

Appendix 2 – Recommendations on Submissions and Further Submissions

Subdivision

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S85.002	Brendan Te Amo	Subdivision	Support	Support	Accept in part
S140.039	Heritage New Zealand Pouhere Taonga	SUB - O3	Support	Retain as proposed	Accept in part
S140.040	Heritage New Zealand Pouhere Taonga	SUB - P3	Support	Retain as proposed	Accept
S140.041	Heritage New Zealand Pouhere Taonga	SUB - R10	Support	Retain as proposed	Accept in part
S171.016	Te Tai o Poutini Plan Committee	SUB - R5	Amend	Amend the rule to make it clear that subdivision is a Controlled Activity within the specific Sites and Areas of Significance to Māori identified in the rule, and that outside any other Sites and Areas of Significance to Māori, the other standards in the rule apply.	Accept in part
S171.017	Te Tai o Poutini Plan Committee	SUB - R10	Amend	Amend Rule SUB - R10 to make it clear that within the Sites and Areas of Significance to Māori identified in SUB - R5, subdivision is a Controlled Activity, and rule SUB - R10 does not apply.	Reject
S181.023	Westland District Council	Subdivision	Support	Retain the objectives, policies, rules and standards.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S185.002	Christine Wood	Subdivision Standards	Not Stated	Not stated.	Reject
S190.401	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - 01	Support	Retain objective.	Accept
S190.402	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - 02	Support	Retain objective.	Accept in part
S190.403	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - 03	Support	Retain objective.	Accept in part
S190.405	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - 05	Support	Retain objective.	Accept
S190.406	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - 06	Support	Retain objective.	Accept in part
S190.407	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - P1	Support	Retain policy.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.408	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - P2	Support in part	Amend SUB-P2 as follows: Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in an efficient, integrated and coordinated manner by ensuring: a. Infrastructure networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision; ... d. Provision for safe and efficient <u>and effective transport connections and linkages, including pedestrian, cycling linkages, public transport and vehicle access;</u> e. Provision for open space and reserves, including pedestrian and cycle linkages accessible, quality playgrounds;	Accept in part
S190.409	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - P3	Support	Retain policy.	Accept
S190.411	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - P5	Support	Retain policy.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.412	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - P6	Support	Retain policy.	Accept in part
S190.413	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - P7	Support	Retain policy.	Accept
S190.414	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - P8	Support	Retain policy.	Accept
FS58.069	Kāinga Ora - Homes and Communities	SUB - P8	Support	Allow	Accept
FS58.0127	Kāinga Ora - Homes and Communities	SUB - P8	Support	Allow	Accept
S190.415	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - P9	Support	Retain policy.	Accept in part
S190.416	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R1	Support	Retain rule.	Accept in part
S190.417	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R2	Support	Retain rule.	Accept in part
S190.418	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R3	Support	Retain rule.	Accept in part
S190.419	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R4	Support	Retain rule.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.420	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R5	Support	Retain rule.	Accept in part
S190.421	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R6	Support	Retain rule	Accept in part
S190.425	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R10	Support	Retain rule.	Accept in part
S190.429	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R14	Support	Retain rule	Accept in part
S190.433	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R18	Support	Retain rule.	Accept in part
S190.434	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R19	Support	Retain rule.	Accept in part
S190.437	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R22	Support	Retain rule.	Accept
S190.440	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R25	Support	Retain rule.	Accept
S190.445	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S2	Support	Retain standard.	Accept in part
S190.446	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S3	Support	Retain standard.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.447	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S4	Support	Retain standard.	Accept in part
as	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S5	Support in part	Amend SUB-S5 as follows: <u>5. For a subdivision where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons community reticulated wastewater systems are required.</u>	Reject
S190.449	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S6	Support in part	Amend SUB-S6 as follows: <u>4. Provision for pedestrians and cyclists must be provided to allotments, and where possible links to public transport must be provided.</u>	Reject
S190.450	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S7	Support	Retain standard.	Accept in part
S190.451	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S8	Support	Retain standard.	Accept in part
S190.452	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S9	Support	Retain standard.	Accept in part
S190.453	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S10	Support	Retain standard.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.454	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - S11	Support	Retain standard.	Accept in part
S205.002	Christine Sinclair	Discretionary Activities	Support	I would like there to be a hold on any further subdivision in Okuru township and nearby environs.	Noted
FS128.2	Anthony Christopher Eden	Discretionary Activities	Support	Allow	Noted
S252.007	Deb Langridge	Subdivision Rules	Amend	General rural landowners should be able to subdivide land if they wish to into small house size lots	Reject
FS1.063	Grey District Council	Subdivision Rules	Oppose	Disallow	Accept
S299.053	Transpower New Zealand Limited	Subdivision	Amend	Provide a cross reference within SUB-R8 to the Energy chapter policies ENG-P3 and ENG-P10	Reject <u>Accept</u>
S299.054	Transpower New Zealand Limited	SUB - R2	Support	Retain this rule	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S299.055	Transpower New Zealand Limited	SUB - R8	Amend	<p>SUB - R8 - Subdivision to create allotment(s) of Land that contains or is within the National Grid Subdivision Corridor Electricity Transmission and Distribution Yard Activity Status Restricted discretionary Controlled Where: All resulting allotments, except allotments for access or a public work, demonstrate they are capable of accommodating the principal building or any dwelling or sensitive activity located entirely outside of the National Grid Yard. Vehicle access to National Grid assets is maintained. Matters of discretion are: The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN01140663; The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued access to existing transmission lines (including</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>support structures) for maintenance, inspections and upgrading; The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms; The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines; The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid; The outcome of any consultation with Transpower; and The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for the principal building or any dwelling or sensitive activity can be located outside of the National Grid Yard for each new allotment. This is not</p>	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>within a Significant Natural Area as identified in Schedule Four and subject to Rule SUB - R7; This is not within one of the following locations in the coastal environment: Outstanding Natural Landscape as identified in Schedule Five; Outstanding Natural Feature as identified in Schedule Six; High or Outstanding Coastal Natural Character as identified in Schedules Seven and Eight; or This is not within an area of: Outstanding Natural Landscape as identified in Schedule Five; Outstanding Natural Feature as identified in Schedule Six; Sites of Historic Heritage as identified in Schedule One; Sites and Areas of Significance to Māori as identified in Schedule Three; Any Flood Susceptibility, Flood Plain, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay; This is not within an area of Flood Severe, Coastal Severe or Westport Hazard Overlay or the Airport Noise Control Overlay; All Subdivision Standards are complied with; and Subdivision in the MPZ - Māori Purpose Zone is in</p>	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>accordance with an Iwi/Papatipu Rūnanga Management Plan for the site. This is not within the Earthquake Hazard Overlay; Any allotment created can contain a 15x15m area of land which: Is located entirely outside of the Electricity Transmission and Distribution Yard; Has reasonable physical and legal access; and Could accommodate a building which can comply with all Permitted Activity standards for the Zone it is located in. The subdivision maintains any existing access to Electricity Transmission and Distribution Yard; Written documentation is provided that demonstrates consultation has occurred with the Electricity Transmission Operator including any response from the operator; and The minimum lot size for any allotment that contains any part of the Electricity Transmission Corridor shall be 1ha. Matters of control are: The size, design, shape, location and layout of allotments; Efficient use of land and compatibility with the role,</p>	

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				<p>function and predominant character of the Zone in which the subdivision is located; Where relevant consistency with the NZS 4404 Code of Practice for Land Development and Subdivision infrastructure; The provision of infrastructure and services for drinking water, wastewater and stormwater, telecommunications and energy; The adequacy of water supply for firefighting; The requirement for financial contributions as outlined in Rules FC - R1 to FC - R12; Effects on Poutini Ngāi Tahu values or notable trees within or adjacent to the site; Management of any contaminated land; Management of reverse sensitivity effects on the national grid; The provision of esplanade reserves or strips, and the need for access to be provided to any esplanade reserve or strip created; Management of any effects on the production value of any highly productive land or high value soils such as those located at Karamea and Totara Flat; Management of construction effects, including</p>	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>traffic movements, hours of operation, noise, earthworks and erosion and sediment control; and Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities or significant hazardous facilities. Advice Note: This rule does not apply to subdivisions to create allotments for network utilities, access or reserves which are subject to Rule SUB - R4</p>	

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FS110.037	Transpower NZ Ltd	SUB - R8	Support in part	Allow in part	Accept in part
S299.056	Transpower New Zealand Limited	S608.077	Support	Insert a new rule as follows: SUB - R27 - Subdivision to create allotment(s) of Land within the National Grid Subdivision Corridor not meeting Restricted Discretionary Activity Standards Activity Status Non-complying	Reject
FS100.001	Laurence McGuire	SUB - R6	Support	Allow	Accept in part
FS88.5	PE Property Trust	SUB - R6	Support	Allow	Accept in part
S360.015	John Brazil	SUB - P3	Support	Retain as notified	Accept
S360.016	John Brazil	SUB - P6	Support in part	Retain point d. as notified	Accept
S360.017	John Brazil	SUB - P9	Oppose in part	Delete the wording of this policy and reformulate to reflect the wording of the operative Buller District Plan. The purposes of esplanade reserves and strips to be only those set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values. All reference to the width of esplanade reserves and strips	Accept in part

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				being wider than 20m should be deleted.	
S360.018	John Brazil	SUB - R6	Oppose in part	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to Non-Complying status.	Reject
S360.023	John Brazil	SUB - R25	Oppose	Delete.	Reject
S421.004	Lara Kelly	SUB - R6	Amend	Amend the rule so that if only part of a parcel is located within overlays this should not automatically result in the entire parcel being considered inappropriate for subdivision (and it should not be non complying, I think discretionary is more appropriate)	Reject
S421.011	Lara Kelly	SUB - R18	Amend	Amend the rule to be less restrictive and no escalation to non-complying status.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S430.001	Christopher and Donna Meates	SUB - R3	Oppose	Reduce the minimum lot size for Controlled Activity subdivision to 5000m2	Reject
FS1.117	Grey District Council	SUB - R3	Oppose	Disallow	Accept
S438.120	Manawa Energy Limited (Manawa Energy)	SUB - P6	Support in part	Amend SUB - P6 Avoid subdivision: In the RURZ - Rural Zones that could result in the creation of an unplanned new settlement; In the Earthquake Hazard Overlay that could result in the creation of new allotments; Where detached minor residential units in RURZ - Rural Zones become legally separated from the main residential unit thereby creating cumulative effects on rural character and productivity; Where this could create significant reverse sensitivity issues in relation to the MINZ - Mineral Extraction Zone or Energy <u>Renewable Electricity Generation</u> Activities;	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S441.018	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	SUB - O1	Support in part	Amend as follows: SUB - O1 Subdivision achieves patterns of land development that: are compatible with the purpose, character and qualities of each zone. Avoid any reverse sensitivity effects on the operation or expansion of permitted, consented, or existing industrial activities.	Reject Accept in part
S441.019	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	SUB - O2	Support in part	Amend as follows: SUB - O2 Subdivision occurs in locations and at a rate that: [...] e. Provides for growth and expansion of West Coast/Te Tai o Poutini settlements, and businesses and industry; and [...]	Accept
S441.020	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	SUB - R5	Oppose	SUB - R5 Subdivision to create allotment(s) in all RESZ - This is not within an area of Flood Severe, Coastal Severe or Westport Hazard Overlay or the Airport Noise Control Overlay; This does not create any lots located within 100 m of the boundary of a General Industrial Zone; All Subdivision Standards are complied with; and	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				The subdivision is in general accordance with any development plan in place for the site.	
