608.358, S608.839 and S608.003) oppose the scheduling of every SASM site and seek that the whole overlay be further reviewed and reassessed. Christine Wood (S185.001) although not affected by SASM opposes the principle of including them in the Plan. I do not support these submissions as I consider that the identification and mapping of SASM sites is an important component of giving effect to Section 6 of the RMA. However I do note that Poutini Ngāi Tahu have carefully gone through every single SASM site and recommend mapping changes and amendments to rule requirements in their submission.
364. John Davidson (S31.002), Amy Paterson (S128.001) and Mohammed & Jenny Khan (S184.001) seek the removal of the SASM identification from their properties. I am unable to tell from the submissions the location of the properties or which SASM is opposed, therefore I do not support these submissions.
365. Stephen Page (S270.016), Misato Nomura (S151.005), TiGa Minerals and Metals Limited (S493.125), WMS Group (S599.153), Rocky Mining Limited (S474.008, S474.009 and S474.051) seek that more information about the significance of the sites be included in the schedule with information provided about their mapping, with this reviewed for accuracy. I support these submissions in part. Poutini Ngāi Tahu are providing a cultural report which provides more information about the SASM sites. Rather than include this document as part of the Plan, I recommend that the document be added to the TTPP website and that the Schedule link to this report as a place where further information can be found. Any future reports on individual SASM that are publicly available could also be added to this web-location, enabling an expansion of the available information, without the need for a Plan Change.
366. Russell Copland (S248.001) seeks that the SASM identification of the property at Milltown and the restrictions on pounamu that relate to it are removed. I was not able to determine from Mr Copland's submission the exact location of the property referred to, however I understand that it is one of the properties subject to Victorian Title. I do not support this submission. I consider that the location has been identified as being of significant cultural value to Poutini Ngāi Tahu and should retain its identification as a SASM. In terms of the restrictions on pounamu, while this resource may belong to Mr Copland the issue being managed is the cultural values. As has previously discussed pounamu is a very significant cultural resource for Poutini Ngāi Tahu. Collection of a cultural resource by Poutini Ngāi Tahu, which would be undertaken in accordance with tikanga and can be appropriate in a SASM is not the same as mineral extraction (pounamu, gold or any other) from the SASM and therefore I consider that restrictions on this activity within SASM is appropriate.
367. West Coast Regional Council (S488.013) seeks that the SASM boundaries are confirmed and corrected. I support this submission in part in that this is the work that has been undertaken to support the minor amendments to the Plan and also the submissions on boundary amendments from Poutini Ngāi Tahu.

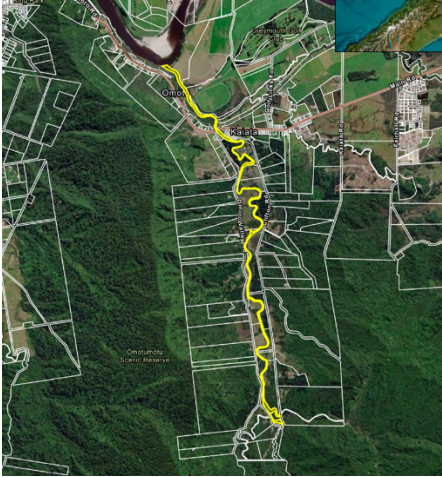

Addition of Further SASM sites to the Plan




368. Ngāi Tahu (S620.313, S620.375 - S620.384) seek the addition of further SASM sites to the Plan. These sites are significant to Poutini Ngāi Tahu and they have identified they


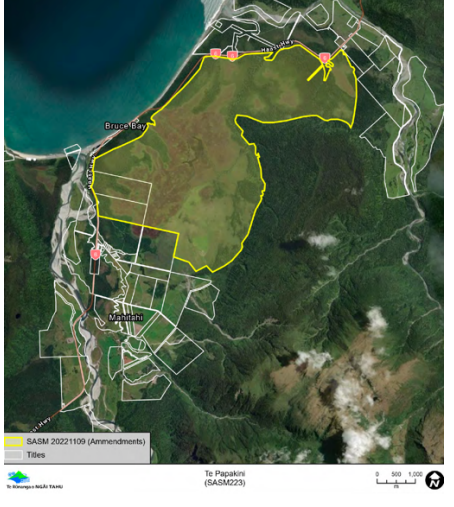

meet the criteria as SASMs. Apart from the Parihaka Memorial site, the land in question is publicly owned, and no specific rules are proposed to apply. I generally support their inclusion as SASM in the Plan, however I have reservations about the Parihaka Memorial site. The proposed SASM is extensive and covers a large area of privately owned General Residential Zoned land intended for the expansion of Hokitika urban area. There is no information provided in the submission about any consultation with the affected landowner, and I consider that this is important prior to any consideration of scheduling through a submissions process, as the landowner otherwise has no ability to input to that and I consider creates a concern around natural justice.

369. I am also concerned that given their opposition to SASM sites, some consultation with the Grey District Council around Cobden Island should occur, for similar reasons of natural justice.

370. An outline of these sites is provided in the table below.

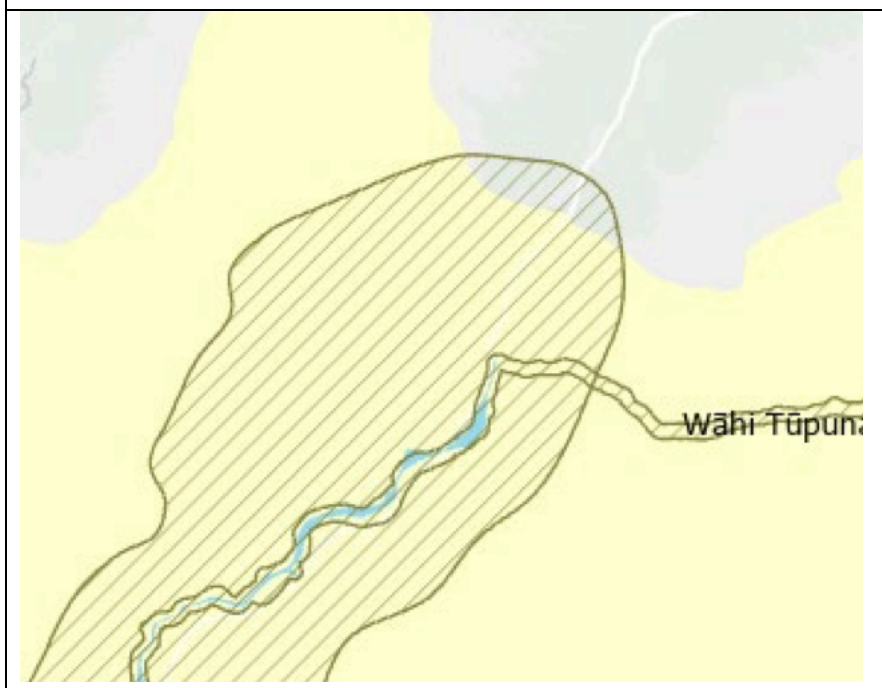
Reference/ Name	Map	Land Tenure and Zone	Recommendation
SASM 217 Ōmotumotu		Crown owned Riverbed Waterbody	Accept
SASM 218 Aromahana (Cobden Island)		Open Space Zone Grey District Council	More information required on landowner consultation

<p>SASM 219 Pouerua</p>		<p>Lake Open Space Zone, small area of General Rural Zone</p>	<p>Accept</p>
<p>SASM 220 Parihaka Memorial and Old Hokitika Gaol</p>		<p>General Residential Zone</p>	<p>More information required on landowner consultation, values</p>
<p>SASM 221 Paringa</p>		<p>Beach</p>	<p>Accept</p>

<p>SASM 222 Mikonui</p>		<p>Beach</p>	<p>Accept</p>
<p>SASM 223 Papakini</p>		<p>Open Space Zone/ Public Conservation Land</p>	<p>Accept</p>
<p>SASM 224 Tauneke</p>		<p>Beach / Open Space Zone Public Conservation Land</p>	<p>Accept</p>

371. Queenstown Lakes District Council (S523.004) seek that Wāhi Tūpuna site 6 (Makarore & Tiore Pātea) described within Chapter 39 of the Queenstown Lakes Proposed District Plan be taken into account in developing the schedule of sites significant to Māori, including its extent in the location shown in the map included with the submission, as well as the values identified within provision 39.6 of Chapter 39 (Wāhi Tūpuna) of QLDCs PDP. I note that this submission is supported by Poutini Ngāi Tahu.

Queenstown Lakes District Council Wāhi Tūpuna site 6 (Makarore & Tiore Pātea) showing the overlap into Westland District. (Yellow line is district boundary)



372. My understanding of the location of this wāhi tupuna is that it is within the Southern Alps and the land affected is public conservation land managed by the Department of Conservation. The values identified in the QLDC's proposed district plan are:

373. In terms of the Rules that apply in the QLDC to this wāhi tupuna these are most like Rule SASM – R6.

374. The Schedule in the QLDC has the following information.

Name	Description	Values	Potential Threats
Makarore & Tiore Pātea (Makarora River and northern surrounds of Lake Wānaka)	An area rich with kāika mahika kai where pora ("Māori turnip"), kāuru (cabbage tree root), aruhe (bracken fernroot), weka, kiwi, kākāpō, kea, kererū, kākā, and tuna (eel) were gathered. Other sites in the area: Ōtanenui where it flows into the lake, Ōtūraki, part of Purapatea, Tau Taraiti, part of Te Awa Kāwhio, Te Paekāi, Te Pari	Pounamu, kāika, ara tawhito, mahika kai, archaeological values.	a. Gravel extraction b. Earthworks c. Commercial and recreational activities d. Activities affecting water quality e. Subdivision and development f. Buildings and structures g. Energy and Utility activities h. Activities affecting the ridgeline and upper slopes i. Exotic species including wilding pines

	Kōau, Te Poutu te Raki.		
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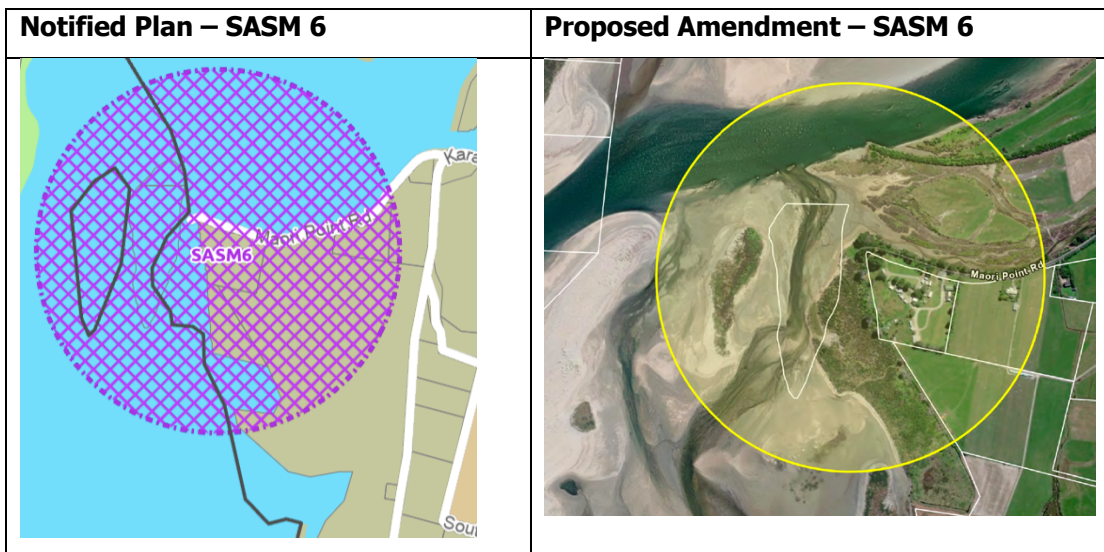
375. I support the inclusion of this information within the TTPP. I recommend that the maps are amended to include the piece of wāhi tūpuna and that the area and its values are included in the Schedule. I also recommend that Rule SASM – R6 apply to this wāhi tūpuna.