S441.021	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	SUB - R6	Amend	<p>[...] m. Silver Fern Farms recommends that a minimum allotment size is included in sub-clause (a) of "Matters of control". Silver Fern Farms recommends amending sub-clause (m) as</p> <p>Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities, industrial activities such as meat processing plants or Major Hazardous Facilities.</p>	Accept in part
FS55.39	Horticulture New Zealand	SUB - R6	Support	Allow	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S442.064	KiwiRail Holdings Limited	SUB - O2	Amend	Amend as follows: Subdivision occurs in locations and at a rate that: Is supported by the capacity of existing infrastructure networks, or provides for infrastructure facilities and networks that are sufficient to accommodate growth and development that meets the standards required by the Council and the Plan; Facilitates the <u>safe and efficient</u> operation of critical infrastructure; [...]	Accept Accept in part
S442.065	KiwiRail Holdings Limited	SUB - P2	Support	Retain as proposed	Accept in part
S442.066	KiwiRail Holdings Limited	SUB - P5	Support	Retain as proposed	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S442.067	KiwiRail Holdings Limited	SUB - P6	Amend	Amend as follows: Avoid subdivision: In the RURZ - Rural Zones that could result in the creation of an unplanned new settlement; In the Earthquake Hazard Overlay that could result in the creation of new allotments; Where detached minor residential units in RURZ - Rural Zones become legally separated from the main residential unit thereby creating cumulative effects on rural character and productivity; Where this could create significant reverse sensitivity issues in relation to the MINZ - Mineral Extraction Zone or Energy Activities; In the Coastal environment outside of areas that are already modified unless adverse effects on the natural character of the coastal environment can be avoided or mitigated; and In areas of significant risk of natural hazards, where this is for the purposes of accommodating and/or servicing people and communities. In all zones that could result in reverse sensitivity effects on infrastructure.	<p>Reject</p> <p>Accept in part</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS141.021	Radio New Zealand Limited (RNZ)	SUB - P6	Support	Allow	Reject
S442.068	KiwiRail Holdings Limited	Subdivision Objectives	Support	Retain as proposed	Accept in part
S442.069	KiwiRail Holdings Limited	SUB - R2	Support	Retain as proposed	Accept in part
S442.070	KiwiRail Holdings Limited	SUB - R5	Amend	Amend as follows: Matters of control are: [...] p. Management of potential reverse sensitivity effects on existing land uses, including <u>critical infrastructure</u> , network utilities, rural activities or significant hazardous facilities.	Accept in part
FS141.022	Radio New Zealand Limited (RNZ)	SUB - R5	Support	Allow	Accept in part
S442.071	KiwiRail Holdings Limited	SUB - R6	Amend	Amend as follows: Matters of control are: [...] m. Management of potential reverse sensitivity effects on existing land uses, including <u>critical infrastructure</u> , network utilities, rural activities or significant hazardous facilities.	Accept in part
FS141.023	Radio New Zealand Limited (RNZ)	SUB - R6	Support	Allow	Accept in part
S442.072	KiwiRail Holdings Limited	SUB - S6	Support	Retain as proposed	Accept in part
S443.031	Suzanne Hills	Subdivision	Amend	Review this section to enable the tiny house movement and its contribution to the sustainable use of land and resources.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S446.041	Margaret Montgomery	SUB - P1	Support	Retain as notified.	Accept in part
S446.042	Margaret Montgomery	SUB - P2	Oppose in part	A - additional costs, unless for large scale developments should not be required until networks are at capacity as this propagates a first come first serve basis for development. Delete C/D E -- provisions should be around allotment design and engineering matters, with provisions for outdoor and open spaces to be a requirement of the proposed land use.N - should include a note about vesting of services in council upon completion/certification	Reject
S446.043	Margaret Montgomery	SUB - P3	Support	Retain as notified.	Accept
S446.045	Margaret Montgomery	SUB - P5	Oppose in part	Amend standard so less restrictive of development.	Reject
S446.046	Margaret Montgomery	SUB - P6	Oppose in part	Allow for more rural subdivision. In relation to natural hazards allow for adaption not just focus on avoidance.	Reject
FS58.066	Kāinga Ora - Homes and Communities	SUB - P6	Support	Allow	Reject
FS58.0124	Kāinga Ora - Homes and Communities	SUB - P6	Support	Allow	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S446.047	Margaret Montgomery	SUB - P8	Oppose in part	Not stated	Reject
S446.048	Margaret Montgomery	SUB - P9	Support	Retain as notified.	Accept in part
S446.049	Margaret Montgomery	SUB - R1	Oppose in part	Not stated	Reject
S446.050	Margaret Montgomery	SUB - R2	Support	Retain as notified.	Accept in part
S446.051	Margaret Montgomery	SUB - R3	Support	Clarify features referred to	Accept in part
S446.052	Margaret Montgomery	SUB - R4	Support	Retain as notified.	Accept in part
S446.053	Margaret Montgomery	SUB - R5	Support	Retain rule but better present the information rather than the cluster within this condition at the moment	Reject
S446.054	Margaret Montgomery	SUB - R6	Support	Retain as notified.	Accept in part
S446.061	Margaret Montgomery	SUB - R22	Amend	Make a restricted discretionary activity and provide matters of discretion.	Reject
S446.066 (Allocated to natural hazards hearing)	Margaret Montgomery	SUB – S2	Amend	Delete Clause 1 in relation to building platforms.	
S446.066	Margaret Montgomery	SUB - S3	Amend	The proposal should state approximate sizes for self potable water based on the size of the dwelling	Reject
S446.067	Margaret Montgomery	SUB - S4	Amend	Could just make the first note a land use condition for all new	Reject

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				dwelling in urban zones that a water tank is provided.	
S446.068	Margaret Montgomery	SUB - S5	Oppose in part	Remove reference to requirements around demonstrating sanitary disposal.	Reject
S446.069	Margaret Montgomery	SUB - S7	Support	Retain as notified.	Accept in part
S446.070	Margaret Montgomery	SUB - S8	Support	Retain as notified.	Accept in part
S446.071	Margaret Montgomery	SUB - S8	Amend	Note 2 should be an advice note rather than a standard	Accept
S446.072	Margaret Montgomery	SUB - S9	Support	Retain as notified.	Accept in part
S446.073	Margaret Montgomery	SUB - S10	Support	Retain as notified.	Accept in part
S446.074	Margaret Montgomery	SUB - S11	Not Stated	Clarify what a point strip is.	Accept in part
S446.075	Margaret Montgomery	Subdivision	Amend	Make subdivision rules more accessible to a lay person.	Reject
S450.110	Waka Kotahi NZ Transport Agency	SUB - O1	Support	Retain as proposed.	Accept
S450.111	Waka Kotahi NZ Transport Agency	SUB - O2	Support	Retain as proposed.	Accept in part
S450.112	Waka Kotahi NZ Transport Agency	SUB - O3	Support	Retain as proposed.	Accept in part
S450.113	Waka Kotahi NZ Transport Agency	SUB - P1	Support	Retain as proposed.	Accept in part
S450.114	Waka Kotahi NZ Transport Agency	SUB - P2	Support	Retain as proposed.	Accept in part
S450.115	Waka Kotahi NZ Transport Agency	SUB - P3	Support	Retain as proposed.	Accept

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S450.117	Waka Kotahi NZ Transport Agency	SUB - P5	Support	Retain as proposed.	Accept in part
S450.118	Waka Kotahi NZ Transport Agency	SUB - P6	Support	Retain as proposed.	Accept in part
FS55.38	Horticulture New Zealand	SUB - P6	Support	Allow	Accept in part
S450.119	Waka Kotahi NZ Transport Agency	SUB - P7	Support in part	Amend the policy to provide clarification on the potential conflict in outcomes sought.	Reject
S450.120	Waka Kotahi NZ Transport Agency	SUB - R1	Support	Retain as proposed.	Accept in part
S450.121	Waka Kotahi NZ Transport Agency	SUB - R2	Support	Retain as proposed.	Accept in part
S450.122	Waka Kotahi NZ Transport Agency	SUB - R3	Support	Retain as proposed.	Accept in part
S450.123	Waka Kotahi NZ Transport Agency	SUB - R4	Support	Retain as proposed.	Accept in part
S450.124	Waka Kotahi NZ Transport Agency	SUB - R5	Support	Retain as proposed.	Accept in part
S450.125	Waka Kotahi NZ Transport Agency	SUB - R6	Support	Retain as proposed.	Accept in part
S450.128	Waka Kotahi NZ Transport Agency	SUB - S4	Support	Retain as proposed.	Accept in part
S450.129	Waka Kotahi NZ Transport Agency	SUB - S6	Support	Retain as proposed.	Accept in part
S450.130	Waka Kotahi NZ Transport Agency	SUB - S11	Support	Retain as proposed.	Accept in part
S452.010	Alistair Cameron	SUB - R14	Support	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S456.018	Ministry of Education Te Tāhuhu o Te Mātauranga	SUB - O2	Support in part	Amend as follows: Subdivision occurs in locations and at a rate that: Is supported by the capacity of infrastructure networks, or provides for infrastructure facilities and networks that are sufficient to accommodate growth and development that meets the standards required by the Council and the Plan; Facilitates the operation of critical infrastructure; Enables access and connectivity; Provide for the health, wellbeing and safety of the West Coast/Tai o Poutini community; <u>Enables growth and development to be supported by educational facilities</u> Provides for growth and expansion of West Coast/Tai o Poutini settlements and businesses; and Avoids significant natural hazards and are built to be resilient to natural hazards.	Reject
FS151.013	Chris J Coll Surveying Ltd	SUB - O2	Support	Allow	Reject
FS55.37	Horticulture New Zealand	SUB - O2	Oppose in part	Disallow	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S462.029	Inger Perkins	Subdivision Rules	Amend	Amend subdivision rules for residential and commercial areas to require renewable energy generation systems to support the development's needs.	Reject
S465.013	Davis Ogilvie & Partners Ltd	SUB - R1	Oppose	Amend the rule so that it applies in all zones.	Reject Accept in part
S465.014	Davis Ogilvie & Partners Ltd	SUB - R1	Amend	Amend the rule so that provided the maximum density is met on each site, boundary adjustments as a Permitted Activity are able to result in additional residential units in the General Rural Zones.	Recommendation to be deferred to Rural topic hearing
S465.019	Davis Ogilvie & Partners Ltd	SUB - R18	Amend	Clarify the rule and remove the circular reference.	Accept
S465.021	Davis Ogilvie & Partners Ltd	SUB - S7	Amend	Amend the standard to clarify that these services should normally be reticulated in Residential Area	Reject
S465.022	Davis Ogilvie & Partners Ltd	SUB - S8	Support	Amend the standard to clarify that these services should normally be reticulated in Residential Area	Reject
S465.023	Davis Ogilvie & Partners Ltd	SUB - S9	Amend	this standard should include the minimum area for "lake" as set out in s230; that is "a lake whose bed has an area of 8 hectares or more".	Accept
S486.039	Horticulture New Zealand	SUB - O2	Support in part	Amend SUB-O2 by adding: g) gives effect to the NPSHPL	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S486.040	Horticulture New Zealand	SUB - O3	Support in part	Amend SUB-O3 by adding: Highly productive land	Reject
S486.041	Horticulture New Zealand	SUB - P6	Support in part	Amend SUB-P6 by adding: g) In the RURZ of highly productive land except as provided for in the NPSHPL.	Accept in part
S486.042	Horticulture New Zealand	SUB - R3	Support in part	Amend SUB-R3 by adding an additional matter of control: g) potential for reverse sensitivity effects on rural production activities.	Reject
S486.043	Horticulture New Zealand	SUB - R6	Support in part	Amend SUB-R6 by adding an additional matter of control: g) potential for reverse sensitivity effects on rural production activities.	Reject
S488.012	West Coast Regional Council	Subdivision Rules	Amend	Review the pTTPP HPL provisions in terms of whether they meet the NPSHPL provisions, and amend the pTTPP HPL provisions once further consultation with affected landowners is undertaken	Accept in part
FS1.309	Grey District Council	Subdivision Rules	Support	Allow	Accept in part
S507.045	Leonie Avery	SUB - P9	Oppose in part	Delete references to widths greater than 20m.	Reject
S507.046	Leonie Avery	SUB - R5	Oppose in part	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S507.048	Leonie Avery	SUB - R6	Oppose in part	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S507.050	Leonie Avery	SUB - R6	Oppose in part	Activity status where there is noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
FS235.073	Frank O'Toole	SUB - R6	Support	Allow	Reject
S507.056	Leonie Avery	SUB - R18	Support	Retain	Accept in part
S507.060	Leonie Avery	SUB - R25	Oppose	Delete	Reject
S508.045	Jared Avery	SUB - P9	Oppose in part	Delete references to widths greater than 20m.	Reject
S508.046	Jared Avery	SUB - R5	Oppose in part	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S508.048	Jared Avery	SUB - R6	Oppose in part	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S508.050	Jared Avery	SUB - R6	Oppose in part	Activity status where there is noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S508.056	Jared Avery	SUB - R18	Support	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S508.060	Jared Avery	SUB - R25	Oppose	Delete	Reject
S509.045	Kyle Avery	SUB - P9	Oppose in part	Delete references to widths greater than 20m.	Reject
S509.046	Kyle Avery	SUB - R5	Oppose in part	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S509.048	Kyle Avery	SUB - R6	Oppose in part	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S509.050	Kyle Avery	SUB - R6	Oppose in part	Activity status where there is noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
FS235.063	Frank O'Toole	SUB - R6	Support	Allow	Reject
S509.056	Kyle Avery	SUB - R18	Support	Retain	Accept in part
S509.060	Kyle Avery	SUB - R25	Oppose	Delete	Reject
S510.045	Avery Bros	SUB - P9	Oppose in part	Delete references to widths greater than 20m.	Reject
S510.046	Avery Bros	SUB - R5	Oppose in part	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S510.048	Avery Bros	SUB - R6	Oppose in part	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S510.050	Avery Bros	SUB - R6	Oppose in part	Activity status where there is noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
FS235.002	Frank O'Toole	SUB - R6	Support	Allow	Reject
S510.056	Avery Bros	SUB - R18	Support	Retain	Accept in part
S510.060	Avery Bros	SUB - R25	Oppose	Delete	Reject
S511.045	Bradshaw Farms	SUB - P9	Oppose in part	Delete references to widths greater than 20m.	Reject
S511.046	Bradshaw Farms	SUB - R5	Oppose in part	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S511.048	Bradshaw Farms	SUB - R6	Oppose in part	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S511.050	Bradshaw Farms	SUB - R6	Oppose in part	Activity status where there is noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S511.056	Bradshaw Farms	SUB - R18	Support	Retain	Accept in part
S511.060	Bradshaw Farms	SUB - R25	Oppose	Delete	Reject
S512.045	Paul Avery	SUB - P9	Oppose in part	Delete references to widths greater than 20m.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S512.046	Paul Avery	SUB - R5	Oppose in part	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S512.048	Paul Avery	SUB - R6	Oppose in part	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S512.050	Paul Avery	SUB - R6	Oppose in part	Activity status where there is noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S512.056	Paul Avery	SUB - R18	Support	Retain	Accept in part
S512.060	Paul Avery	SUB - R25	Oppose	Delete	Reject
S513.045	Brett Avery	SUB - P9	Oppose in part	Delete references to widths greater than 20m.	Reject
S513.046	Brett Avery	SUB - R5	Oppose in part	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S513.048	Brett Avery	SUB - R6	Oppose in part	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S513.050	Brett Avery	SUB - R6	Oppose in part	Activity status where there is noncompliance with point should be Discretionary. There should be no escalation to NonComplying status.	Reject
S513.056	Brett Avery	SUB - R18	Support	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S513.060	Brett Avery	SUB - R25	Oppose	Delete	Reject
S516.050	Steve Croasdale	SUB - R6	Amend	Amend to be less restrictive.	Reject
S516.053	Steve Croasdale	SUB - R10	Support	Retain	Accept in part
S516.061	Steve Croasdale	SUB - R25	Oppose	Delete	Reject
S524.081	Federated Farmers of New Zealand	SUB - P1	Support in part	d. Amend: Add: Recognises and protects areas of highly productive land; and	Reject
S524.082	Federated Farmers of New Zealand	SUB - P6	Support in part	Amend SUB-P6 g) That would create reverse sensitivity effects in the RURZ.	Reject Accept in part
FS101.033	Silver Fern Farms Limited	SUB - P6	Support	Allow	Reject Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S524.083	Federated Farmers of New Zealand	SUB - P9	Not Stated	<p>Amend Policy as follows: To require esplanade reserves or esplanade strips for allotments of less than 4 ha to enable public access, reduce natural hazard risk, and contribute to the protection of natural character and biodiversity values <u>for the purposes stated in section 229 of the Resource Management Act 1991</u>, except that the width of the esplanade reserve or strip may be varied from 20 metres or waived if: The natural values <u>The protection of conservation values, or the enabling of public access, or the enabling of public recreational use that is compatible with conservation values, or reduction of natural hazard risk</u> warrant a wider or narrower esplanade strip or esplanade reserve; or Topography, <u>site location</u>, or the siting of any building or other feature, renders the 20-metre width inadequate or excessive; or The protection of Sites and Areas of Significance to Māori or other taonga <u>requires an esplanade reserve or esplanade strip of</u></p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>greater or lesser width than 20 metres; or The protection or enhancement of biodiversity values or water quality requires an esplanade reserve or esplanade strip of greater or lesser than 20 metres and there is an unconditional sale and purchase agreement with the subdividing landowner for the land where a greater than 20-metre width of esplanade reserve is required; or</p> <p>The land is within a natural hazard area of where there is an identified risk from one or more natural hazards (such as coastal erosion).</p>	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S535.022	Neil Mouat	SUB - P9	Oppose in part	Delete references to widths greater than 20m.	Reject
S535.023	Neil Mouat	SUB - R5	Support	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S535.028	Neil Mouat	SUB - R18	Support	Retain	Accept in part
S535.031	Neil Mouat	SUB - R25	Oppose	Delete	Reject
S538.244	Buller District Council	Subdivision Objectives	Support	Retain as notified. Objectives SUB - O1 - O6; Policies SUB - P1 - P9	Accept in part
S538.245	Buller District Council	SUB - R1	Support in part	That a permitted baseline be determined, and the rule amended as follows: Condense 1.a and 1.c into one clause.	Accept in part
FS151.021	Chris J Coll Surveying Ltd	SUB - R1	Support	Allow	Accept in part
S538.246	Buller District Council	SUB - R2	Support	Reword Part 4.	Accept
S538.247	Buller District Council	SUB - R3	Support in part	Amend Rule 3 as follows: 3. The existing or proposed building must: a. Comply with all permitted activity standards relevant to the zone and any overlays and building consent has been issued for any proposed buildings; or	Accept
FS151.022	Chris J Coll Surveying Ltd	SUB - R3	Support	Allow	Accept
FS1.424	Grey District Council	SUB - R3	Support	Allow	Accept
S538.248	Buller District Council	SUB - R4	Support	Retain as notified.	Accept in part
S538.249	Buller District Council	SUB - R5	Support in part	Condense Points 2 and 3.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.250	Buller District Council	SUB - R6	Support in part	Condense Points 2 and 3.	Reject
S538.252	Buller District Council	SUB - R5	Support in part	To add: Natural Hazards or geotechnical considerations.	Accept
S538.253	Buller District Council	SUB - R6	Support in part	To add: Natural Hazards or geotechnical considerations.	Accept in part
S538.257	Buller District Council	SUB - R10	Support in part	To add: Natural Hazards or geotechnical considerations.	Accept in part
S538.263	Buller District Council	SUB - R10	Support	Include reference to "Critical Infrastructure".	Accept in part
S538.264	Buller District Council	SUB - R10	Support in part	That the Notification section be removed. And that the following remains as an advice note: 1. This rule does not apply to subdivisions to create allotments for network utilities, access or reserves which are subject to Rule SUB - R4.	Accept in part
FS1.425	Grey District Council	SUB - R10	Support	Allow	Accept in part
S538.268	Buller District Council	SUB - R14	Support	Retain as notified.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.272	Buller District Council	SUB - S3	Support in part	<p>Amend parts of the standards as follows:</p> <p>1. Where a connection to a District Council or Community reticulated water supply system is available, all new allotments must be provided with <u>must provide</u> a connection at the boundary and net boundary where access is shared (including firefighting water supply).</p> <p>2. Where a connection to a District Council or Community reticulated water supply system is unavailable, all new allotments must be provided with <u>must provide</u> access to a self-sufficient potable water supply (including firefighting water supply)</p>	Accept
S538.273	Buller District Council	SUB - S4	Support in part	<p>Amend parts of the standards as follows:</p> <p>2. Where a connection to a District Council or Community stormwater management system is available, all new allotments must be provided with <u>must provide</u> a connection at the boundary or net boundary where access is shared.</p>	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.274	Buller District Council	SUB - S7	Support in part	<p>Amend as follows:</p> <p>1. For all new allotments electricity services must be provided <u>All new allotments must provide electricity</u> services to the boundary of each new Lot or the applicant shall demonstrate that electricity services are able to be provided by alternative means.</p> <p>SUB - S8For all new allotments telecommunication services must be provided <u>All new allotments must provide telecommunication</u> services to the boundary of each new Lot or the applicant shall demonstrate that the telecommunication services are able to be provided by alternative means.</p>	Accept
S538.275	Buller District Council	SUB - S6	Support in part	<p>Amend parts of the standards as follows:</p> <p>1. All allotments must be provided with <u>must provide</u> vehicular access to a road by way of a vehicle access point, driveway or right of way in accordance with the Transport Performance Standards.</p>	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Amend as follows: 1. All allotments must provide a wastewater feasibility report that demonstrates the ability for a wastewater system to be installed on the allotment for all potential land uses that could be established on the respective allotments that does not involve a direct discharge to fresh or coastal water. Original: All allotments must provide the means for disposal of wastewater from all potential land uses that could be established on the respective allotments that does not involve a direct discharge to fresh or coastal water.	
S538.276	Buller District Council	SUB - S5	Support in part		Reject
S538.277	Buller District Council	SUB - S7	Support	Retain as notified.	Accept in part
S538.278	Buller District Council	SUB - S8	Support	Retain as notified.	Accept in part
				Amend as follows: c. The bank of a river whose bed has an average width of 3m or more where the river flows through or adjoins an allotment. (as per the RMA s230(4))	
S538.279	Buller District Council	SUB - S9	Support in part		Reject
S538.280	Buller District Council	SUB - S10	Support	Retain as notified.	Accept in part
S538.281	Buller District Council	SUB - S11	Support	Retain as notified.	Accept in part
S538.636	Buller District Council	SUB - S2	Support	Retain as notified.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S541.001	Spark NZ Trading Ltd, Vodafone NZ Ltd, Chorus NZ Ltd	SUB - S8	Amend	Amend as follows: SUB-S8 <u>Telecommunications</u> 1. <u>Provision shall be made for telecommunications connections to an open access fibre network to the boundary of each new lot for all new allotments in the following zones:</u> a) all CMUZ - Commercial and Mixed Use Zonesb) all INZ - Industrial Zonesc) all RESZ - Residential Zonesd) RLZ - Rural Lifestyle Zonee) SETZ - Settlement Zonef) SVZ - Scenic Visitor Zone2. <u>For all other zones the applicant shall provide written confirmation from a telecommunication network operator confirming that a telecommunications connection (fibre, mobile or wireless including satellite) can be provided to all new allotments and describing how this can be achieved.</u>	Accept in part
S547.342	Westpower Limited	Overview	Amend	Amend paragraph 1: Subdivision is the process of ... but it also impacts on adjacent sites and the future use of land, <u>including energy activities and infrastructure and the provision of services.</u> Subdivision affects the natural	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.343	Westpower Limited	SUB - O2	Amend	Amend a. Is supported by the capacity of existing <u>energy and</u> infrastructure networks ... or provides for <u>energy and</u> infrastructure activities, facilities and networks that area sufficient to accommodate growth ...;".	Reject <u>Accept in part</u>
S547.344	Westpower Limited	SUB - O2	Amend	Amend b. Facilitates, maintains and provides for, and does not adversely impact, the operation and maintenance of critical infrastructure, <u>including energy activities;</u>	Reject <u>Accept in part</u>
S547.345	Westpower Limited	SUB - O6	Amend	Amend: Where subdivision ... need for open space created by the subdivision.	Accept in part
S547.346	Westpower Limited	SUB - P1	Amend	Add f. Can be appropriately serviced and does not adversely affect the operation and maintenance of critical infrastructure, including energy activities.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.347	Westpower Limited	SUB - P2	Amend	(1) Amend the first paragraph, "Ensure subdivision is appropriately serviced ... or planned infrastructure <u>and energy activities</u> in an efficient, integrated and coordinated ...". (2) Amend item a., "a. Infrastructure <u>and energy activity</u> networks have sufficient ...;". (3) Amend item n.ii., "ii. Underground reticulation of services. <u>This is with the exception that electricity activities and infrastructure in the INZ-Industrial zone can be above ground;</u> ".	Reject
S547.351	Westpower Limited	SUB - P3	Amend	Review to see whether item a is required and delete if a duplication of b.	Reject
S547.352	Westpower Limited	SUB - P5	Amend	Amend item b. The need for significant ..., or other infrastructure, including energy activities, in advance of ...;	Reject
S547.353	Westpower Limited	SUB - P5	Amend	Amend c. The efficient provision, access to, operation, maintenance, repair, upgrade or extension of infrastructure ad energy activities being compromised.	Reject
S547.354	Westpower Limited	SUB - P6	Amend	Amend item d. Where this could <u>create reverse significant</u>	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				sensitivity issues ... or Energy Activities;	
S547.355	Westpower Limited	SUB - R1	Amend	Add 6. The ability to access, operate, maintain and upgrade existing energy activities, including associated infrastructure is maintained.	Reject
S547.356	Westpower Limited	SUB - R1	Amend	Clarify whether this rule is intended to apply to overlays.	Accept
S547.357	Westpower Limited	SUB - R2	Amend	Amend 2. Any existing buildings ... Activity standards, <u>or the requirements of any land use consent.</u>	Accept in part
S547.358	Westpower Limited	SUB - R3	Amend	Amend item 3.a. Comply with all permitted activity standards relevant to the zone <u>or activity</u> and any overlays and a building consent, <u>where required</u> , has been issued ...	Reject
S547.359	Westpower Limited	SUB - R3	Amend	Amend f. <u>Management of adverse effects on natural features ...</u> ".	Accept
S547.360	Westpower Limited	SUB - R3	Amend	Add g. The ability to access, operate, maintain or upgrade existing energy activities, including associated infrastructure is retained.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.361	Westpower Limited	SUB - R4	Amend	Amend a. The size, design and layout of allotments for the purpose of network utilities and <u>critical infrastructure, including energy activities and infrastructure</u> , reserves or access;	Accept in part
S547.362	Westpower Limited	SUB - R4	Amend	Amend c. <u>Management of adverse effects on natural features and landforms ..</u>	Accept
S547.363	Westpower Limited	SUB - R5	Amend	Amend Matter of Control g. The provision of easements, <u>including for both existing and proposed energy activities and associated infrastructure.</u>	Reject
S547.364	Westpower Limited	SUB - R5	Amend	Amend Matter of Control p. Management of potential ..., including network utilities and <u>critical infrastructure (including energy activities)</u> , rural ...	Accept in part
S547.365	Westpower Limited	SUB - R6	Amend	(1) Amend item m., "m. Management of potential ..., including network utilities and critical infrastructure (including energy activities), rural ...". (2) Add a new item n., "n. The provision of easements, including for both existing and proposed energy activities and associated infrastructure."	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.378	Westpower Limited	SUB - R10	Amend	Add l. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities.	Reject
S547.379	Westpower Limited	SUB - R10	Amend	Add k. The provision of easements, including for both existing and proposed energy activities and associated infrastructure.	Accept in part
S547.387	Westpower Limited	SUB - R18	Amend	Review 1. and amend if required in terms of cross reference to SUBR18 potentially needing amendment to SUB-R17.	Accept
S547.388	Westpower Limited	SUB - S7	Amend	(1) Delete the second sentence of item 2.	Accept in part
FS1.359	Grey District Council	SUB - S8	Support in part	Allow in part	Accept in part
S547.391	Westpower Limited	SUB - S10	Amend	Amend 1.a. Public works and <u>network</u> utility services and <u>infrastructure (including energy activities)</u> ;	Accept in part
S547.392	Westpower Limited	SUB - S10	Amend	2.ii. Stormwater ..., water supply, <u>network</u> utilities and <u>infrastructure (including energy activities)</u> ;	Reject
S547.393	Westpower Limited	SUB - S10	Amend	Amend 2.iv. Other <u>network</u> utilities and <u>critical infrastructure</u> .	Accept in part
S552.103	Buller Conservation Group	SUB - P1	Oppose	delete	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S552.104	Buller Conservation Group	Subdivision Rules	Amend	<p>1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.</p> <p>2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource Management Act 1991.</p> <p>3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take</p>	<p>Reject Accept in part</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				into account the matters listed below.	