SASM 4

376. Ngāi Tahu seek that this site no longer has rules that apply in relation to earthworks, buildings and structures. They consider that these activities can occur without impacting on the cultural values. I support this submission.

SASM 6

377. Mary Stewart (S222.001) opposes this SASM as she considers there is no significance to Māori at the site. I do not support this submission. I note that the site is on the point (known by Poutini Ngāi Tahu as “Pa Point”) and includes the NZ Topomap identified feature of “Māori Point”. Indeed the submitter’s property is located on Māori Point Road. It is evident that there is a long history of Poutini Ngāi Tahu at Karamea, and indeed this has been recorded on the topographic maps of the area. This SASM is one where Ngāi Tahu have sought that the shape be amended to reduce the area of private land covered, however the proposed amendment does not remove the SASM from this submitter’s property.



SASM 7

378. Ngāi Tahu (S620.316) seek that Rule SASM – R6 not apply to this SASM site. The owner of the property BP & CA Jones (S526.002) seeks that the SASM site be reduced in size (to exclude the dairy farm and residences) and that they not be required to seek iwi approval for earthworks/building development. I support the submission of Ngāi Tahu in full, and that of BP & CA Jones in part. While I do not recommend the removal of part of the SASM (for the reasons discussed in the section on land formerly under Māori Reserve) I consider that the amendment proposed by Ngāi Tahu in part provides the relief sought by the BP & CA Jones.

SASM 7 – Notified Plan



SASM 8

379. Ngāi Tahu (S620.317) seek that Rules SASM – R4 and SASM -R6 not apply to this SASM site as they consider that earthworks, buildings and structures and indigenous vegetation clearance can occur at this site without impacts on its cultural values. I support this submission.

SASM 9

380. Ngāi Tahu (S620.317) seek that Rule SASM -R6 not apply to this SASM site as they consider that earthworks, buildings and structures and indigenous vegetation clearance can occur at this site without impacts on its cultural values. I support this submission.

SASM 12

381. Idena Schultze (S89.001), Grant Weston (S113.001), Hanna Nicholas (S170.001), Sean Casey (S416.002) and Mark Bowe (S69.001) oppose SASM 12 across their properties. They are four of the 50 odd landowners affected by this SASM. These are residential sites formerly administered by the Māori Trustee, which were freeholded and then sold.

382. As I outline in relation to this wider issue, I do not support these submissions. The proposed Plan does not include any rules that affect landowners in relation to the SASM notation. While Māwhera Incorporation, and Te Tumu Paeroa and other agents acting for their former Māori landowners may consider that there are no cultural values of these sites and have chosen to sell these lands, they retain significance to Poutini Ngāi Tahu.

SASM 12



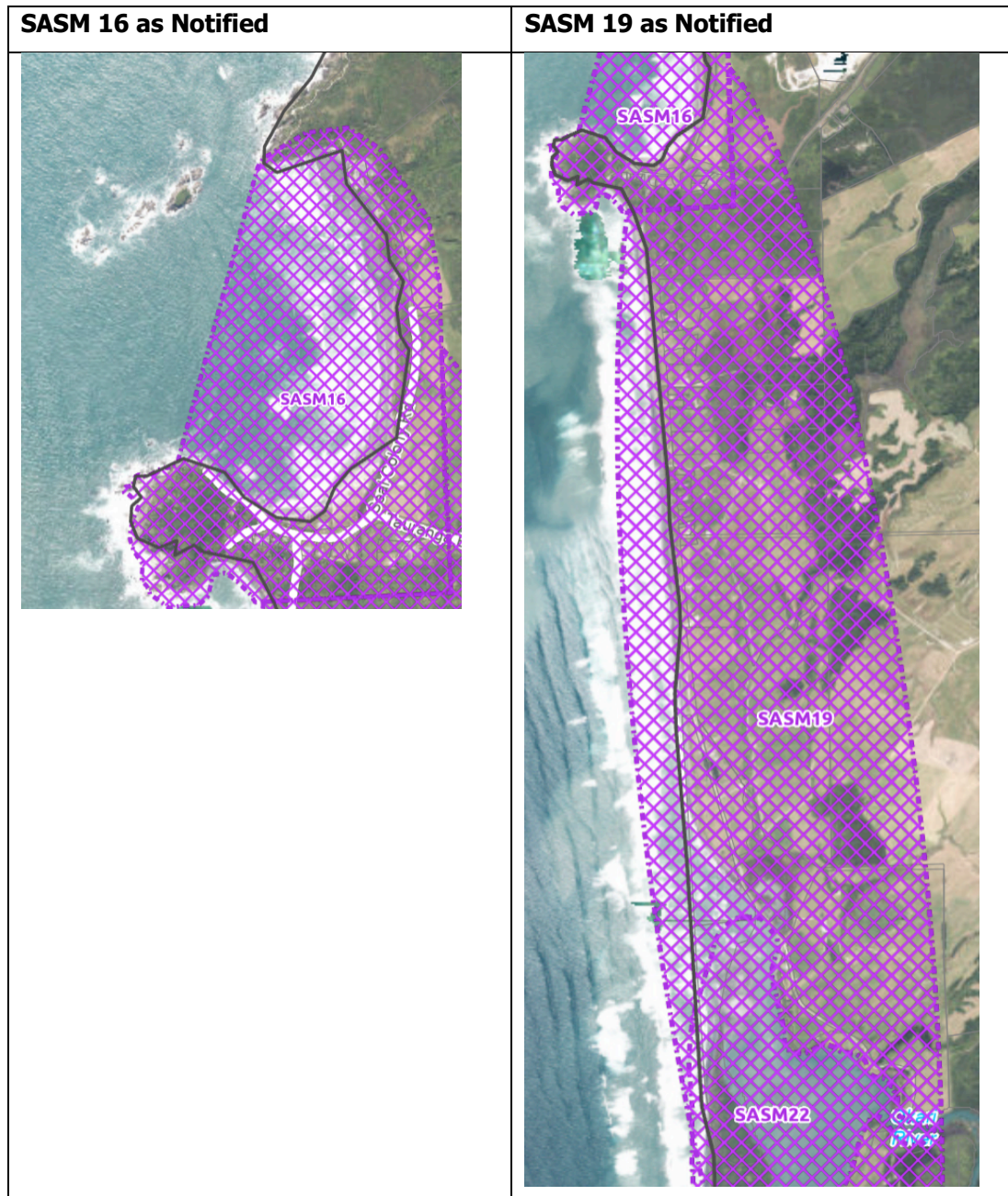
SASM 14

383. Jared Avery (S508.021 and S508.047) Leonie Avery (S50.021 and S507.047) Kyle Avery (S509.021 and S509.047) Avery Bros (S510.021 and S510.047) Bradshaw Farms (S511.021 and S511.047) Paul Avery (S512.021 and S512.047), Brett Avery (S513.021 and S513.047), Russell Lane (S286.001), Avery Brothers (S609.020 and S609.072) and Michael and Dawn Ross (S98.001) seek that this SASM be deleted from their properties. With the exception of Michael and Dawn Ross, alternative relief is sought in excluding the properties from the rules.
384. Ngāi Tahu (S620.318) seek that the SASM be split into two parts – SASM 14A and SASM 14B and that Rule SASM – R6 no longer apply to these sites. They consider that earthworks, buildings and structures can occur on these sites without affecting the cultural values of the SASM. I support the submission of Ngāi Tahu, and in that it provides most of the relief sought in submissions S507.047, S508.047, S509.047, S510.047, S511.047, S512.047, S513.047, S609.072 I support these submissions in part.
385. I do not support the submissions seeking that the SASM be removed. I note there has been some incorrect identification of both 81 Brougham Street and 21 Dommett Street as being included in the SASM. The SASM boundary is the cadastral boundary of the adjacent properties and the landowners of 81 Brougham Street and 21 Dommett Street have been incorrectly informed that SASM 14 affects their properties. It does not.
386. In relation to the area that is included in the SASM, despite its alienation from Poutini Ngāi Tahu, there was a significant settlement (Kawatiri) based around what is now Westport and the Orowaiti lagoon. While the land was sold this was at a time when land sales to pay rates for other land was common, and there was a general approach nationally of further alienating Māori land to allow for development. Regardless of land tenure there are significant Poutini Ngāi Tahu values associated with the site, and therefore its identification as a SASM is appropriate.

SASM 14 – Notified Plan**Amended SASM 14A and SASM 14B as proposed by Ngāi Tahu****SASM 14A****SASM 14B****SASM 16, SASM 19 and SASM 22**

387. SASM 16, SASM 19 and SASM 22 are all located in the area from Tauranga Bay along the Okari Coastline and including Okari Lagoon. This was a major area of habitation for Poutini Ngāi Tahu and the location of multiple pā, kainga, mahinga kai and tauranga waka. Tauranga Bay derives its name from the historical use of this area as a major tauranga waka. LG.JH Brownlee Partnership & Tbay Limited (S303.001), WMS Group (S599.154), Waitakere Trust (S497.002 and S497.001), Dale Stephen (S277.002) and Jennifer Lake (S323.002) all seek further information on the significance of these SASM, the rationale for their inclusion and that more detail be provided on the exact location of the kainga and mahinga kai sites. Jennifer Lake (S323.001) also seeks that the boundaries be reviewed where they affect private land for grazing and extend beyond the lagoon and its boundaries. George Brownlee (S247.001) seeks that the mapping is amended to correctly capture the location of SASM19.
388. I support these submissions in part. I consider that the information provided by Poutini Ngāi Tahu which is included in their cultural report should be available to affected landowners. I note that Poutini Ngāi Tahu have done a detailed review of the SASM boundaries and also further considered what rules are appropriate for individual SASM.
389. Ngāi Tahu (S620.322) seek that SASM 22 no longer be subject to Rules SASM -R1, SASM – R4 and SASM – R6. They consider these activities can occur without affecting the

cultural values of the SASM. Ngāi Tahu (S620.323) also seek that the reference to a statutory acknowledgement over Okari Lagoon be deleted, as it is incorrect. I support these submissions.



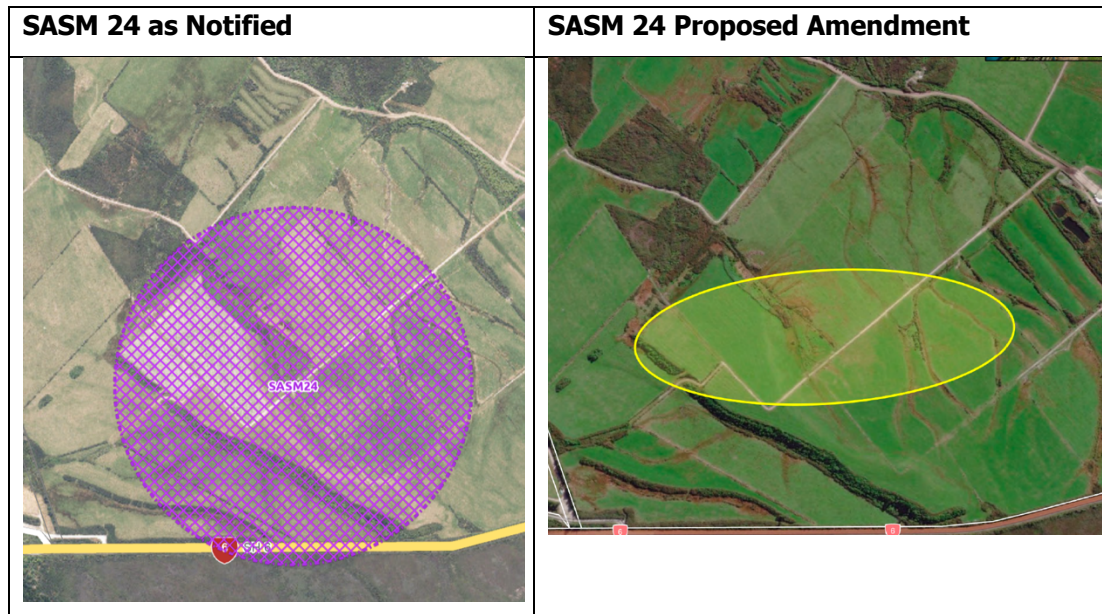
SASM 17

390. Ngāi Tahu (S620.320) seek that Rule SASM – R2 not apply to this SASM. I support this submission as Poutini Ngāi Tahu consider that the activities regulated by this rule will not have adverse effects on the cultural values of the SASM.