S552.105	Buller Conservation Group	SUB - O2	Amend	g. protects and enhances amenity values	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S552.106	Buller Conservation Group	SUB - O3	Amend	Subdivision design and development protects the quality of the environment including the <u>intrinsic value of ecosystems</u> and significant coastal, natural, ecological, historical and Poutini Ngāi Tahu features and resources and responds to the physical characteristics and constraints of the site and surrounding environment.	Reject
S552.108	Buller Conservation Group	SUB - O5	Amend	Esplanade reserves and strips created through subdivision contribute to the protection of identified significant natural heritage and Poutini Ngāi Tahu values, provide natural hazard mitigation	Reject
S552.109	Buller Conservation Group	SUB - P1	Amend	d. Protects the significant cultural, historical, natural and ecological features sites and areas identified on the planning maps and in the Schedules in the Plan; and	Reject
S552.110	Buller Conservation Group	SUB - P2	Amend	(i) consider composting toilets, which use less water and are therefore unlikely to contaminate fresh water	Reject
S552.111	Buller Conservation Group	SUB - P3	Amend	Provide for the subdivision of land within or containing riparian margins, natural character,	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				outstanding natural features and landscapes,...	
S552.112	Buller Conservation Group	SUB - P6	Amend	e. In the coastal environment outside of areas that are already modified unless adverse effects on the natural character of the coastal environment can be avoided or mitigated;	Reject
S552.113	Buller Conservation Group	SUB - P9	Amend	To require esplanade reserves or esplanade strips for allotments of less than 4 ha to enable public access, reduce natural hazard risk, and contribute to the protection of natural character and biodiversity values <u>including corridors for native fauna</u> ,	Reject
S552.114	Buller Conservation Group	SUB - R2	Amend	<p>4 Where the site is less than 4ha adjacent to a river >3m wide or the coast, the <p>provision of an esplanade reserve or strip of 20m;	Accept
S552.115	Buller Conservation Group	SUB - R3	Amend	f Protection, maintenance or enhancement of natural features and landforms, areas of significant indigenous biodiversity, <u>amenity values</u> , historic heritage, sites of significance to Māori, archaeological sites or any other identified features.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S552.116	Buller Conservation Group	SUB - R5	Amend	k Effects on Poutini Ngāi Tahu values, <u>existing amenity values, the quality of the environment, natural character</u> , notable trees or historic heritage within or adjacent to the site;	Reject
S552.118	Buller Conservation Group	SUB - P9	Support	3. There should be a minimum distance/buffer from SNA to buildings or other development such as access/ roads.	Reject
S552.122	Buller Conservation Group	SUB - S6	Amend	3 ... <u>to provide for safe bicycle and pedestrian use</u>	Reject
S552.123	Buller Conservation Group	SUB - S9	Amend	1.c. The bank of a river whose bed has an average width of 3m or greater.	Accept
S553.103	Frida Inta	SUB - P1	Oppose	delete	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S553.104	Frida Inta	Subdivision Rules	Amend	<p>Add 1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource Management Act 1991.3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such</p>	<p>Reject Accept in part</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				application the Council shall take into account the matters below.	
S553.105	Frida Inta	SUB - O2	Amend	g. protects and enhances amenity values	Reject Accept in part
FS151.014	Chris J Coll Surveying Ltd	SUB - O2	Oppose	Disallow	Accept Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S553.106	Frida Inta	SUB - O3	Amend	Subdivision design and development protects the quality of the environment including the <u>intrinsic value of ecosystems</u> and significant coastal, natural, ecological, historical and Poutini Ngāi Tahu features and resources and responds to the physical characteristics and constraints of the site and surrounding environment.	Reject
FS151.015	Chris J Coll Surveying Ltd	SUB - O3	Oppose	Disallow	Accept
S553.108	Frida Inta	SUB - O5	Amend	Esplanade reserves and strips created through subdivision contribute to the protection of identified significant natural heritage and Poutini Ngāi Tahu values, provide natural hazard mitigation	Reject
S553.109	Frida Inta	SUB - P1	Amend	d. Protects the significant cultural, historical, natural and ecological features sites and areas identified on the planning maps and in the Schedules in the Plan; and	Reject
S553.110	Frida Inta	SUB - P2	Amend	(i) consider composting toilets, which use less water and are therefore unlikely to contaminate fresh water	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S553.111	Frida Inta	SUB - P3	Amend	Provide for the subdivision of land within or containing riparian margins, natural character, outstanding natural features and landscapes,...	Reject
S553.112	Frida Inta	SUB - P6	Amend	e. In the coastal environment outside of areas that are already modified unless adverse effects on the natural character of the coastal environment can be avoided or mitigated;	Reject
S553.113	Frida Inta	SUB - P9	Amend	To require esplanade reserves or esplanade strips for allotments of less than 4 ha to enable public access, reduce natural hazard risk, and contribute to the protection of natural character and biodiversity values <u>including corridors for native fauna</u> ,	Reject
S553.114	Frida Inta	SUB - R2	Amend	<p>4 Where the site is less than 4ha adjacent to a river >3m wide or the coast, the <p>provision of an esplanade reserve or strip of 20m;	Accept
S553.115	Frida Inta	SUB - R3	Amend	f Protection, maintenance or enhancement of natural features and landforms, areas of significant indigenous biodiversity, <u>amenity values</u> , historic heritage, sites of significance to Māori,	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				archaeological sites or any other identified features.	
FS151.016	Chris J Coll Surveying Ltd	SUB - R3	Oppose	Disallow	Accept
S553.116	Frida Inta	SUB - R5	Amend	k Effects on Poutini Ngāi Tahu values, <u>existing amenity values, the quality of the environment, natural character</u> , notable trees or historic heritage within or adjacent to the site;	Reject
FS151.017	Chris J Coll Surveying Ltd	SUB - R5	Oppose	Disallow	Accept
S553.118	Frida Inta	SUB - P9	Support	3. There should be a minimum distance/buffer from SNA to buildings or other development such as access/ roads.	Reject
S553.122	Frida Inta	SUB - S6	Amend	3 ... <u>to provide for safe bicycle and pedestrian use</u>	Reject
S553.123	Frida Inta	SUB - S9	Amend	1.c. The bank of a river whose bed has an average width of 3m or greater.	Accept
S558.177	Chris & Jan Coll	SUB - O1	Support	Retain	Accept
S558.178	Chris & Jan Coll	SUB - O2	Support	Retain	Accept in part
S558.179	Chris & Jan Coll	SUB - O3	Support	Retain	Accept in part
S558.181	Chris & Jan Coll	SUB - O5	Amend	Amend objective to reflect only the purpose of esplanade reserves and strips as set out in Section 229 of the Act with the only additional	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				inclusion being Poutini Ngai Tahu values.	
S558.182	Chris & Jan Coll	SUB - O6	Amend	Retain	Accept in part
S558.183	Chris & Jan Coll	SUB - P1	Support	Retain	Accept in part
S558.185	Chris & Jan Coll	SUB - P2	Amend	Amend k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply / wireless /satellite where deemed reasonable by the Council;	Accept
FS222.067	Westpower Limited	SUB - P2	Oppose	Disallow	Reject
FS1.302	Grey District Council	SUB - P2	Support	Allow	Accept
S558.187	Chris & Jan Coll	SUB - P2	Amend	Delete point m.	Reject
S558.188	Chris & Jan Coll	SUB - P2	Support	Amend to develop more detail regarding how point o. is achieved.	Reject
S558.189	Chris & Jan Coll	SUB - P3	Support	Retain	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.191	Chris & Jan Coll	SUB - P5	Amend	Delete point b. altogether.	Accept in part
S558.192	Chris & Jan Coll	SUB - P5	Support	Amend policy to have different wording for area that have structure plans in place and when areas that do not, to limit uncertainty and perverse outcomes.	Accept in part
S558.193	Chris & Jan Coll	SUB - P6	Support	Delete points a., c., e. and f. Retain point d.	Reject
FS235.018	Frank O'Toole	SUB - P6	Support	Not stated	Noted
S558.194	Chris & Jan Coll	SUB - P7	Support	Retain	Accept
S558.195	Chris & Jan Coll	Subdivision Policies	Amend	Insert a new policy that reads as follows: Allow subdivision in the RURZ - Rural Zones that does not comply with the minimum lot design and parameters when: a. The site size and configuration is appropriate for development intended by the zone; b. The subdivision design maintains rural character and amenity; c. The increased density does not create adverse effects on critical infrastructure; and d. It can be demonstrated that it is consistent	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				with the quality and types of development envisaged by RURZ - Rural Zone Objectives and Policies.	
FS235.019	Frank O'Toole	Subdivision Policies	Support	Not stated	Reject
S558.196	Chris & Jan Coll	SUB - P9	Amend	Delete the wording of this policy and reformulate to reflect the wording of the operative Buller District Plan. The purposes of esplanade reserves and strips to be only those set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values. All reference to the width of esplanade reserves and strips being wider than 20m should be deleted.	Accept in part
S558.198	Chris & Jan Coll	SUB - R1	Amend	Delete points 3 and 5.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.199	Chris & Jan Coll	SUB - R1	Amend	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
S558.200	Chris & Jan Coll	SUB - R2	Amend	Delete points 2 and 3.	Reject
S558.201	Chris & Jan Coll	SUB - R3	Amend	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
S558.202	Chris & Jan Coll	SUB - R3	Support	Retain points 1 and 3.	Accept
S558.203	Chris & Jan Coll	SUB - R3	Amend	Delete point 2 (and thus delete the escalation to Discretionary Activity if compliance is not achieved).	Reject
S558.204	Chris & Jan Coll	SUB - R3	Amend	Amend wording "design and layout of allotments" under point a. of "matters of control" to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S558.205	Chris & Jan Coll	SUB - R4	Support	Delete point c. under "matters of control".	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.206	Chris & Jan Coll	SUB - R5	Support	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S558.207	Chris & Jan Coll	SUB - R5	Support	Retain	Accept in part
S558.209	Chris & Jan Coll	SUB - R5	Amend	Delete point 8.	Accept in part
S558.210	Chris & Jan Coll	SUB - R5	Support	Amend wording "design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S558.211	Chris & Jan Coll	SUB - R5	Amend	Delete point j.	Accept
S558.212	Chris & Jan Coll	SUB - R5	Amend	Points b. and c. should reference standards to provide certainty (in a similar manner to f.)	Reject
S558.213	Chris & Jan Coll	SUB - R5	Support	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point l.	Reject
S558.214	Chris & Jan Coll	SUB - R5	Amend	Delete o.	Accept
S558.215	Chris & Jan Coll	SUB - R5	Amend	Consequent amendments to "activity status when compliance not achieved".	Reject
S558.216	Chris & Jan Coll	SUB - R6	Amend	Activity status where compliance is not achieved should be Discretionary for all points. There	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				should be no escalation to Non-Complying status.	
FS235.020	Frank O'Toole	SUB - R6	Support	Allow	Reject
	Chris & Jan Coll	SUB - R6	Amend	Amend wording "size, design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S558.218	Chris & Jan Coll	SUB - R6	Amend	Points b. and c. should reference standards to provide certainty (in a similar manner to e.)	Reject
S558.220	Chris & Jan Coll	SUB - R6	Amend	Points d. and k. requires amending to provide certainty and clarity.	Reject
S558.221	Chris & Jan Coll	SUB - R6	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.	Reject
S558.222	Chris & Jan Coll	SUB - R6	Amend	Delete l.	Accept
S558.229	Chris & Jan Coll	SUB - R10	Amend	Amend wording "size, design, shape, location and layout of allotments" under point e. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.231	Chris & Jan Coll	SUB - R10	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.	Reject
S558.239	Chris & Jan Coll	SUB - R14	Amend	Provide a robust definition for "development plan".	Accept in part
S558.246	Chris & Jan Coll	SUB - R18	Amend	Amend to correct reference error	Accept
S558.247	Chris & Jan Coll	SUB - R18	Amend	Delete points 1 and 2.	Accept in part
S558.248	Chris & Jan Coll	SUB - R18	Support	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status except in point 3 where mana whenua support the escalation for this point.	Reject
S558.249	Chris & Jan Coll	SUB - R19	Amend	REtain	Accept in part
S558.253	Chris & Jan Coll	SUB - R22	Support	Retain	Accept
S558.256	Chris & Jan Coll	SUB - R25	Oppose	Delete	Reject
S558.261	Chris & Jan Coll	SUB - S2	Support	Retain	Accept in part
S558.262	Chris & Jan Coll	SUB - S3	Amend	Amend so that existing system capacity is considered.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.263	Chris & Jan Coll	BOUNDARY ADJUSTMENT	Amend	Amend the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision or through the explicit extension of the various boundary adjustment rules to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
S558.264	Chris & Jan Coll	SUB - S4	Amend	Amend so that existing system capacity is considered. Delete Advice Note 2.	Reject
S558.265	Chris & Jan Coll	SUB - S5	Amend	Amend so that existing system capacity is considered.	Reject
S558.266	Chris & Jan Coll	SUB - S6	Amend	Retain	Accept in part
S558.267	Chris & Jan Coll	SUB - S7	Support	Retain	Accept in part
S558.268	Chris & Jan Coll	SUB - S8	Support	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.269	Chris & Jan Coll	SUB - S9	Amend	Delete standard and amend to match rules 7.9.6.1.1-7.9.6.1.3 in the operative Buller District Plan related to Esplanade Strips and Esplanade Reserves (with numbering adjusted as necessary) i.e.Rules1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Management Act 1991.3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in xxx below.	
S558.270	Chris & Jan Coll	SUB - S10	Amend	Delete references to centre line easements.	Reject
S558.271	Chris & Jan Coll	SUB - S11	Amend	Amend the standard to provide more clarity and certainty.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.272	Chris & Jan Coll	Subdivision Standards	Amend	Amend all references to compliance with standards to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.	Reject
S560.043	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Subdivision Rules	Amend	Amend rules to ensure that waterbodies and their margins are protected in the subdivision process, in a similar way to how SNAs are to be protected.	Reject
FS151.008	Chris J Coll Surveying ltd	Subdivision Rules	Oppose	Disallow	Accept
S560.264	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Overview	Amend	Amend to make clear that subdivision needs to protect not only scheduled/identified areas, particularly given the lack of a comprehensive SNA schedule.	Reject
S560.265	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Subdivision Objectives	Amend	Amend provisions of this chapter to ensure wetlands are protected in accordance with s6(a) and the NC chapter (as amended by our submission). Consider including new rules, or amendments to existing rules to avoid effects on waterbodies and their margins in the subdivision process, in a similar way as is sought for SNAs below.	Accept in part
FS151.007	Chris J Coll Surveying ltd	Subdivision Objectives	Oppose	Disallow	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S560.266	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Subdivision Rules	Amend	Add a condition or rule that ensures the subdivision rules (other than the ECO/SUB rules) apply outside of Significant Natural Areas, such as a requirement that an assessment in accordance with Appendix 1 of the WCRPS demonstrates that the clearance and disturbance is not within a Significant Natural Area(s).	Reject
FS151.009	Chris J Coll Surveying Ltd	Subdivision Rules	Oppose	Disallow	Accept
S560.267	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SUB - R5	Amend	Amend:1. This is not within a Significant Natural Area as identified in Schedule Four and is subject to Rule SUB - R7;	Accept
S560.268	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SUB - R6	Amend	Amend Condition 1 Where: 1. <u>an ecological assessment shows</u> this is not within a Significant Natural Area, <u>or an SNA</u> as identified in Schedule Four, and subject to Rule SUB - R7;	Accept in part
FS151.012	Chris J Coll Surveying Ltd	SUB - R6	Oppose	Disallow	Accept in part
S560.272	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SUB - R19	Amend	Amend SUB - R19 to exclude NOSZ Add a new SUB non-complying rule for subdivision in the NOSZ.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S560.274	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SUB - S2	Amend	Add a requirement for an indicative building platform and access to be identified for any allotment with a Significant Natural Area, on subdivision applications and for this to be confirmed in a covenant on the title.	Accept in part
S560.275	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SUB - S9	Amend	Amend: c. The bank of a river whose bed has an average width of 3m or more, for the river or when calculated for the length/distance of the bed adjoining the allotment(s) of the subdivision.	Reject
S560.416	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SUB - S2	Support	Delete "having regard to ground conditions, gradient, access, natural hazards, indigenous vegetation and habitat, amenity and health and safety" from the definition and make sure these matters are included in rules which make provision for building platforms. In SUB-S2 include that these matters must inform the indicative building Platform location, such that effects, including for access are avoided or minimized to the greatest extent possible with respect to these matters.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S560.419	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SUB - S2	Amend	Amend SUB-S2 1. ...having regard to ground conditions, gradient, access, natural hazards, indigenous vegetation and habitat, amenity and health and safety. Such that effects, including for access are avoided or minimized to the greatest extent possible with respect to these matters.	Reject
S560.510	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	NC	Oppose	6. Amendments also need to be made to the Subdivision rules to ensure that waterbodies and their margins are protected in the subdivision process.	Accept in part
S560.512	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	NC - O1	Amend	Further, amendments need to be made to the subdivision rules to ensure this objective is met. The rules in this chapter do not regulate subdivision.	Accept in part
S560.514	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	NC - P1	Amend	Amend, or provide additional provisions in the Subdivision rules to ensure this policy is given effect to.	Accept in part
S560.521	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Overview	Amend	Amend to include reference to other relevant chapters.	Reject Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S560.522	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Overview	Amend	Consider including new rules, or amendments to existing rules to avoid effects on waterbodies and their margins in the subdivision process, in a similar way as is sought for SNAs below.	Reject
S560.523	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Subdivision Rules	Amend	Change all references to Schedule Four so that they apply to Significant Natural Areas, which includes those that are not in schedule four, as per the definition of Significant Natural Area in the WCRPS.	Reject
FS151.0010	Chris J Coll Surveying ltd	Subdivision Rules	Oppose	Disallow	Accept
S560.524	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SUB - R3	Amend	Add a conditions/standard to SUB - R3 to ensure that the boundary adjustment does not result in a boundary through a Significant Natural Area. Add a matter of control to SUB - R3 for assessment against the significant criteria in Appendix 1 of the WCRPS.	Reject
FS151.011	Chris J Coll Surveying ltd	SUB - R3	Oppose	Disallow	Accept
S563.041	Geoff Volckman	SUB - P6	Support in part	Retain point d. as notified.	Accept
S563.042	Geoff Volckman	SUB - R5	Support in part	Delete reference to "development plan" unless a better definition is supplied.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S563.043	Geoff Volckman	SUB - R5	Support in part	Amend wording "design and layout of allotments" to refer to 15mx15m building platform or similar specification that is more certain.	Accept in part
S563.044	Geoff Volckman	SUB - R5	Support in part	Delete point j. under Matters of Control.	Accept
S563.045	Geoff Volckman	SUB - R6	Amend	Amend to be less restrictive.	Reject
S563.049	Geoff Volckman	SUB - R14	Amend	Amend Non-complying to N/A under Activity status where compliance not achieved	Accept
S563.050	Geoff Volckman	SUB - R14	Amend	Delete point 1.	Accept
S563.054	Geoff Volckman	SUB - R25	Oppose	Delete	Reject
S564.047	Catherine Smart-Simpson	SUB - P6	Amend	Retain point d. as notified.	Accept
S564.048	Catherine Smart-Simpson	SUB - R5	Amend	Delete reference to "development plan" unless a better definition is supplied.	Accept in part
S564.049	Catherine Smart-Simpson	SUB - R5	Amend	Amend wording design and layout of allotments to refer to 15mx15m building platform or similar specification that is more certain.	Accept in part
S564.050	Catherine Smart-Simpson	SUB - R5	Amend	Delete point j. under Matters of Control.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S564.051	Catherine Smart-Simpson	SUB - R6	Amend	Amend to be less restrictive.	Reject
S564.055	Catherine Smart-Simpson	SUB - R14	Amend	Amend "Non-complying" to "N/A" under Activity status where compliance not achieve.	Accept
S564.056	Catherine Smart-Simpson	SUB - R14	Amend	Delete point 1.	Accept
S564.060	Catherine Smart-Simpson	SUB - R25	Oppose	Delete	Reject
S566.177	Chris J Coll Surveying Limited	SUB - O1	Support	Retain	Accept
S566.178	Chris J Coll Surveying Limited	SUB - O2	Support	Retain	Accept in part
S566.179	Chris J Coll Surveying Limited	SUB - O3	Support	Retain	Accept in part
S566.181	Chris J Coll Surveying Limited	SUB - O5	Amend	Amend objective to reflect only the purpose of esplanade reserves and strips as set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values.	Reject
S566.182	Chris J Coll Surveying Limited	SUB - O6	Amend	Retain	Accept in part
S566.183	Chris J Coll Surveying Limited	SUB - P1	Support	Retain	Accept in part
S566.185	Chris J Coll Surveying Limited	SUB - P2	Amend	Amend k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply /	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				wireless /satellite where deemed reasonable by the Council;	
FS154.024	Davis Ogilvie & Partners Ltd	SUB - P2	Support	Allow	Accept
S566.187	Chris J Coll Surveying Limited	SUB - P2	Amend	Delete point m.	Reject
S566.188	Chris J Coll Surveying Limited	SUB - P2	Support	Amend to develop more detail regarding how point o. is achieved.	Reject
S566.189	Chris J Coll Surveying Limited	SUB - P3	Support	Retain	Accept
S566.191	Chris J Coll Surveying Limited	SUB - P5	Amend	Delete point b. altogether.	Accept in part
S566.192	Chris J Coll Surveying Limited	SUB - P5	Support	Amend policy to have different wording for area that have structure plans in place and when areas that do not, to limit uncertainty and perverse outcomes.	Accept in part
S566.193	Chris J Coll Surveying Limited	SUB - P6	Support	Delete points a., c., e. and f. Retain point d.	Reject
FS58.068	Kāinga Ora - Homes and Communities	SUB - P6	Support	Allow	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS58.0126	Kāinga Ora - Homes and Communities	SUB - P6	Support	Allow	Reject
FS235.030	Frank O'Toole	SUB - P6	Support	Not stated	Reject
S566.194	Chris J Coll Surveying Limited	SUB - P7	Support	Retain	Accept
S566.195	Chris J Coll Surveying Limited	Subdivision Policies	Amend	Insert a new policy that reads as follows: Allow subdivision in the RURZ - Rural Zones that does not comply with the minimum lot design and parameters when: a. The site size and configuration is appropriate for development intended by the zone; b. The subdivision design maintains rural character and amenity; c. The increased density does not create adverse effects on critical infrastructure; and d. It can be demonstrated that it is consistent with the quality and types of development envisaged by RURZ - Rural Zone Objectives and Policies.	Reject
FS235.031	Frank O'Toole	Subdivision Policies	Support	Not stated	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.196	Chris J Coll Surveying Limited	SUB - P9	Amend	Delete the wording of this policy and reformulate to reflect the wording of the operative Buller District Plan. The purposes of esplanade reserves and strips to be only those set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values. All reference to the width of esplanade reserves and strips being wider than 20m should be deleted.	Accept in part
S566.198	Chris J Coll Surveying Limited	SUB - R1	Amend	Delete points 3 and 5.	Reject
S566.199	Chris J Coll Surveying Limited	SUB - R1	Amend	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
FS154.029	Davis Ogilvie & Partners Ltd	SUB - R1	Support	Allow	Reject
S566.200	Chris J Coll Surveying Limited	SUB - R2	Amend	Delete points 2 and 3.	Reject
S566.201	Chris J Coll Surveying Limited	SUB - R3	Amend	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				of titles) is reduced as a result of the subdivision.	