SASM 24

391. John O'Connor (S284.001) seeks clarification of the site and reasons behind the classification as site of significance to Māori as a urupa. I support this submission in part. I consider that the information provided by Poutini Ngāi Tahu which is included in their cultural report should be available to affected landowners. I note that Poutini Ngāi Tahu have done a detailed review of the SASM boundaries and also further considered what rules are appropriate for individual SASM. This site is one which Ngāi Tahu have

sought the shape be corrected on the Plan. This reduces the area of the SASM while still protecting the urupā.



SASM 30 - 32

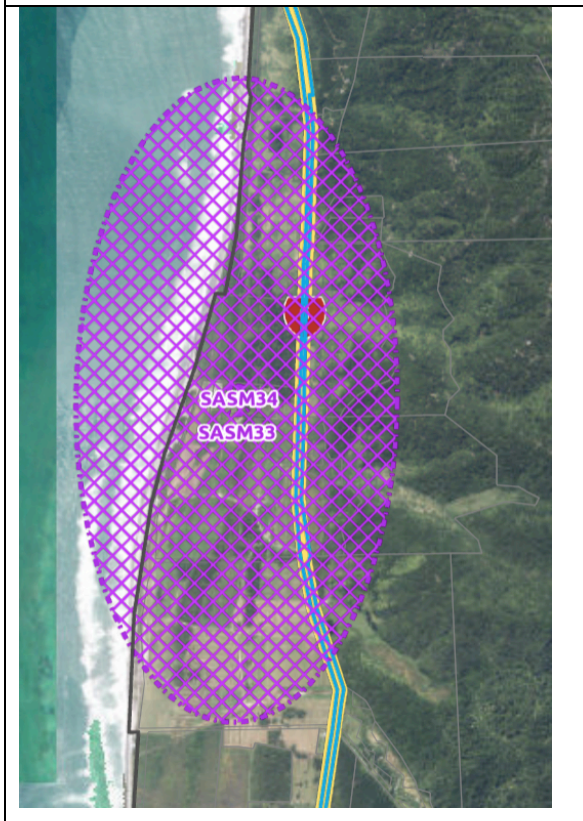
392. Neil Mouat (S535.078) supports that there are no specific planning rules for SASM 31. This support is noted.
393. Anne Chapman (S425.002) and Desmond Pender (S265.001) seek that the sites of significance to Māori at Punakaiki be reviewed and removed. Peter Haddock (S417.006) seeks that the SASM is removed from the property at 3 Webb Street Punakaiki. Scenic Hotel Group (S483.017) oppose SASM 31 which affects their properties at Punakaiki. Graeme & Helen O’Dea (S375.002) seek that their property is removed from the SASM. I do not support these submissions. I note that Poutini Ngāi Tahu have done a detailed review of the SASM boundaries and also further considered what rules are appropriate for individual SASM.
394. Graeme and Helen O’Dea (S375.001) would like proof of any cultural significance that may directly affect their land. I support this submission in part in that I consider that the information provided by Poutini Ngāi Tahu which is included in their cultural report should be available to affected landowners. However I consider this is best done outside of the district plan by providing the cultural report directly.

SASM 33

395. Bruce Stuart-Menteath (S315.001) seeks the removal of 3 properties that have a QE II National Trust Open Space Covenant from this SASM. He is concerned that there is no evidence provided about any Māori activity on the properties that could support them being zoned as SASM.
396. TiGa Minerals and Metals Limited (S493.126) seeks that SASM33 is re-evaluated to provide an accurate area on the planning maps showing the location of the kainga sites.
397. Waitakere Trust (S497.003) seek more detailed information on the significance and rationale for SASM 33.
398. G.E. and C.J. Coates (S415.011) seek the removal of the SASM. This submitter considers that the mapping was not completed accurately and includes areas that were under sea when Māori lived in this area. They also consider that the reasons for the identification are not clear. They are concerned that there was no personal consultation or respect given to the land owner throughout the process. They consider that the rules are restrictive to extreme.

399. I do not support these submissions. I note that while the area has significance as a former kāinga site, cultural values are more than archaeological remains. I do consider it appropriate that Poutini Ngāi Tahu share the cultural report that provides more information about the process of identification and significance of SASM sites with submitters but I do not support the removal of the SASM from the properties.

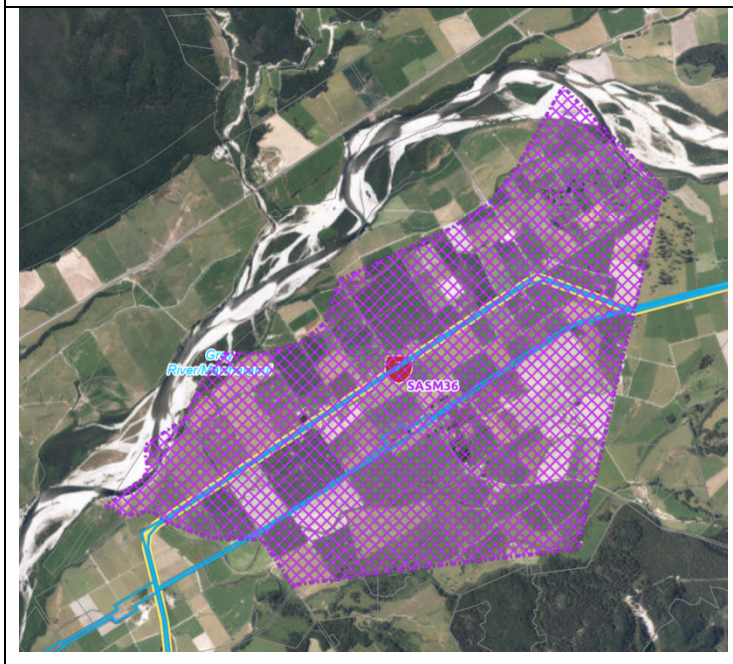
SASM 33 – Notified Plan



SASM 36

400. Margaret Steele (S214.001) would like more information on how the SASM will affect the property in the future. Angela Sweetman (S413.002) and Angela Sweetman and Patrick William Kennedy (S413/002) seeks proof/ verification of the original reserve relating to their land.
401. Leanne Hart (S326.001), Angela Sweetman and Patrick William Kennedy (S413.001), Moira Devlin (S117.001) and Bruce Truman (S84.001) seek that the SASM be removed from their properties.
402. SASM 36 is a former Māori Reserve and mahinga kai site. I note that while the area has significance as a mahinga kai site, cultural values are more than archaeological remains. I do consider it appropriate that Poutini Ngāi Tahu share the cultural report that provides more information about the process of identification and significance of SASM sites with submitters but I do not support the removal of the SASM from the properties. I note that there are few restrictions associated with this SASM identification and that regardless of land tenure there are significant Poutini Ngāi Tahu values associated with the site, and therefore its identification as a SASM is appropriate.

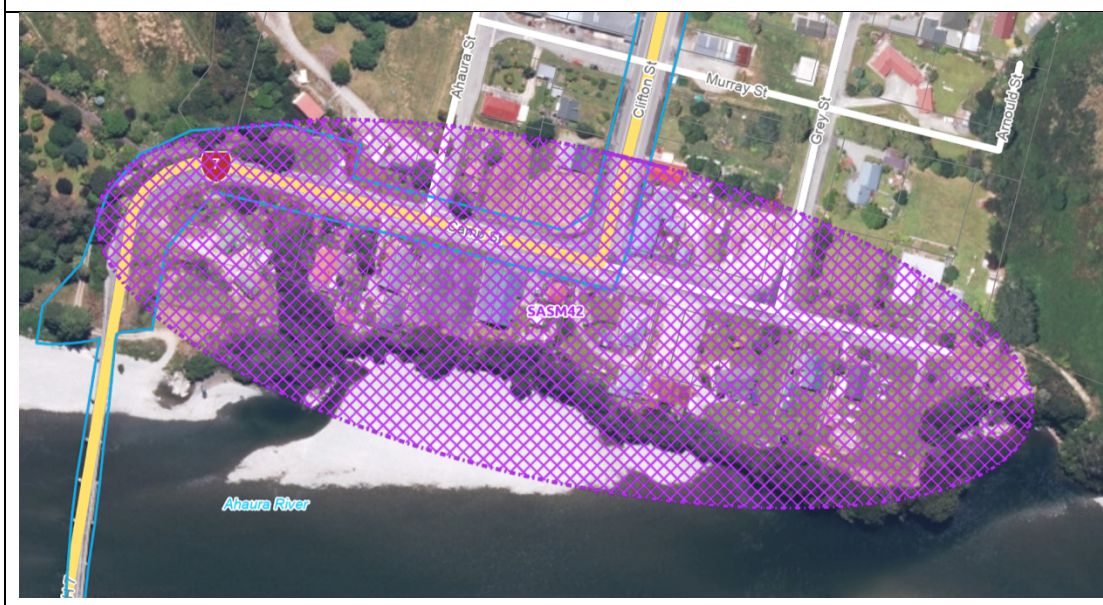
SASM 36 – Notified Plan



SASM 42

403. Ken McTigue (S551.001) is opposed to the SASM on his property, although he supports (S551.002) returning any artefacts found to Poutini Ngāi Tahu. SASM 42 is a silent file wāhi tapu site and has few restrictions in terms of rules on the affected properties. I consider that regardless of land tenure there are significant Poutini Ngāi Tahu values associated with the area, and therefore its identification as a SASM is appropriate

SASM 42– Notified Plan

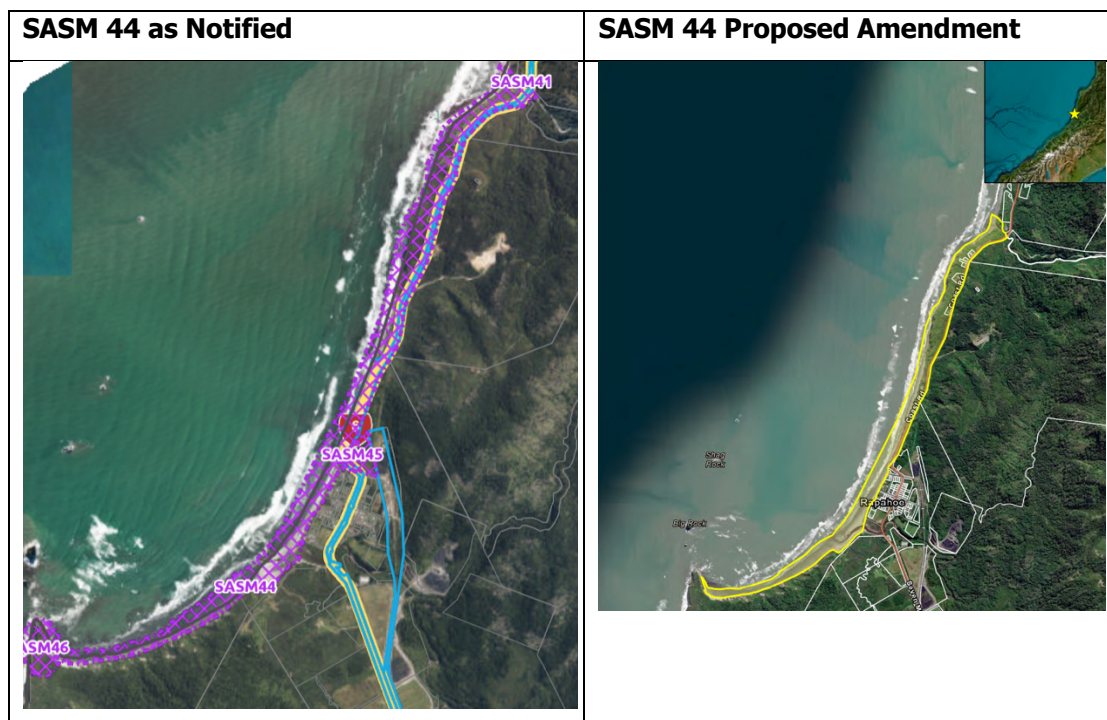


SASM 44

404. Madelene Gibson (S215.001) seeks more information on how the SASM will affect the property in the future. I note that there are very few rules that affect this SASM and

that it could be expected that it will have a minimal impact on the activities that could be undertaken on affected properties. I support this submission in part in that the guidance developed as a result of the recommended SASM – M1 will provide more information for landowners.