S566.202	Chris J Coll Surveying Limited	SUB - R3	Support	Retain points 1 and 3.	Accept
S566.203	Chris J Coll Surveying Limited	SUB - R3	Amend	Delete point 2 (and thus delete the escalation to Discretionary Activity if compliance is not achieved).	Reject
S566.204	Chris J Coll Surveying Limited	SUB - R3	Amend	Amend wording "design and layout of allotments" under point a. of "matters of control" to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S566.205	Chris J Coll Surveying Limited	SUB - R4	Support	Delete point c. under "matters of control".	Reject
S566.206	Chris J Coll Surveying Limited	SUB - R5	Support	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S566.207	Chris J Coll Surveying Limited	SUB - R5	Support	Retain	Accept in part
S566.209	Chris J Coll Surveying Limited	SUB - R5	Amend	Delete point 8.	Accept in part
S566.210	Chris J Coll Surveying Limited	SUB - R5	Support	Amend wording "design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S566.211	Chris J Coll Surveying Limited	SUB - R5	Amend	Delete point j.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.212	Chris J Coll Surveying Limited	SUB - R5	Amend	Points b. and c. should reference standards to provide certainty (in a similar manner to f.)	Reject
S566.213	Chris J Coll Surveying Limited	SUB - R5	Support	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point l.	Reject
S566.214	Chris J Coll Surveying Limited	SUB - R5	Amend	Delete o.	Accept
S566.215	Chris J Coll Surveying Limited	SUB - R5	Amend	Consequent amendments to "activity status when compliance not achieved".	Reject
S566.216	Chris J Coll Surveying Limited	SUB - R6	Amend	Activity status where compliance is not achieved should be Discretionary for all points. There should be no escalation to Non-Complying status.	Reject
FS235.032	Frank O'Toole	SUB - R6	Support	Allow	Reject
S566.217	Chris J Coll Surveying Limited	SUB - R6	Amend	Amend wording "size, design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S566.218	Chris J Coll Surveying Limited	SUB - R6	Amend	Points b. and c. should reference standards to provide certainty (in a similar manner to e.)	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.220	Chris J Coll Surveying Limited	SUB - R6	Amend	Points d. and k. requires amending to provide certainty and clarity.	Reject
S566.221	Chris J Coll Surveying Limited	SUB - R6	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.	Reject
S566.222	Chris J Coll Surveying Limited	SUB - R6	Amend	Delete l.	Accept
S566.229	Chris J Coll Surveying Limited	SUB - R10	Amend	Amend wording "size, design, shape, location and layout of allotments" under point e. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Reject
S566.231	Chris J Coll Surveying Limited	SUB - R10	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.	Reject
S566.239	Chris J Coll Surveying Limited	SUB - R14	Amend	Provide a robust definition for "development plan".	Accept in part
S566.246	Chris J Coll Surveying Limited	SUB - R18	Amend	Amend to correct reference error	Accept
S566.247	Chris J Coll Surveying Limited	SUB - R18	Amend	Delete points 1 and 2.	Accept in part
S566.248	Chris J Coll Surveying Limited	SUB - R18	Support	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status except in point 3 where mana whenua	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				support the escalation for this point.	
S566.249	Chris J Coll Surveying Limited	SUB - R19	Amend	Retain	Accept in part
S566.253	Chris J Coll Surveying Limited	SUB - R22	Support	Retain	Accept
S566.256	Chris J Coll Surveying Limited	SUB - R25	Oppose	Delete	Reject
S566.261	Chris J Coll Surveying Limited	SUB - S2	Support	Retain	Accept in part
S566.262	Chris J Coll Surveying Limited	SUB - S3	Amend	Amend so that existing system capacity is considered.	Reject
S566.263	Chris J Coll Surveying Limited	BOUNDARY ADJUSTMENT	Amend	Amend the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision or through the explicit extension of the various boundary adjustment rules to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
FS154.007	Davis Ogilvie & Partners Ltd	BOUNDARY ADJUSTMENT	Support	Allow	Reject
S566.264	Chris J Coll Surveying Limited	SUB - S4	Amend	Amend so that existing system capacity is considered. Delete Advice Note 2.	Reject
S566.265	Chris J Coll Surveying Limited	SUB - S5	Amend	Amend so that existing system capacity is considered.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.266	Chris J Coll Surveying Limited	SUB - S6	Amend	Retain	Accept in part
S566.267	Chris J Coll Surveying Limited	SUB - S7	Support	Retain	Accept in part
S566.268	Chris J Coll Surveying Limited	SUB - S8	Support	Retain	Accept in part
S566.269	Chris J Coll Surveying Limited	SUB - S9	Amend	Delete standard and amend to match rules 7.9.6.1.1-7.9.6.1.3 in the operative Buller District Plan related to Esplanade Strips and Esplanade Reserves (with numbering adjusted as necessary) i.e.Rules1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource Management Act 1991.3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in xxx below.	
S566.270	Chris J Coll Surveying Limited	SUB - S10	Amend	Delete references to centre line easements.	Reject
S566.271	Chris J Coll Surveying Limited	SUB - S11	Amend	Amend the standard to provide more clarity and certainty.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.272	Chris J Coll Surveying Limited	Subdivision Standards	Amend	Amend all references to compliance with standards to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.	Reject
S567.033	William McLaughlin	BOUNDARY ADJUSTMENT	Amend	Amend the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision or through the explicit extension of the various boundary adjustment rules to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
S567.251	William McLaughlin	SUB - O1	Support	Retain	Accept
S567.252	William McLaughlin	SUB - O2	Support	Retain	Accept in part
S567.253	William McLaughlin	SUB - O3	Support	Retain	Accept in part
S567.255	William McLaughlin	SUB - O5	Amend	Amend objective to reflect only the purpose of esplanade reserves and strips as set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values.	Reject
S567.256	William McLaughlin	SUB - O6	Amend	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.257	William McLaughlin	SUB - P1	Support	Retain	Accept in part
S567.259	William McLaughlin	SUB - P2	Amend	Amend k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply / wireless /satellite where deemed reasonable by the Council;	Accept
S567.260	William McLaughlin	SUB - P2	Amend	Delete point m.	Reject
S567.261	William McLaughlin	SUB - P2	Support	Amend to develop more detail regarding how point o. is achieved.	Reject
S567.262	William McLaughlin	SUB - P3	Support	Retain	Accept
S567.264	William McLaughlin	SUB - P5	Amend	Delete point b. altogether.	Accept in part
S567.265	William McLaughlin	SUB - P5	Support	Amend policy to have different wording for area that have structure plans in place and when areas that do not, to limit uncertainty and perverse outcomes.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.266	William McLaughlin	SUB - P6	Support	Delete points a., c., e. and f. Retain point d.	Reject
S567.267	William McLaughlin	SUB - P7	Support	Retain	Accept
S567.268	William McLaughlin	Subdivision Policies	Amend	Insert a new policy that reads as follows: Allow subdivision in the RURZ - Rural Zones that does not comply with the minimum lot design and parameters when: a. The site size and configuration is appropriate for development intended by the zone; b. The subdivision design maintains rural character and amenity; c. The increased density does not create adverse effects on critical infrastructure; and d. It can be demonstrated that it is consistent with the quality and types of development envisaged by RURZ - Rural Zone Objectives and Policies.	Reject
S567.269	William McLaughlin	SUB - P9	Amend	Delete the wording of this policy and reformulate to reflect the wording of the operative Buller District Plan. The purposes of esplanade reserves and strips to be only those set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values. All reference to the width of esplanade reserves and strips	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				being wider than 20m should be deleted.	
S567.270	William McLaughlin	SUB - R1	Amend	Delete points 3 and 5.	Reject
S567.271	William McLaughlin	SUB - R1	Amend	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
S567.272	William McLaughlin	SUB - R2	Amend	Delete points 2 and 3.	Reject
S567.273	William McLaughlin	SUB - R3	Amend	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
S567.274	William McLaughlin	SUB - R3	Support	Retain points 1 and 3.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.275	William McLaughlin	SUB - R3	Amend	Delete point 2 (and thus delete the escalation to Discretionary Activity if compliance is not achieved).	Reject
S567.276	William McLaughlin	SUB - R3	Amend	Amend wording "design and layout of allotments" under point a. of "matters of control" to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S567.277	William McLaughlin	SUB - R4	Support	Delete point c. under "matters of control".	Reject
S567.278	William McLaughlin	SUB - R5	Support	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S567.279	William McLaughlin	SUB - R5	Support	Retain	Accept in part
S567.280	William McLaughlin	SUB - R5	Amend	Delete point 8.	Accept in part
S567.281	William McLaughlin	SUB - R5	Support	Amend wording "design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S567.282	William McLaughlin	SUB - R5	Amend	Delete point j.	Accept
S567.283	William McLaughlin	SUB - R5	Amend	Points b. and c. should reference standards to provide certainty (in a similar manner to f.)	Reject
S567.284	William McLaughlin	SUB - R5	Support	Delete "and the need for access to be provided to any esplanade	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				reserve or strip created" from point l.	
S567.285	William McLaughlin	SUB - R5	Amend	Delete o.	Accept
S567.286	William McLaughlin	SUB - R5	Amend	Consequent amendments to "activity status when compliance not achieved".	Reject
S567.287	William McLaughlin	SUB - R6	Amend	Activity status where compliance is not achieved should be Discretionary for all points. There should be no escalation to Non-Complying status.	Reject
S567.288	William McLaughlin	SUB - R6	Amend	Amend wording "size, design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S567.289	William McLaughlin	SUB - R6	Amend	Points b. and c. should reference standards to provide certainty (in a similar manner to e.)	Reject
S567.290	William McLaughlin	SUB - R6	Amend	Points d. and k. requires amending to provide certainty and clarity.	Reject
S567.291	William McLaughlin	SUB - R6	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.	Reject
S567.292	William McLaughlin	SUB - R6	Amend	Delete l.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.299	William McLaughlin	SUB - R10	Amend	Amend wording "size, design, shape, location and layout of allotments" under point e. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Reject
S567.300	William McLaughlin	SUB - R10	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.	Reject
S567.308	William McLaughlin	SUB - R14	Amend	Provide a robust definition for "development plan".	Accept in part
S567.314	William McLaughlin	SUB - R18	Amend	Amend to correct reference error	Accept
S567.315	William McLaughlin	SUB - R18	Amend	Delete points 1 and 2.	Accept in part
S567.316	William McLaughlin	SUB - R18	Support	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status except in point 3 where mana whenua support the escalation for this point.	Reject
S567.317	William McLaughlin	SUB - R19	Amend	REtain	Accept in part
S567.320	William McLaughlin	SUB - R22	Support	Retain	Accept
S567.323	William McLaughlin	SUB - R25	Oppose	Delete	Reject
S567.328	William McLaughlin	SUB - S2	Support	Retain	Accept in part
S567.329	William McLaughlin	SUB - S3	Amend	Amend so that existing system capacity is considered.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.330	William McLaughlin	SUB - S4	Amend	Amend so that existing system capacity is considered. Delete Advice Note 2.	Reject
S567.331	William McLaughlin	SUB - S5	Amend	Amend so that existing system capacity is considered.	Reject
S567.332	William McLaughlin	SUB - S6	Amend	Retain	Accept in part
S567.333	William McLaughlin	SUB - S7	Support	Retain	Accept in part
S567.334	William McLaughlin	SUB - S8	Support	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.335	William McLaughlin	SUB - S9	Amend	Delete standard and amend to match rules 7.9.6.1.1-7.9.6.1.3 in the operative Buller District Plan related to Esplanade Strips and Esplanade Reserves (with numbering adjusted as necessary) i.e.Rules1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Management Act 1991.3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in xxx below.	
S567.336	William McLaughlin	SUB - S10	Amend	Delete references to centre line easements.	Reject
S567.337	William McLaughlin	SUB - S11	Amend	Amend the standard to provide more clarity and certainty.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.338	William McLaughlin	Subdivision Standards	Amend	Amend all references to compliance with standards to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.	Reject
S571.006	Greg Maitland	SUB - S7	Amend	Amend Rural Life style Zones and the General Rural Zone, to enable the supply of power to the boundary should be discretionary.	Reject
S573.015	Fire and Emergency New Zealand	SUB - O2	Support	No amendment sought.	Accept in part
S573.016	Fire and Emergency New Zealand	SUB - P2	Support	No amendment sought.	Noted
FS126.6	Fire and Emergency New Zealand	SUB - P2	Support in part	Allow in part	Noted
FS126.20	Fire and Emergency New Zealand	SUB - P2	Support in part	Allow in part	Noted
S573.017	Fire and Emergency New Zealand	SUB - R1	Support	No amendment sought.	Accept in part
S573.018	Fire and Emergency New Zealand	SUB - P5	Support	No amendments sought.	Accept in part
S573.019	Fire and Emergency New Zealand	SUB - S3	Support	No amendments sought.	Accept in part
S573.020	Fire and Emergency New Zealand	SUB - S6	Support	No amendments sought.	Noted
S574.177	Laura Coll McLaughlin	SUB - O1	Support	Retain	Accept
S574.178	Laura Coll McLaughlin	SUB - O2	Support	Retain	Accept in part
S574.179	Laura Coll McLaughlin	SUB - O3	Support	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.181	Laura Coll McLaughlin	SUB - O5	Amend	Amend objective to reflect only the purpose of esplanade reserves and strips as set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values.	Reject
S574.182	Laura Coll McLaughlin	SUB - O6	Amend	Retain	Accept in part
S574.183	Laura Coll McLaughlin	SUB - P1	Support	Retain	Accept in part
S574.185	Laura Coll McLaughlin	SUB - P2	Amend	Amend k. Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid renewable electricity supply / wireless /satellite where deemed reasonable by the Council;	Accept
S574.187	Laura Coll McLaughlin	SUB - P2	Amend	Delete point m.	Reject
S574.188	Laura Coll McLaughlin	SUB - P2	Support	Amend to develop more detail regarding how point o. is achieved.	Reject
S574.189	Laura Coll McLaughlin	SUB - P3	Support	Retain	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.192	Laura Coll McLaughlin	SUB - P5	Support	Amend policy to have different wording for area that have structure plans in place and when areas that do not, to limit uncertainty and perverse outcomes.	Accept in part
S574.193	Laura Coll McLaughlin	SUB - P6	Support	Delete points a., c., e. and f. Retain point d.	Reject
FS235.067	Frank O'Toole	SUB - P6	Support	Not stated	Reject
S574.194	Laura Coll McLaughlin	SUB - P7	Support	Retain	Accept
S574.195	Laura Coll McLaughlin	Subdivision Policies	Amend	Insert a new policy that reads as follows: Allow subdivision in the RURZ - Rural Zones that does not comply with the minimum lot design and parameters when: a. The site size and configuration is appropriate for development intended by the zone; b. The subdivision design maintains rural character and amenity; c. The increased density does not create adverse effects on critical infrastructure; and d. It can be demonstrated that it is consistent with the quality and types of development envisaged by RURZ - Rural Zone Objectives and Policies.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.196	Laura Coll McLaughlin	SUB - P9	Amend	Delete the wording of this policy and reformulate to reflect the wording of the operative Buller District Plan. The purposes of esplanade reserves and strips to be only those set out in Section 229 of the Act with the only additional inclusion being Poutini Ngai Tahu values. All reference to the width of esplanade reserves and strips being wider than 20m should be deleted.	Accept in part
S574.198	Laura Coll McLaughlin	SUB - R1	Amend	Delete points 3 and 5.	Reject
S574.199	Laura Coll McLaughlin	SUB - R1	Amend	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
S574.200	Laura Coll McLaughlin	SUB - R2	Amend	Delete points 2 and 3.	Reject
S574.201	Laura Coll McLaughlin	SUB - R3	Amend	Amend the rule and/or the definition of boundary adjustment to include subdivisions where the number of allotments (or records	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				of titles) is reduced as a result of the subdivision.	
S574.202	Laura Coll McLaughlin	SUB - R3	Support	Retain points 1 and 3.	Accept
S574.203	Laura Coll McLaughlin	SUB - R3	Amend	Delete point 2 (and thus delete the escalation to Discretionary Activity if compliance is not achieved).	Reject
S574.204	Laura Coll McLaughlin	SUB - R3	Amend	Amend wording "design and layout of allotments" under point a. of "matters of control" to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S574.205	Laura Coll McLaughlin	SUB - R4	Support	Delete point c. under "matters of control".	Reject
S574.206	Laura Coll McLaughlin	SUB - R5	Support	Retain status when compliance with point 6 is not achieved to Discretionary.	Accept
S574.207	Laura Coll McLaughlin	SUB - R5	Support	Retain	Accept in part
S574.209	Laura Coll McLaughlin	SUB - R5	Amend	Delete point 8.	Accept in part
S574.210	Laura Coll McLaughlin	SUB - R5	Support	Amend wording "design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S574.211	Laura Coll McLaughlin	SUB - R5	Amend	Delete point j.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.212	Laura Coll McLaughlin	SUB - R5	Amend	Points b. and c. should reference standards to provide certainty (in a similar manner to f.)	Reject
S574.213	Laura Coll McLaughlin	SUB - R5	Support	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point l.	Reject
S574.214	Laura Coll McLaughlin	SUB - R5	Amend	Delete o.	Accept
S574.215	Laura Coll McLaughlin	SUB - R5	Amend	Consequent amendments to "activity status when compliance not achieved".	Reject
S574.216	Laura Coll McLaughlin	SUB - R6	Amend	Activity status where compliance is not achieved should be Discretionary for all points. There should be no escalation to Non-Complying status.	Reject
FS235.069	Frank O'Toole	SUB - R6	Support	Allow	Reject
S574.217	Laura Coll McLaughlin	SUB - R6	Amend	Amend wording "size, design and layout of allotments" under point a. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Accept in part
S574.218	Laura Coll McLaughlin	SUB - R6	Amend	Points b. and c. should reference standards to provide certainty (in a similar manner to e.)	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.220	Laura Coll McLaughlin	SUB - R6	Amend	Points d. and k. requires amending to provide certainty and clarity.	Reject
S574.221	Laura Coll McLaughlin	SUB - R6	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.	Reject
S574.222	Laura Coll McLaughlin	SUB - R6	Amend	Delete l.	Accept
S574.229	Laura Coll McLaughlin	SUB - R10	Amend	Amend wording "size, design, shape, location and layout of allotments" under point e. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	Reject
S574.231	Laura Coll McLaughlin	SUB - R10	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point j.	Reject
S574.232 (Reallocated to Natural Features and Landscapes)	Laura Coll McLaughlin	SUB - R11	Amend	Amend wording "size, design, shape, location and layout of allotments" under point b. to instead refer to 15mx15m building platform or similar defined specification that is more certain.	
S574.233 (Reallocated to Natural Features and Landscapes)	Laura Coll McLaughlin	SUB - R11	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point f.	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.234	Laura Coll McLaughlin	SUB - R12	Amend	Amend so that the rule does not apply until a robust development or concept plan is approved.	Reject
S574.235	Laura Coll McLaughlin	SUB - R12	Amend	Delete "and the need for access to be provided to any esplanade reserve or strip created" from point h.	Reject
S574.236	Laura Coll McLaughlin	SUB - R12	Amend	Delete point i.	Accept
S574.237	Laura Coll McLaughlin	SUB - R12	Support	Activity status where there is non-compliance should be Discretionary not Non-Complying status.	Reject
S574.239	Laura Coll McLaughlin	SUB - R14	Amend	Provide a robust definition for "development plan".	Accept in part
S574.246	Laura Coll McLaughlin	SUB - R18	Amend	Amend to correct reference error	Accept
S574.247	Laura Coll McLaughlin	SUB - R18	Amend	Delete points 1 and 2.	Accept in part
S574.248	Laura Coll McLaughlin	SUB - R18	Support	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status except in point 3 where mana whenua support the escalation for this point.	Reject
S574.249	Laura Coll McLaughlin	SUB - R19	Amend	REtain	Accept in part
S574.253	Laura Coll McLaughlin	SUB - R22	Support	Retain	Accept
S574.254	Laura Coll McLaughlin	SUB - R23	Support	Retain	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.255	Laura Coll McLaughlin	SUB - R24	Oppose	Delete	Reject
S574.256	Laura Coll McLaughlin	SUB - R25	Oppose	Delete	Reject
S574.261	Laura Coll McLaughlin	SUB - S2	Support	Retain	Accept in part
S574.262	Laura Coll McLaughlin	SUB - S3	Amend	Amend so that existing system capacity is considered.	Reject
S574.263	Laura Coll McLaughlin	BOUNDARY ADJUSTMENT	Amend	Amend the definition of boundary adjustment to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision or through the explicit extension of the various boundary adjustment rules to include subdivisions where the number of allotments (or records of titles) is reduced as a result of the subdivision.	Reject
S574.264	Laura Coll McLaughlin	SUB - S4	Amend	Amend so that existing system capacity is considered. Delete Advice Note 2.	Reject
S574.265	Laura Coll McLaughlin	SUB - S5	Amend	Amend so that existing system capacity is considered.	Reject
S574.266	Laura Coll McLaughlin	SUB - S6	Amend	Retain	Accept in part
S574.267	Laura Coll McLaughlin	SUB - S7	Support	Retain	Accept in part
S574.268	Laura Coll McLaughlin	SUB - S8	Support	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.269	Laura Coll McLaughlin	SUB - S9	Amend	Delete standard and amend to match rules 7.9.6.1.1-7.9.6.1.3 in the operative Buller District Plan related to Esplanade Strips and Esplanade Reserves (with numbering adjusted as necessary) i.e.Rules1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Management Act 1991.3. An esplanade strip required under 1. or 2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in xxx below.	
S574.270	Laura Coll McLaughlin	SUB - S10	Amend	Delete references to centre line easements.	Reject
S574.271	Laura Coll McLaughlin	SUB - S11	Amend	Amend the standard to provide more clarity and certainty.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.272	Laura Coll McLaughlin	Subdivision Standards	Amend	Amend all references to compliance with standards to accommodate pre-existing non-compliance that is not being exacerbated by the proposed activity.	Reject
S577.052	Koiterangi Lime Co LTD	SUB - P6	Support	Retain point d. as notified.	Accept
S577.053	Koiterangi Lime Co LTD	SUB - R5	Amend	Delete reference to "development plan" unless a better definition is supplied.	Accept in part
S577.054	Koiterangi Lime Co LTD	SUB - R5	Amend	Amend wording design and layout of allotments to refer to 15mx15m building platform or similar specification that is more certain.	Accept in part
S577.055	Koiterangi Lime Co LTD	SUB - R5	Amend	Delete point j. under Matters of Control.	Accept
S577.057	Koiterangi Lime Co LTD	SUB - R6	Support	Amend to be less restrictive.	Reject
S577.060	Koiterangi Lime Co LTD	SUB - R14	Amend	Delete point 1.	Accept
S577.061	Koiterangi Lime Co LTD	SUB - R14	Amend	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".	Accept
S577.065	Koiterangi Lime Co LTD	SUB - R25	Oppose	Delete	Reject
S581.040	David Ellerm	SUB - O1	Amend	Subdivision achieves patterns of land development that are compatible with the purpose,	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				character and qualities quality of the environment each zone.	