405. Helen Carter (S209.001) seeks the removal of the SASM on the area between Rapahoe and Nine Mile/Kotorepi.
406. Bruce Annabell (S189.001) seeks a rethink/redraw on SASM44 and SASM41 extending from Pt Elizabeth to Nine Mile Creek and that the area of significance end before the Nine Mile bluff.
407. I do not support these submissions. This is one of the SASM sites where Ngāi Tahu have sought an amended shape, which slightly reduces the area covered by the SASM although it still affects some private landowners. I note that the SASM identification provides few restrictions in terms of rules on the affected properties. I consider that Poutini Ngāi Tahu have reviewed and reduced the area covered by the SASM and the remaining area has important Poutini Ngāi Tahu values. It is therefore appropriate to include as a SASM in the Plan.



SASM 47

408. Ngāi Tahu (S620.329) seek that SASM 47 no longer be subject to Rules SASM -R4 and SASM – R6. They consider these activities can occur without affecting the cultural values of the SASM. I support this submission.

SASM 51

409. Ngāi Tahu (S620.331) seek that SASM 51 no longer be subject to Rule SASM and SASM – R6. They consider these activities can occur without affecting the cultural values of the SASM. I support this submission.

SASM 57/58/62/63

410. Black Singlet Investments Ltd (S395.001) seek that all SASM identifications be removed from the property at 130 Māwhera Quay, Greymouth. This property was purchased as a freehold title from Māwhera Incorporation.
411. I do not support this submission. In relation to the area that is included in the SASM, despite its alienation from Poutini Ngāi Tahu, there was a significant settlement

(Māwhera) based around what is now Greymouth lagoon. Regardless of land tenure there are significant Poutini Ngāi Tahu values associated with the site, and therefore its identification as a SASM is appropriate.

412. Alan O'Connell (S6.001), Murray Cochrane (S435.001), William Johnsen (S182.001), Melva Crampton (S401.001), Allan Hinch (S219.001), Alain Daunes (S199.002) and Ronald Olsen (S130.001) seek that the SASM be removed from their properties. I do not support these submissions.
413. I have discussed the reasons why these properties were identified as SASM with Poutini Ngāi Tahu. Essentially these lands were some of the few remaining retained in Māori ownership after the Arahura Purchase, where most of the South Island was purchased from the Crown in the 1880s. Their significance to Poutini Ngāi Tahu (as mana whenua) is therefore great, as they retain a recent tie to their former lands. While Māwhera Incorporation, and Te Tumu Paeroa and other agents acting for their former Māori landowners may consider that there are no cultural values of these sites and have chosen to sell these lands, they retain significance to Poutini Ngāi Tahu.
414. In terms of planning provisions, there are no rules that apply to these lands except in relation to utilities, however landowners are concerned that while this may be the current situation, there is a risk that in the future rules could be applied. They are also concerned that the identification of a SASM over the whole property title will affect property values and act as a disincentive to future purchasers. While I respect these concerns I consider that these sites are significant to Poutini Ngāi Tahu and therefore they should be included within the Plan.

SASM 65

415. Richard Cairney (S56.001) seeks that all sites of significance to Māori identified on private residential properties in urban areas be removed from Schedule Three and all consequential amendments be made to the objectives, policies, rules and planning maps or any other relief appropriate and necessary to give effect to the submission. I do not support this submission. The RMA directs councils to address many matters in planning provisions and no compensation is payable for any restrictions that are placed on land. The provisions in the SASM chapter have been drafted with a strong degree of awareness of minimising the restrictions over private land, recognising that for many landowners these are new identifications. However these sites are important, and have no lesser status under the RMA than other items of historic heritage, and are recognised by the RMA as having values that must be protected.
416. I note that the minor amendment to the Plan that was undertaken in relation to SASM sites removed the SASM from 61 Marsden Road and adjacent properties with the SASM now only applying to the bed of Sawyer's Creek.
417. Ngāi Tahu (S620.337) seek that this SASM be renamed – Ngā Moana e Rua and Sawyers Creek to better reflect the cultural values. I support this submission.

SASM 66

418. Ngāi Tahu (S620.339) seek that SASM 66 no longer be subject to Rule SASM – R6. They consider these activities can occur without affecting the cultural values of the SASM. I support this submission.

SASM 68

419. The submissions points on this SASM have been addressed through minor amendments and I do not discuss them further here.

SASM 72

420. Ngāi Tahu (S620.341) seek that the schedule be corrected to rename this SASM to Taramakau Ngātu Awa in order to correctly reflect the cultural values there. I support this submission.

SASM 79

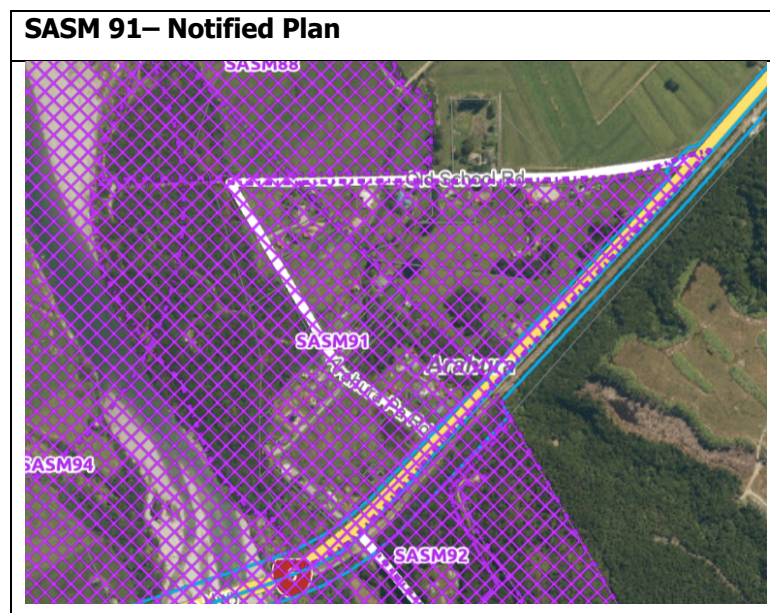
421. David Ellerm (S581.023) supports the SASM. This support is noted. Moreporks Lakeside Lodge (S470.002) seek that the schedule be retained as notified with no Permitted Activity rules applying to this SASM. This support is noted.
422. The other submissions points on this SASM have been addressed through the minor amendment and I do not discuss this further here.

SASM 82

423. Ngāi Tahu (S620.344) seek that the reference in the schedule to this SASM having a statutory acknowledgement be deleted, as this is incorrect. I support this submission to correct the error.

SASM 91

424. Belinda Dempster (S169.001) seeks that SASM 91 be removed from her property. This SASM covers the existing and former Arahura kāinga and pā. This submitter's land was freeholded and sold. I do not support this submission. While former owners may not have considered it had cultural value to them, as the location of one of the largest Poutini Ngāi Tahu settlements on the West Coast the area has considerable cultural significance and I consider it is appropriately identified as a SASM.



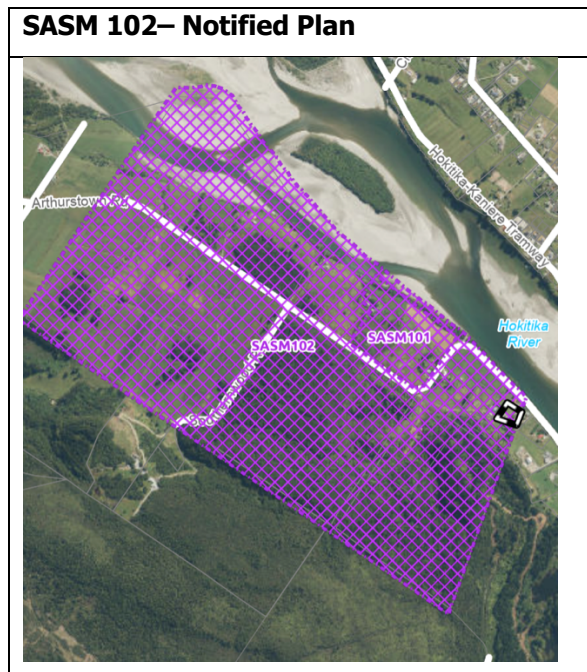
SASM 96

425. Ngāi Tahu (S620.346) seek that the reference in the schedule to this SASM having a statutory acknowledgement be deleted, as this is incorrect. I support this submission to correct the Plan.
426. Ian Stewart (S124.001) seeks that the map be amended through their property. I do not support this submission. Poutini Ngāi Tahu have reviewed all the maps carefully and do not recommend any changes to the boundaries of this SASM.

SASM 102

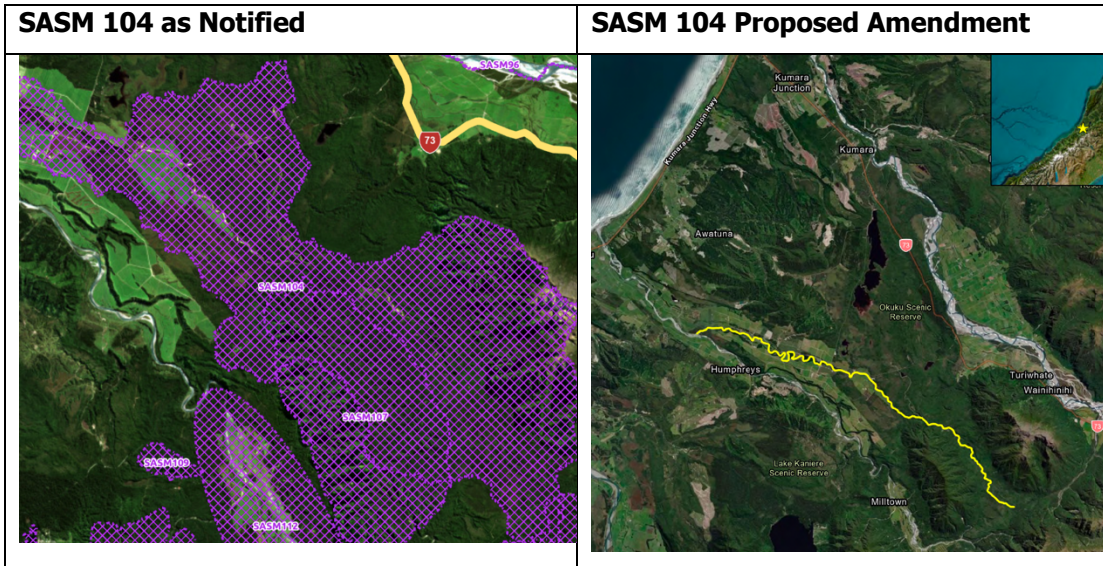
427. Samantha Pooley (S291.001) and Bradley Serong (S294.001) seek that SASM 102 be removed from their properties at Arthurstown Road. I do not support these submissions. SASM 102 covers existing and former Māori Reserve land and was part of the wider settlement next to the Hokitika River in this area. This submitter's land was freeholded and sold by Māwhera Incorporation but it still retains Poutini Ngāi Tahu cultural values.
428. Ngāi Tahu (S620.423) seek that rules SASM – R4 and SASM – R6 no longer apply to this site as they consider that earthworks, buildings and structures and indigenous

vegetation clearance can occur at this site without the need for consideration by the relevant Poutini Ngai Tahu rūnanga. I support this submission and note that this means few restrictions would be in place in relation to this SASM if this submission is accepted.



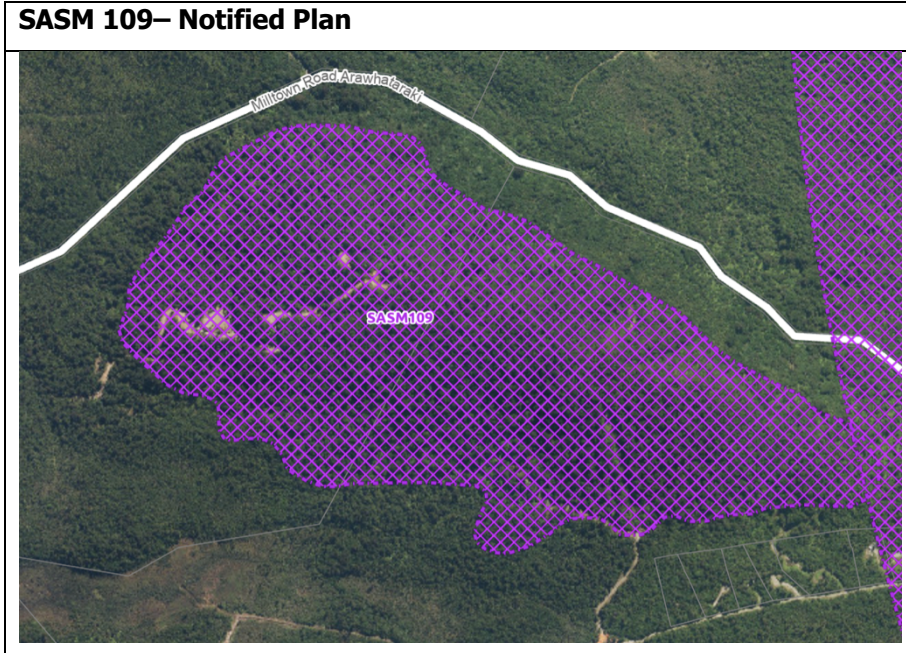
SASM 104

429. Kawhaka Creek Catchment Residence (S297.002) and Ann Bradley (S371.001) seek that SASM 104 be removed from their properties. Myles Bengé (S241.001) seeks that the SASM be removed from the property at Lot 4 DP354288 on Old Christchurch Road. Neil Bradley seeks that the SASM be removed from the property at 802 Old Christchurch Road. Kenneth Doig (S172.001) seeks that the size be reduced to better align with the location of the waterbody. Gerrit and Suzie Wolters (S308.002) seek that boundaries be reviewed in light of the land modification that has occurred.
430. Carol Cameron (S152.001) seeks that what is significant is reconsidered, Katie Baxter (S211.001), Kawhaka Creek Catchment Residence (S297.001, S297.015), Gerrit and Suzie Wolters (S308.001), and Neil Bradley (S298.002) seek more information on the significance of the site and why it was scheduled.
431. Bill Baxter (S210.001) seeks that the property is purchased if unfairly restricted and Kawhaka Creek Catchment Residence (S297.003) seek that information about SASM 104 is not included on LIM reports.
432. Generally I support these submissions in part.
433. Ngāi Tahu (S620.349) have proposed a substantial amendment to the maps for SASM 104, so that rather than being the Kawhaka Creek Catchment, it instead only covers the Kawhaka Creek riverbed, with an amended name also sought (S620.350). I support these submissions from Ngāi Tahu.
434. This means that these landowners have very minimal identification of the SASM on their properties, if at all as the bed of the river is owned by the Crown. The rules associated with the SASM are also very minimal and I consider do not meet the test of "unfairly restricted". In terms of LIM reports, as I outline in Section 10 what is included in a LIM report is a decision of the individual district councils, not TTPP.
435. In terms of the significance of the Kawhaka Creek, this is part of the creation stories for Poutini Ngāi Tahu and I consider is appropriately included as a SASM in the Plan.



SASM 109

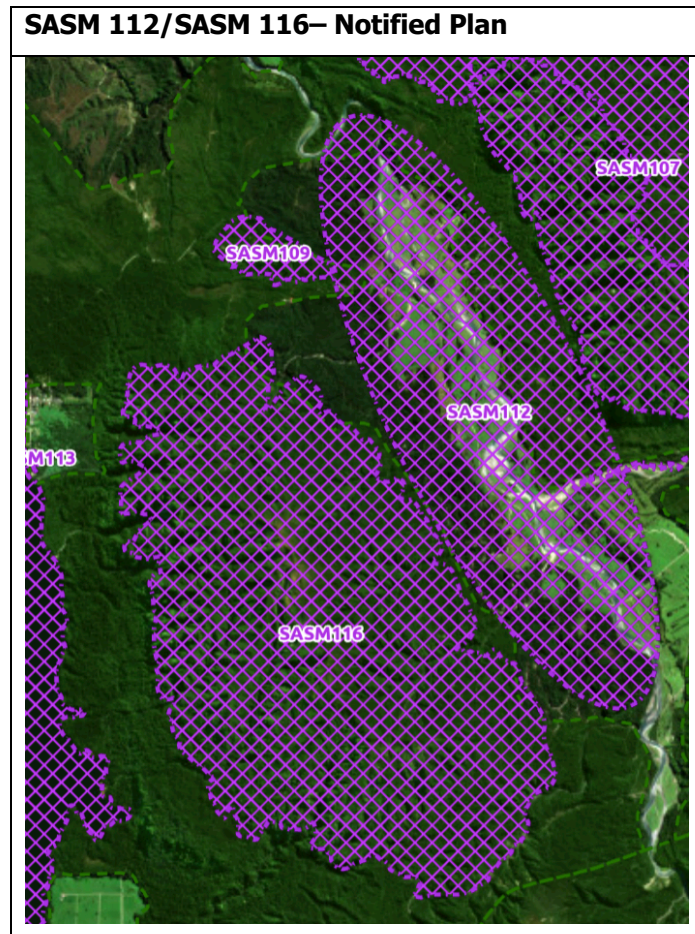
- 436. Rex Scott (S25.001) seeks that SASM 109 Pyramid Hill be removed from his property. I do not support this submission.
- 437. While the SASM provisions place some restrictions in relation to indigenous vegetation, bush clearance and building on the site, the location is also an Outstanding Natural Landscape, and entirely covered in indigenous vegetation.
- 438. Pyramid Hill is very significant to Poutini Ngāi Tahu and in particular Ngāti Waewae as a mountain that forms part of their creation stories. I consider that its identification as a SASM is appropriate.



SASM 112/SASM 116/SASM 117/SASM 121

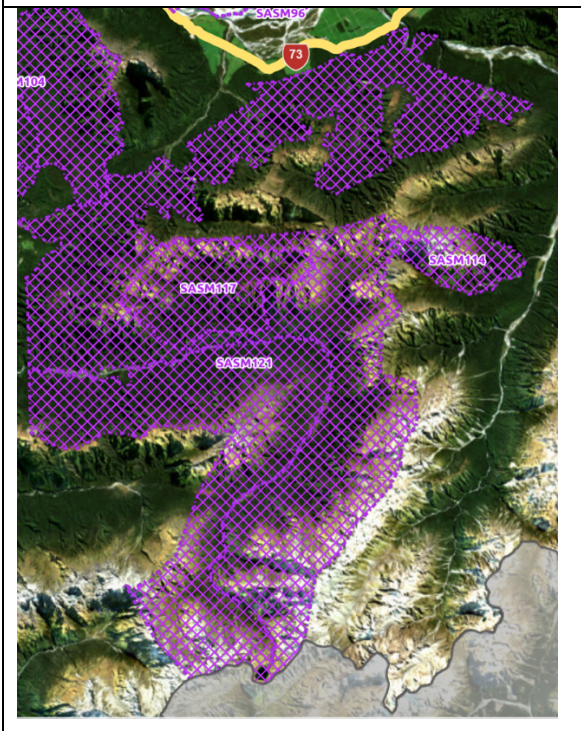
- 439. Vernon Morris (S143.001) seeks that the SASM on the property at Lot 3 DP 444535 at Milltown/Arahura Valley be removed. I am not clear from the submission which SASM this is – either SASM 112 or SASM 116 as there is considerable overlap of these two SASM. However I do not support this submission.

440. SASM 112 is the Arahura River – the awa of Ngāti Waewae. While much of the catchment is in Poutini Ngāi Tahu ownership there are areas of privately owned land, and the riverflats are farmed. SASM 116 is Mt Tuhua a culturally significant mountain to Ngāi Tahu. It is bush covered and also falls entirely within and Outstanding Natural Landscape. About half of the SASM is within public conservation land, but the northern slopes are privately owned.
441. These sites are some of the most sacred to Ngāti Waewae and form part of their creation stories and I consider the identification of these areas as SASM is appropriate.



442. Ridgeline 3 Investments Limited (S127.002) seek that the SASM be removed from their property. I am not clear from the information provided if this is SASM 116, SASM 117 or SASM 121. However I do not support this submission.
443. My comments re SASM 116 are outlined above. In terms of SASM 117 this is the Waitaki Catchment and represents an important part of the creation stories and pounamu pathways for Poutini Ngāi Tahu. The SASM lies entirely within land either owned by Poutini Ngāi Tahu or on public conservation land,.
444. SASM 121 is Waitaki Historic Reserve – almost all of which is a historic reserve managed by Poutini Ngāi Tahu, as cultural redress from their Treaty Settlement, but does include an area of former Māori reserve now in private ownership. All of the land also falls within an Outstanding Natural Landscape and it is entirely covered in native vegetation. These areas have high cultural significance to Poutini Ngāi Tahu, therefore I consider that it is appropriate that they are included as SASM.

SASM 117/SASM 121– Notified Plan



SASM 118

445. Ngāi Tahu (S620.351) seek that the reference in the schedule to this SASM having a statutory acknowledgement be deleted, as this is incorrect. I support this submission to correct the Plan.

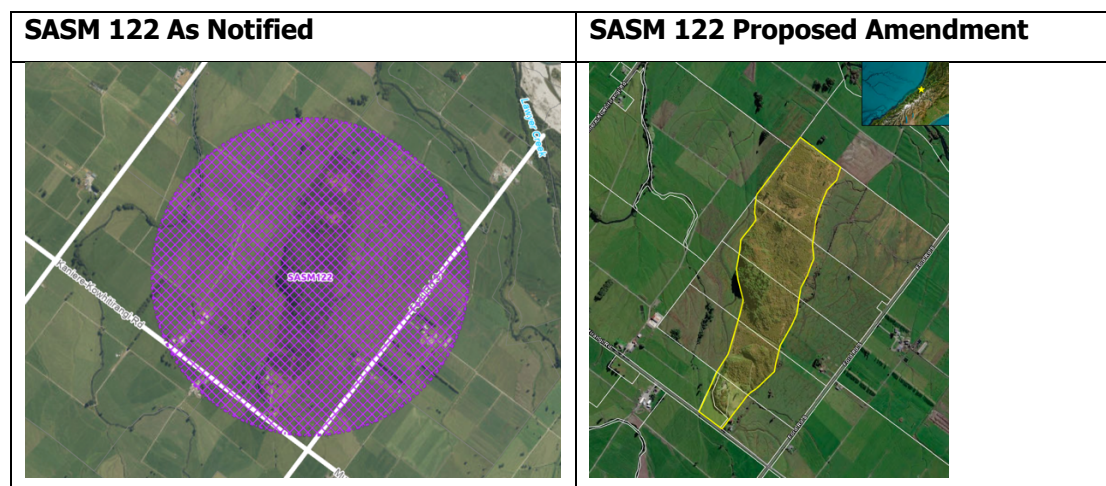
SASM 120

446. Lyn McIntosh (S469.002) seeks that private land is excluded from SASM 120. I do not support this submission. This SASM covers Totara Lagoon and its margins, which includes areas of private land. This SASM is important to Poutini Ngāi Tahu as a mahinga kai and also as a traditional travel route (ara tawhito) through the West Coast. I consider that these cultural values warrant the inclusion of this SASM in the Plan.



SASM 122

447. Janna Bradley (S593.001), James Bradley (S428.002) and Glenn Bradley (S592.004) seek that SASM 122 be removed. They seek (S593.002, S593.003, S593.004, S428.003, S428.004, S428.005, S592.002, S592.003, S592.004) alternative relief around consultation and written assurance that the rules won't limit property uses. I generally do not support these submissions.
448. I do not support the removal of the SASM 122 Kowhitirangi which is a wāhi tapu silent file – the site has a very high degree of significance to Poutini Ngāi Tahu. However I do note that Poutini Ngāi Tahu have sought mapping changes to this SASM which substantially reduces the area affected. In terms of the rules for this SASM, these are relatively minor – as none of the Permitted Activity rules apply and I do not expect they would impact in any way on the day to day use of the land for farming activity.
449. In terms of why the site is significant, I note that it is a wāhi tapu silent file and I suggest that direct dialogue between Poutini Ngāi Tahu and the landowners about its cultural significance may be the most appropriate way to address their concerns.



SASM 126

450. Ngāi Tahu (S620.356) seek that the incorrect reference to this site being a Statutory Acknowledgement be removed. I support this amendment as providing correct information in the Plan.

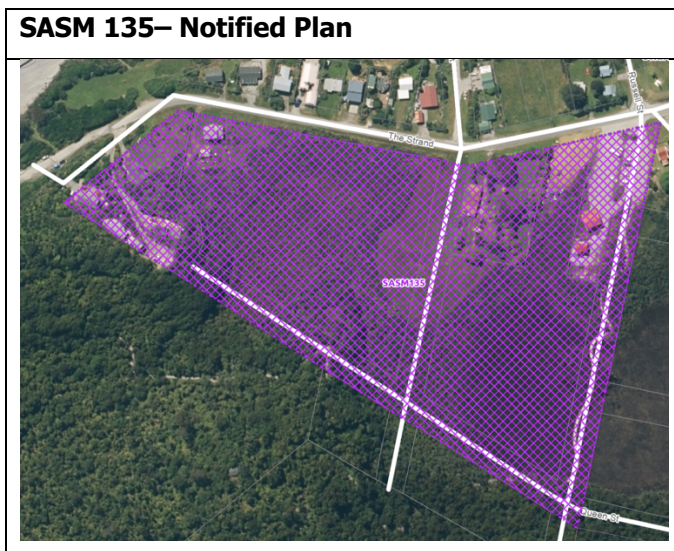
SASM 131

451. Ngāi Tahu (S620.357) seek that the incorrect reference to this site being a Statutory Acknowledgement be removed. I support this submission to correct the Plan.

SASM 135

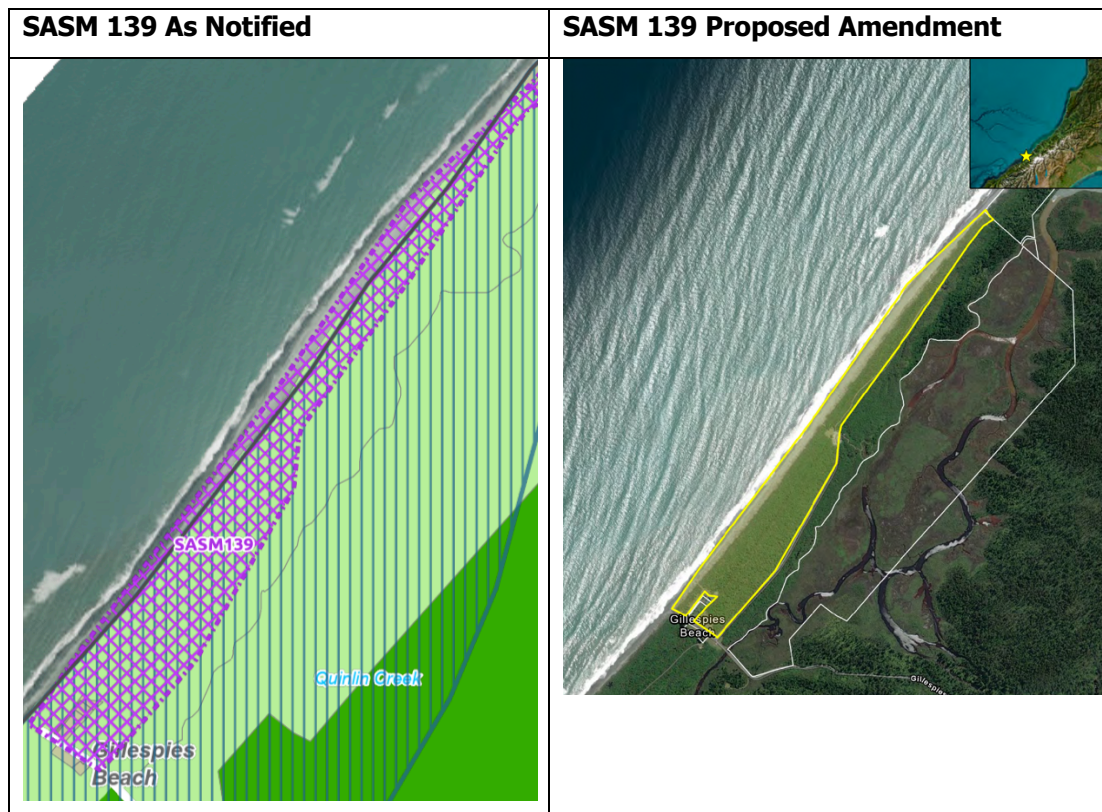
452. John Hughson (S445.001) opposes the identification of the SASM 135 Ōkārito (No. 18 Koamaru Native Reserve) - Silent File on the property – however the owners do desire to work constructively to take into account the intent of the proposal.

453. This SASM is a wāhi tapu and has some of the most restrictive provisions for SASM in TTPP. It includes 5 houses and a large area of undeveloped land. Much of the SASM is also subject to the Coastal Hazard Alert overlay, where building activity is significantly restricted. A large part of the SASM is covered in native bush and it all falls within the coastal environment where indigenous vegetation clearance is substantially restricted, however there is no doubt that the SASM requirements add significant additional restriction. However I consider that the site has important Poutini Ngāi Tahu cultural values and that Section 6 of the RMA directs that these matters have national importance and there for I do not support the removal of the SASM from the property.



SASM 139

454. Margaret Williams (S394.001 and S394.002) seeks that the southern boundary on plan SASM139 be moved north by 500m, thus excluding land held in freehold, and removing any future headache if land designation should change. She also seeks that the northern boundary be moved to the northern end of the beach including the lagoon area. I support this submission in part as I note that submission S620.358 of Ngāi Tahu seeks an amendment to the map for this SASM which removes the freehold land from the SASM identification. While it is not proposed to move the whole boundary, just to exclude the freehold land, I consider that this gives the essence of the relief sought by the submitter.



SASM 144

455. Ngāi Tahu (S620.360) seek that the incorrect reference to this site being a Statutory Acknowledgement be removed. I support this submission to correct the Plan.

SASM 145

456. Skyline Enterprises Limited (S250.009) seek that this SASM over the Franz Josef Glacier be removed. They are concerned that this could lead to restrictions in terms of their plans to put in place a gondola access to the Franz Josef Glacier. I do not consider this a relevant reason to exclude the Franz Josef Glacier – a significant site to Ngāti Mahaki and the wider Poutini Ngāi Tahu and I do not support this submission.

457. I note that the site is also an Outstanding Natural Feature and an Outstanding Natural Landscape, which are overlays also opposed by the submitter. The land is managed by the Department of Conservation as part of Westland/Tai Poutini National Park, and the proposed gondola is a proposal only. I consider that consultation with Poutini Ngāi Tahu around design and location of tourist facilities on the glacier to ensure that adverse effects on cultural values is appropriate. I note that the restrictions on this SASM are fairly light– and the major restrictions are more likely to arise from the glacier being an Outstanding Natural Feature and Landscape – recognising its international as well as national significance.

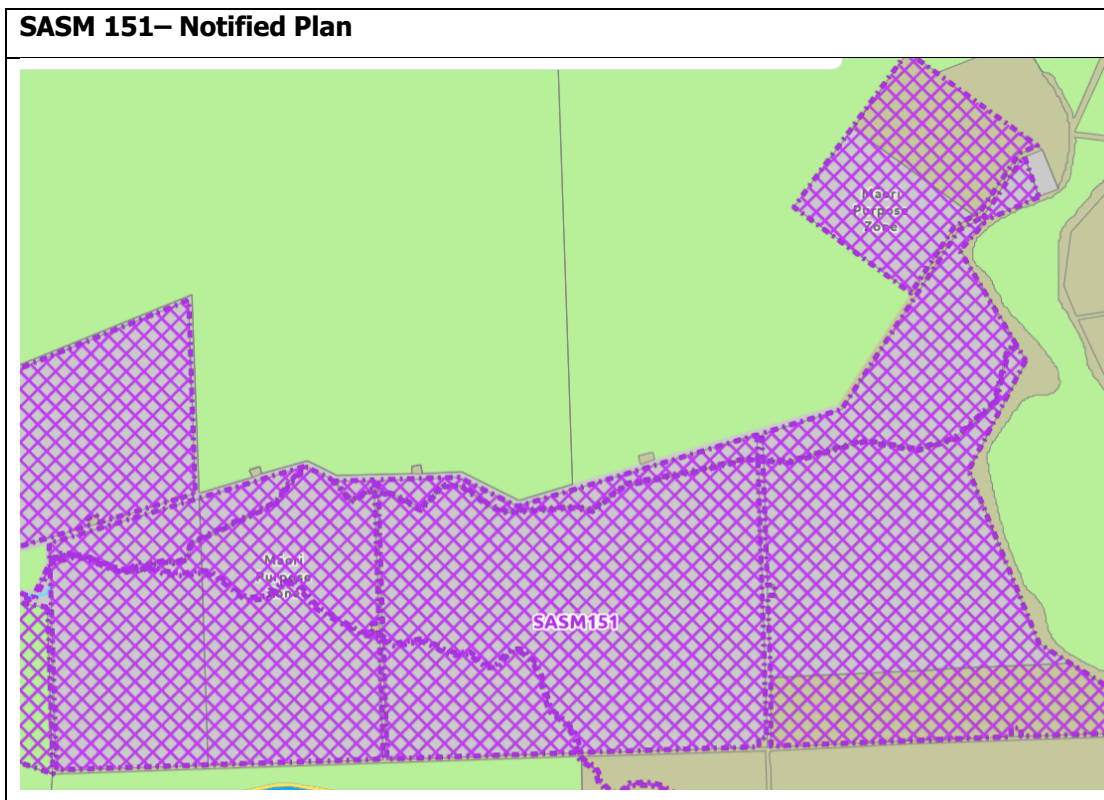
SASM 146

458. Ngāi Tahu (S620.361) seek that an additional reference to this site being a maunga, and ancestors embedded in the landscape be added to the schedule. I support this submission to correct the Plan.

SASM 151

459. WMS Group (S599.155) seek that SASM151 is re-evaluated to provide an accurate area on the planning maps which reflects cultural values. Robert Scott (S380.001) seeks that the SASM boundaries be amended to exclude the productive farming land on his property.

460. I do not support these submissions. I note that Poutini Ngāi Tahu have done a thorough review of the boundaries of all SASM and requested extensive amendments to better ensure that the culturally important areas are identified without including any areas that are not culturally significant. SASM 151 largely covers land that is in Poutini Ngāi Tahu ownership (and zoned Māori Purpose Zone) but includes two blocks of former Māori Reserve land. As is discussed at the start of this section, the sale of the land into private ownership does not remove its significance, indeed this SASM covers some of the land blocks that were returned to Poutini Ngāi Tahu under the South Island Landless Natives Act in the early 1900s and it has high significance to them as the location of multiple former kainga, pa and cultivations. The SASM has few rules in relation to it, none of which would affect the use of the land for farming activity. They would require resource consent for mineral extraction, but as I discuss in the rules section of this report (section 10) I consider this appropriate.



SASM 166

461. Ngāi Tahu (S620.365) seek that the incorrect reference to this site being a Statutory Acknowledgement be removed. I support this amendment as providing correct information in the Plan.

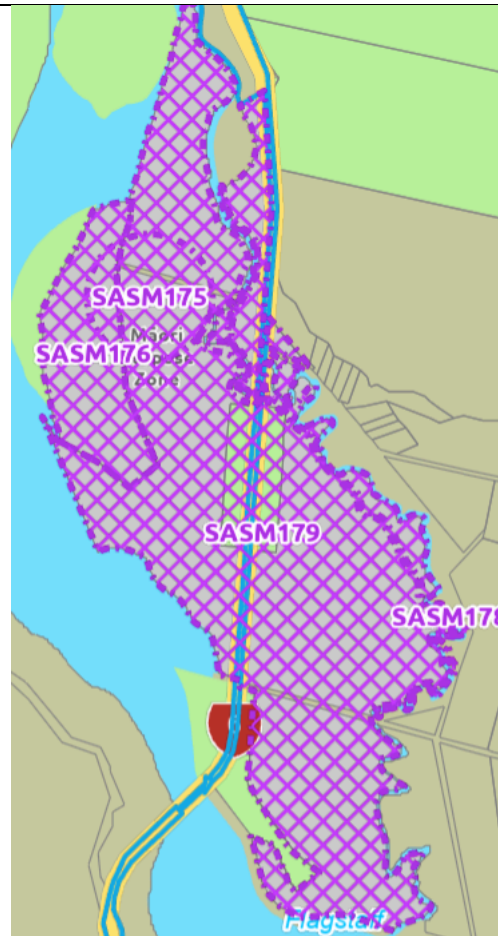
SASM 179

462. WMS Group (S599.156) seek that SASM 179 is re-evaluated to provide an accurate area on the planning maps which reflects cultural values

463. I do not support this submission. I note that Poutini Ngāi Tahu have done a thorough review of the boundaries of all SASM and requested extensive amendments to better ensure that the culturally important areas are identified without including any areas that are not culturally significant. SASM 179 covers land that is largely owned by Poutini Ngāi Tahu (and zoned Māori Purpose Zone), with a small block of public conservation land. It has high significance to Ngāti Mahaki as this SASM covers some of the land blocks that were returned to Poutini Ngāi Tahu under the South Island Landless Natives

Act in the early 1900s and it has high significance to them as the location of multiple former kainga, pa and cultivations.

SASM 179– Notified Plan



SASM 184

464. Ngāi Tahu (S620.370) seek that the incorrect reference to this site being a Statutory Acknowledgement be removed. I support submission to correct the Plan.

SASM 193

465. Ngāi Tahu (S620.339) seek that SASM 193 no longer be subject to Rule SASM – R6. They consider these activities can occur without affecting the cultural values of the SASM. I support this submission.

SASM 196 – 199 Okuru

466. Anthony Eden (S578.007), Ian & Sue Monro (S45.001), Lynn Findlay (S86.001), Sue Templeton (S203.001), Ian & Sue Monro (S45.001) and Nicola Main (S131.001) seek that the SASM at Okuru be removed from their property.

467. Toni Chittock (S61.002) and Rodney Wright (S62.002) seek that the boundary of SASM 197 be reviewed. Garry Gaasbeek (S398.001) and Michael Snowden (S492.001) seeks the mapping be more precise. Anthony Eden (S578.006) seeks that the identification be removed from the developed land in private ownership, and be confined to the actual lagoon and any other specific sites of cultural value.

468. Gerard Nolan (S261.002) and Garry Gaasbeek (S398.003) do not consider that there is historical evidence of Māori association with the Okuru area. Rodney Wright (S62.003)

and Toni Chittock (S61.003) seek clarification of the reasons why areas around Haast are identified as SASM.

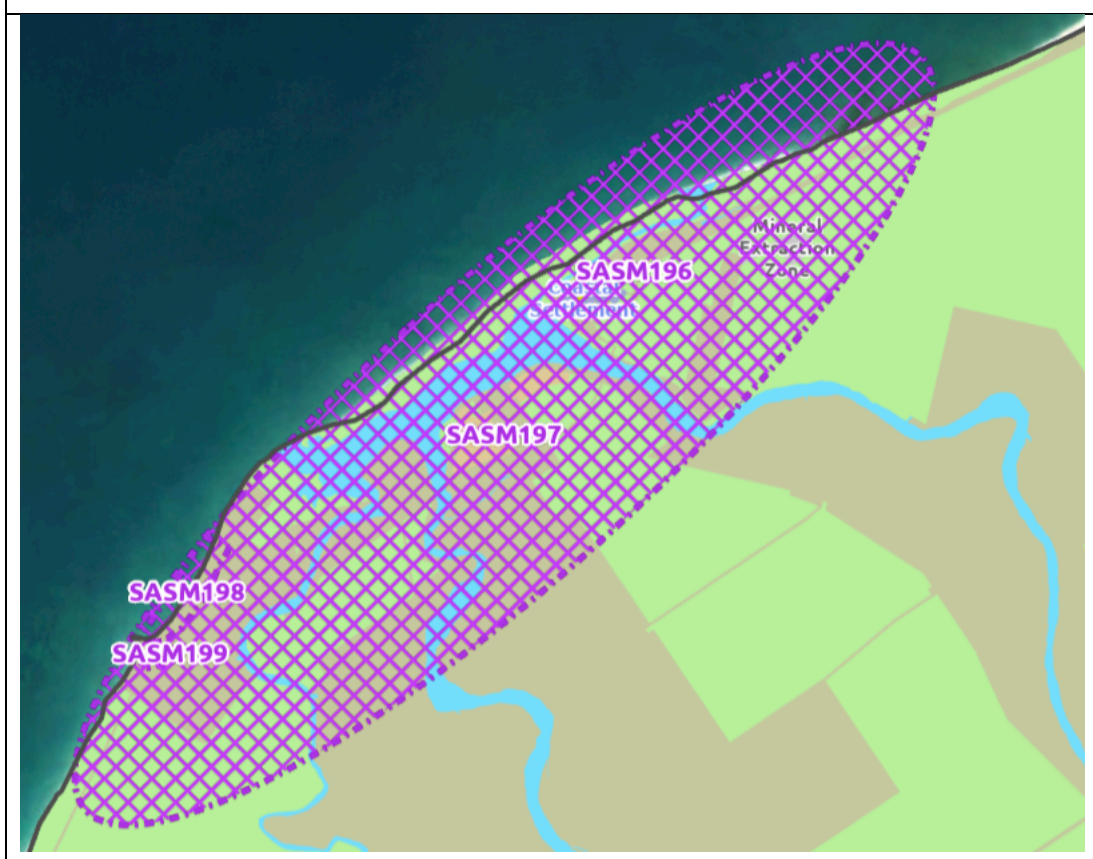
469. I do not support these submissions.

470. The Okuru area was and is a major mahinga kai for Ngāti Mahaki with significant settlement in the area during the past. Kainga, pā, urupā and nohoanga were all present. I note that Poutini Ngāi Tahu have done a thorough review of the boundaries of all SASM and requested extensive amendments to better ensure that the culturally important areas are identified without including any areas that are not culturally significant.

471. In terms of the cultural evidence of significance of the area, the Waitangi Tribunal and the Deed of Settlement for Poutini Ngāi Tahu found substantial evidence of cultural activities and loss of land in breaches of the Treaty in this area. For this reason the Ngāi Tahu Claims Settlement Act specifically identifies land for a nohoanga at Okuru, and MPI has recently accepted the establishment of a Mataitai Reserve over the fisheries in this area.

472. Ngāi Tahu (S620.372) seek that SASM 197 no longer be subject to Rule SASM – R4. They consider these activities can occur without affecting the cultural values of the SASM. I support this submission and note that when the wider zone rules are considered, this means that the SASM creates no additional restrictions on landowners within the Okuru village than the zone provisions.

SASM 196-199– Notified Plan



SASM 200

473. Kathryn Bennie (S116.001) seeks that the Te Tai o Poutini committee reconsider the amount of sites deemed to be of significance to Māori and in doing so remove that interest from her property.

474. I do not support this submission. I note that Poutini Ngāi Tahu have done a thorough review of the boundaries of all SASM and requested extensive amendments to better

ensure that the culturally important areas are identified without including any areas that are not culturally significant.

475. SASM 200 covers the former pā, and kainga and the mahinga kai at Jackson Bay Settlement. When zone rules are taken into account, the SASM, places no additional restrictions on properties within it.

SASM 200 – Notified Plan



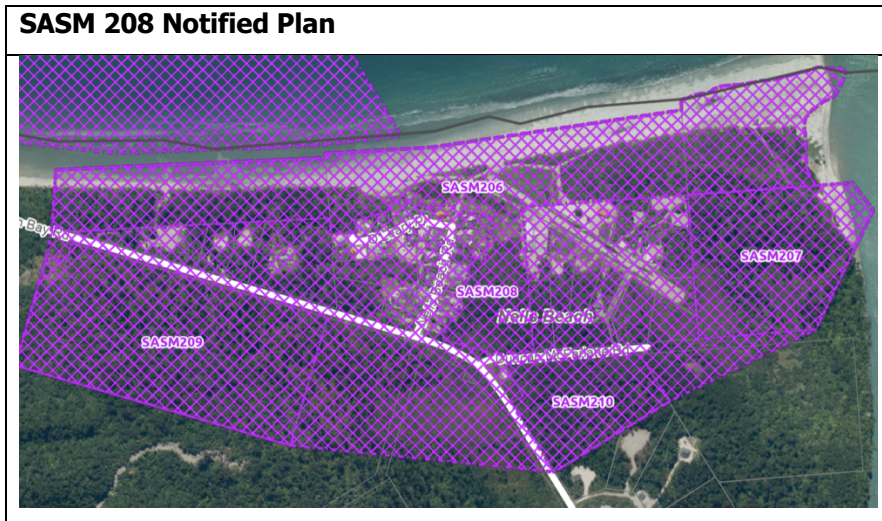
SASM 206

476. Erin Stagg (S314.003) seeks that SASM 206 be retained over the property at 4398a Haast – Jackson Bay Road. This support is noted.

SASM 208

477. John Sutton (S153.001) seeks that SASM208 at Neils Beach be restricted to Māori and public lands, exclude private freehold titles from the SASM. Mandy Deans (S549.001) also opposes the SASM and seeks further consultation with Neils Beach Community.
478. I do not support these submissions. I note that Poutini Ngāi Tahu have done a thorough review of the boundaries of all SASM and requested extensive amendments to better ensure that the culturally important areas are identified without including any areas that are not culturally significant.

479. SASM 208 covers the former pā, and kainga and the mahinga kai at Arawhata Settlement. (now known as Neils Beach) When zone rules are taken into account, the SASM places no additional restrictions on properties within it.



SASM 216

480. Ngāi Tahu (S620.373, S620.374) seek that the incorrect reference to this site being a Statutory Acknowledgement be removed. I support this submission to correct the Plan.

Recommendations

481. That amendments to the maps as sought be Ngāi Tahu be made in relation to the following SASM Shapes

- SASM 178 Makarata Creek
- SASM 172 Papakeri Creek
- SASM 170 Porangirangi to Mahitahi
- SASM 167 Mahitahi Mussel and Pipi Bed
- SASM 165 No. 7 Mahitahi Beach Native Reserve
- SASM 156 Te Puku o te Wairapa
- SASM 153 Hunts Creek
- SASM 144 Karangarua Lagoon
- SASM 139 Gillespies Beach
- SASM 122 Kowhitirangi
- SASM 121 Waitaki Historic Reserve
- SASM 120 Totara Lagoon
- SASM 119 Orautahi
- SASM 104 Kawhaka Creek
- SASM 98 Mahinapua Pa
- SASM 86 Ōrangipuku Creek Mouth
- SASM 79 Cashmere Bay
- SASM 74 Lake Haupiri Nohoanga
- SASM 72 Taramakau Ngutu awa
- SASM 68 Paroa Lagoon
- SASM 64 Blaketown Part Reserve
- SASM 60 Māwhera Kainga
- SASM 59 Māwhera Pā 2
- SASM 56 Māwhera Pā 1
- SASM 54 Motutapu
- SASM 48 Brunner
- SASM 44 Rapahoe to Nine Mile
- SASM 40 Ōhinetaketake

- SASM 27 Tirimoana
- SASM 26 Tiropahi
- SASM 24 Totara River
- SASM 18 No 38 Kāwatiri North Bank Native Reserve
- SASM 6 Pā Point Karamea

482. That the following new SASM sites be added to the Plan

- SASM 217 Ōmotumotu
- SASM 219 Pouerua
- SASM 221 Paringa
- SASM 222 Mikonui
- SASM 223 Papakini
- SASM 224 Tauneke
- SASM 225 Pororari Nohoanga
- SASM 226 Makarore & Tiore Pātea

483. That the reference to a statutory acknowledgement be deleted from the following SASM sites in Schedule 3:

- SASM 22
- SASM 82
- SASM 96
- SASM 118
- SASM 126
- SASM 131
- SASM 144
- SASM 166
- SASM 184
- SASM 216

484. That SASM 72 be renamed Taramakau Ngutu Awa

485. That the following references to be added to the schedule in relation to the SASM sites below:

- SASM 146 – Maunga, Ancestors embedded in the landscape

486. That the following amendments be made to the rules that affect individual SASM:

- SASM 4 –no Permitted Activity Rules apply
- SASM 7 - no Permitted Activity Rules apply
- SASM 8 – no Permitted Activity Rules apply
- SASM 14 – no Permitted Activity Rules apply
- SASM 17 - no Permitted Activity Rules apply
- SASM 22 - no Permitted Activity Rules apply
- SASM 47 - no Permitted Activity Rules apply
- SASM 51 - no Permitted Activity Rules apply
- SASM 66 - no Permitted Activity Rules apply
- SASM 193 - no Permitted Activity Rules apply
- SASM 197 - no Permitted Activity Rules apply

487. That Schedule Three: Sites and Areas of Significance to Māori be amended as shown in Appendix 1 to this report.

488. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

12.0 Submissions on Appendix Four and Appendix Ten

Submissions

Submitter Name /ID	Submission Point	Position	Decision Requested
Appendix Four			
Stephen Page (S270)	S270.009	Oppose	Amend to reflect that contacting the police should be the first activity in relation to discovery of human remains.
Heritage New Zealand Pouhere Taonga	S140.079	Support in part	<p>HNZPT requests the wording of the HNZPTADP, attached in Appendix 3 of this submission, be used. Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol In the event that an unidentified archaeological site is located during works, the following applies;1. Work shall cease immediately at that place and within 20m around the site.2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.3. The Site Manager shall secure the site and notify the Heritage New Zealand Archaeologist. Further assessment by an archaeologist may be required.4 If the site is of Māori origin, the Site Manager shall notify the Heritage New Zealand Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery, and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, along as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act).5. If human remains (koiwi) are uncovered, the Site Manager shall advise the Heritage New Zealand Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi, NZ Police and Heritage New Zealand have responded.6. Works affecting the archaeological site and any human remains (koiwi) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by archaeologist may be required.7. Where iwi so request, any information</p>

			recorded as the result of the find such as a description of location and content, is to be provided for their records. ⁸ Heritage New Zealand will advise if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue. It is an offence under S87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted, or a consent has been issued under the Resource Management Act.
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.388	Amend	Replace the notified accidental discovery protocol with wording similar to that provided in Appendix Seven and/or work with Poutini Ngāi Tahu on one specific for Te Tai o Poutini.
The Proprietors of Māwhera Tiamana Māwhera Incorporation (S621)	S621.033	Oppose	delete
Appendix Ten			
Buller Conservation Group (S552)	S552.207	Amend	Include location descriptions in table
Frida Inta (S553)	S553.207	Amend	Include location descriptions in table
Frida Inta (S553)	S553.210	Support	Record all known sites in Schedule 1 and Appendix 10
Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio (S620)	S620.391	Amend	Retain the list of sites in Appendix 10 as noted and include them as an alert layer within the planning maps. Ensure list of sites includes all NZAA of Māori origin within and outside of mapped SASM.

Analysis

Appendix Four: Accidental Discovery Protocols

489. There are four submissions on the Accidental Discovery Protocols. Stephen Page (S270.009) seeks that they be amended to reflect that contacting the police should be the first activity in relation to discovery of human remains.
490. Heritage New Zealand (S140.079) seeks that they be amended to reflect that agency's Archaeological Discovery Protocol.
491. Ngāi Tahu (S620.388) propose a new Ngāi Tahu wording for the accidental discovery protocol.
492. Māwhera Incorporation (S621.033) seek that the Appendix be deleted.
493. I support the submissions of Stephen Page (S270.009), Heritage New Zealand (S140.079) and Ngāi Tahu (S620.388) in part.
494. I consider that inclusion of an accidental discovery protocol in the Plan is appropriate and that there is generally a higher likelihood that SASM sites will contain human

remains, than other areas. For this reason I do not support the submission of Māwhera Incorporation.

495. In terms of the Heritage New Zealand submission, there seems to be the assumption made that the SASM sites are all pre-1900 and therefore that they are archaeological sites. This is not necessarily the case. There are many SASM sites that have a long and ongoing history of Poutini Ngāi Tahu and West Coast community use. In some cases they were used as kainga until well into the mid to late 20th Century and some have been in continuous use. I note that there is some, but not very much, overlap between the SASM sites and the known archaeological sites in the NZAA inventory. These are cultural sites and their values are different to archaeological sites. I therefore consider that, outside of sites where an archaeological authority has been entered into, that the Heritage NZ protocols – which are European Archaeology focussed are appropriate for SASM.
496. In terms of the Ngāi Tahu submission, the protocols proposed may be more appropriate than those in Appendix Four, but they do not address the concerns of Heritage New Zealand in relation to where an archaeological authority has been issued.
497. In terms of the most appropriate protocol to include, I consider that this is best worked out between Heritage New Zealand and Poutini Ngāi Tahu. While there has not been time for a pre-hearing meeting ahead of the drafting of this report I would invite these two organisations to agree the wording of the most appropriate protocol ahead of the hearing and include this with their evidence to the hearing.

Submissions on Appendix Ten: NZAA Sites of Māori Origin

498. There are four submissions on Appendix 10. Buller Conservation Group (S552.207) and Frida Inta (S553.207) seek that the location descriptions be included in the table. Frida Inta (S553.210) seeks that all known sites – not just those of Māori Origin be included in Appendix Ten. Ngāi Tahu (S620.391) seek that the sites be added as an alert layer within the planning maps.
499. I do not support these submissions. The matter of Appendix Ten and how it is used in the Plan was a topic of significant discussion in the Historic Heritage hearing. HNZPT had sought that all NZAA sites be included and Buller Conservation Group/Frida Inta sought a greater degree of protection and that they be mapped.
500. As was discussed in that report the key concern I have is that the sites are neither accurate in their recording, nor accurately mapped. When individual sites have been looked at (for example two that were considered in the Historic Heritage hearing) it was clear that exact locations were not available, and that information on the values of the sites were poor. What is required is a systematic resurvey and mapping of the sites.
501. As I outlined in my Right of Reply on the historic heritage topic the resources available for a checking/verification exercise are exceedingly small and there is no capacity to expand this beyond the sites of Māori origin within the next 10 year period.
502. In terms of including more detailed location information (Lat/long references) as is currently shown in the Buller District Plan, I consider this information to be largely meaningless in terms of providing protection or advice. I agree that mapping would be the most useful action. However in terms of mapping the sites in a non-statutory “advisory” layer, I have estimated the cost to do this (the digital information from NZAA would need to be purchased, and a layer built in TTPP) to be in the order of \$10,000 - \$15,000. However I consider, this would be a lower priority piece of expenditure compared to many others facing TTPP and I do not recommend the mapping of these sites.

Recommendations

503. That no amendments to the Plan be made as a result of these submissions.
504. It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 2.

13.0 S32AA Evaluation for all Recommended Amendments

505. Section 32AA of the RMA requires a further evaluation to be undertaken in accordance with s32(1)- (4) if any amendment has been made to the proposal (in this case TTPP) since the original s32 evaluation report was completed. Section 32AA requires that the evaluation is undertaken in a level of detail that corresponds to the scale and significance of the changes. I consider that the recommended changes are of a minor nature and are intended to improve the workability of TTPP, and therefore further evaluation under s32AA is not required.

14.0 Conclusion

506. This report has provided an assessment of submissions received in relation to the Sites and Areas of Significance to Māori in Part 2, Schedule Three, Appendix Four and Appendix Ten in Part 4, specific relevant definitions in Part 1 and the Sites and Areas of Significance to Māori, Pounamu and Aotea Management Area Overlays on the Planning Maps.

507. The report considers and provides recommendations on the decisions requested in submissions. I consider that the submissions on the Sites of Significance to Māori topic should be accepted, accepted in part, rejected or rejected in part, as set out in my recommendations of this report and contained in Appendix 2 of this report.

508. I recommend that provisions for the Sites and Areas of Significance to Māori be amended for the reasons set out in this report.

509. I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of this plan and other relevant statutory documents.