S581.041	David Ellerm	SUB - O2	Amend	add g. Mitigates potential effects on amenity and natural landscapes values by the use of community infrastructure facilities.	Reject
S581.042	David Ellerm	SUB - O3	Amend	Amend ...historical and Poutini Ngāi Tahu features and <u>cultural values</u> , and resources...	Accept in part
S581.043	David Ellerm	SUB - O6	Amend	Where subdivision occurs, in all zones, sufficient...	Reject
S581.044	David Ellerm	SUB - P1	Amend	Amend b. to read Subdivision achieves patterns of land use development that is logical, integrated, reinforces local identity in layout, respects cultural focal points, promotes a variety of compatible uses and densities, is convenient, provides open spaces, is safe, low impact and protects cultural, heritage and landscape values. Maintains the integrity of the zone with lot sizes and dimensions sufficient to accommodate intended land uses;	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S581.045	David Ellerm	SUB - P1	Amend	Add g. Allows for a pattern of development and urban form to promote identity through design and amenity values, sustainable design, integration and connectivity, open space, mixed allotment sizes and complies with any development plan for the area.	Accept in part
S581.046	David Ellerm	SUB - P2	Amend	Amend 2.n. i. <u>Safe disposal of wastewater to a community reticulate system if located within the development area. Land based treatment allowed for allotments that are a minimum of 4,000m2 in land area where no reticulated network is available and is not within a Drinking Water Protection Zone. Treatment and safe disposal of wastewater with a preference for land-based treatment where no reticulated network is in place;</u>	Reject
FS154.025	Davis Ogilvie & Partners Ltd	SUB - P2	Oppose	Disallow	Accept
FS143.006	Te Kinga Investments Ltd	SUB - P2	Oppose	Disallow	Accept
FS142.006	Cashmere Bay Dairy Ltd	SUB - P2	Oppose	Not stated	Accept
S581.047	David Ellerm	SUB - P2	Amend	Amend 2.n. iii. <u>Sealed footpaths of sufficient capacity for sharing both pedestrian and cycle movements safety.</u>	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S581.048	David Ellerm	SUB - P2	Amend	2. n. iv. Streetlights in urban areas in all residential zones are adequate in providing informal surveillance and safety for pedestrians, cyclists and the community; and	Reject
S581.049	David Ellerm	SUB - P7	Amend	add 7. e. It is not within a character area for the area.	Reject
S581.050	David Ellerm	SUB - R3	Amend	Add new rule: Zone specific standards shall have precedence where there is any inconsistency with the general standards.	Reject
S581.052	David Ellerm	Subdivision Standards	Amend	New Standard: Additional matters - Character Areas	Reject
FS154.035	Davis Ogilvie & Partners Ltd	Subdivision Standards	Oppose	Disallow	Accept
FS142.007	Cashmere Bay Dairy Ltd	Subdivision Standards	Oppose	Disallow	Accept
S595.016 (Allocated to natural hazards topic)	Frank O'Toole	SUB-P6	Amend	Amend to read: Subdivision occurs in locations and at a rate that: a. ...f. Avoids sufficiently mitigates risks from significant natural hazards and are built to be resilient to natural hazards.	
S595.017 (Allocated to natural hazards topic)	Frank O'Toole	SUB-P6	Amend	Avoid subdivision: a. ... f. In areas of that does not manage significant risk of natural hazards, where this is for the purposes of accommodating and/or servicing people and communities.	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S602.120	Department of Conservation	SUB - O3	Amend	Amend: Subdivision design and development protects significant coastal, natural, ecological, <u>landscape</u> , historical and Poutini Ngāi Tahu features and resources and responds <u>is of a scale, density and design</u> that is compatible with to the physical characteristics and constraints of the site and surrounding environment	Accept in part
S602.121	Department of Conservation	SUB - P1	Amend	Amend: Enable subdivision that creates allotments that: Are consistent with the purpose, character, and qualities of the applicable zone; Maintains the integrity of the zone with lot sizes and dimensions sufficient to accommodate intended land uses; Minimises natural hazard risk to people's lives and properties; Protects significant cultural, historical, natural and ecological features sites and areas identified on the planning maps and in the Schedules in the Plan <u>or identified as significant through the resource consent process</u> ; and Have legal, physical and safe access	Reject Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				to each allotment created by the subdivision.	
S602.123	Department of Conservation	SUB - P9	Support	Retain Policy SUB-P9 as notified.	Accept in part
S602.124	Department of Conservation	SUB - R3	Amend	Amend the matters of control in Rules SUB-R3 and SUB-R4: ...Protection, maintenance or enhancement of natural features and landforms, areas of significant indigenous biodiversity, historic heritage, sites and areas of significance to Māori, archaeological sites, <u>coastal features</u> , natural character, <u>landscapes</u> , or any other identified	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				features <u>identified through the resource consent....</u>	
FS151.024	Chris J Coll Surveying ltd	SUB - R3	Oppose	Disallow	Accept in part
S602.125	Department of Conservation	SUB - R10	Amend	Amend the Rules to add an additional matter of control or matter of discretion: Management of adverse effects and the protection of any significant natural, cultural or heritage feature or area identified in the resource consent;	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>Amend: Each allotment must provide a stable, flood free building area suitable for building foundations in accordance with the requirements of the New Zealand Building Code - Acceptable Solution B1/AS4 Approved Document B1/4: Structure Foundations.</p> <p>On sites less than 4ha in size, an indicative building platform on each allotment must be identified in subdivision applications and:</p> <p>Must allow the buildings to comply with the standards for a permitted activity in the underlying zone <u>and any applicable overlay area</u> under this District Plan; and</p> <p>Must not include any area of land to be used for access or for the disposal of wastewater or stormwater; <u>and Must be outside any significant natural, cultural or heritage feature identified in the resource consent; and Must be outside of any area identified in a Natural Hazard overlay.</u></p>	
S602.127	Department of Conservation	SUB - S2	Amend		Accept in part
FS1.372	Grey District Council	SUB - S2	Oppose	Disallow	Accept in part
S602.128	Department of Conservation	Subdivision	Neutral	NA	Noted
FS151.026	Chris J Coll Surveying Ltd	SUB - R5	Support	Allow	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S608.072 (Allocated to natural hazards topic)	Grey District Council	SUB-R5	Amend	Amend Rule Condition 3(iv) title to remove reference to "Flood Plain" Rule to read: iv. Any Flood Susceptibility, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay;	
S608.073 (Allocated to natural hazards topic)	Grey District Council	SUB-R6	Amend	Amend Rule Condition 3(iv) title to remove reference to "Flood Plain" Rule to read: iv. Any Flood Susceptibility, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay;	
S608.074 (Allocated to natural hazards topic)	Grey District Council	SUB-R8	Amend	Amend Rule Condition 3(v) title to remove reference to "Flood Plain" Rule to read: iv. Any Flood Susceptibility, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay.	
S608.075	Grey District Council	SUB - R10	Oppose in part	Remove reference to "Site or Area of Significance to Māori"	Accept
FS41.019	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	SUB - R10	Oppose	Disallow	Reject
S608.076 (Allocated to natural hazards topic)	Grey District Council	SUB-R13	Amend	Amend Rule title to remove reference to "Flood Plain" Rule to read: Subdivision to create allotment(s) in the Flood Susceptibility, Land Instability, Coastal Alert, Coastal Setback, Lake	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Tsunami and Coastal Tsunami Overlays	
S608.077 (Allocated to natural hazards topic)	Grey District Council	SUB-R23	Amend	Amend Rule title to remove reference to "Flood Plain" Rule to read: Subdivision to create Allotments in the Flood Susceptibility, Land Instability, Coastal Alert, Coastal Setback, Lake Tsunami and Coastal Tsunami Overlays not meeting Restricted Discretionary Activity Standards	
S608.621	Grey District Council	SUB - P7	Support	Reword the policy to ensure developments are required to assess that there is capacity to accommodate the increased density.	Reject
S608.622	Grey District Council	SUB - R1	Support	Retain as proposed	Accept in part
S608.623	Grey District Council	SUB - R2	Support	Retain as proposed	Accept in part
S608.633	Grey District Council	SUB - R3	Support	Retain as proposed	Accept in part
S608.634	Grey District Council	SUB - R4	Support	Retain	Accept in part
S608.635	Grey District Council	SUB - R5	Support	Retain	Accept in part
S608.636	Grey District Council	SUB - R6	Support	Retain as proposed	Accept in part
S608.638	Grey District Council	SUB - R8	Support	Retain as proposed	Accept in part
S608.640	Grey District Council	SUB - R10	Support in part	g. The provision of infrastructure and services for <u>transport</u> , drinking water, wastewater and stormwater, telecommunications and energy	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S608.641 (Reallocated to Natural Features and Landscapes)	Grey District Council	SUB - R11	Support in part	Reword the rule as follows: c. The provision of infrastructure and services for transport, drinking water, wastewater and stormwater, telecommunications and energy.	
S608.642	Grey District Council	SUB - R12	Support	d. The provision of infrastructure and services for transport, drinking water, wastewater and stormwater, telecommunications and energy	Accept
S608.643	Grey District Council	SUB - S3	Support	Retain as proposed	Accept in part
S608.644	Grey District Council	SUB - S4	Support	Retain as proposed	Accept in part
S608.645	Grey District Council	SUB - R5	Support	Retain as proposed	Accept in part
S608.646	Grey District Council	SUB - R6	Support	Retain as proposed	Accept in part
S609.043	Avery Brothers	SUB - P9	Amend	Delete references to widths greater than 20m	Reject
S609.044	Avery Brothers	SUB - R5	Amend	Amend status when compliance with point 6 is not achieved to Discretionary.	Accept
S609.045	Avery Brothers	SUB - R6	Amend	Activity status where there is non-compliance with point should be Discretionary. There should be no escalation to Non-Complying status	Reject
FS235.006	Frank O'Toole	SUB - R6	Support	Allow	Reject
S609.049	Avery Brothers	SUB - R18	Support	Retain	Accept in part
S609.053	Avery Brothers	SUB - R25	Oppose	Delete	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS1.331	Grey District Council	SUB - O2	Support	Allow	Reject
S612.086 (Allocated to natural hazards topic)	Toka Tū Ake EQC	SUB-O2	Amend	Define what constitutes a 'significant' natural hazard	
S612.087	Toka Tū Ake EQC	SUB - O5	Support	Retain	Accept
S612.088	Toka Tū Ake EQC	SUB - P1	Support	Retain	Accept in part
S612.089	Toka Tū Ake EQC	SUB - P2	Support	Retain	Accept in part
S612.091	Toka Tū Ake EQC	SUB - P6	Support	Retain	Accept in part
S612.092	Toka Tū Ake EQC	SUB - P9	Support	Retain	Accept in part
S612.093	Toka Tū Ake EQC	Subdivision Rules	Support	Retain	Accept
S612.094	Toka Tū Ake EQC	SUB - R3	Support	Retain	Accept in part
S612.095	Toka Tū Ake EQC	SUB - R4	Support	Retain	Accept in part
S612.096	Toka Tū Ake EQC	SUB - R5	Support	Retain	Accept in part
S612.097	Toka Tū Ake EQC	SUB - R6	Amend	Amend to include Natural hazards or geotechnical constraints as matters of control	Accept in part
S612.106	Toka Tū Ake EQC	SUB - S2	Support	No Change	Accept in part
S612.107	Toka Tū Ake EQC	SUB - S4	Support	Retain	Accept in part
S612.108	Toka Tū Ake EQC	SUB - S5	Amend	Amend to read: 1. All allotments must provide the means for disposal of wastewater from all potential land uses that could be established on the respective allotments that does not involve a direct discharge to fresh or coastal	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				water <u>or exacerbate/trigger land instability issues.</u>	
S612.130	Toka Tū Ake EQC	SUB - R5	Support	Retain	Accept in part
S612.131	Toka Tū Ake EQC	SUB - R6	Support	Retain	Accept in part
S614.069	Karamea Lime Company	SUB - P6	Support	Retain point d. as notified.	Accept
S614.070	Karamea Lime Company	SUB - R5	Amend	Delete reference to "development plan" unless a better definition is supplied.	Accept in part
S614.071	Karamea Lime Company	SUB - R5	Amend	Amend wording "design and layout of allotments" to refer to 15mx15m building platform or similar specification that is more certain.	Accept in part
S614.072	Karamea Lime Company	SUB - R5	Amend	Delete point j. under Matters of Control.	Accept
S614.073	Karamea Lime Company	SUB - R6	Amend	Amend to be less restrictive.	Reject
S614.077	Karamea Lime Company	SUB - R14	Oppose	Delete point 1.	Accept
S614.078	Karamea Lime Company	SUB - R14	Amend	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S614.082	Karamea Lime Company	SUB - R25	Oppose	Delete	Reject
S615.069	Peter Langford	SUB - P6	Support	Retain point d. as notified.	Accept
S615.070	Peter Langford	SUB - R5	Amend	Delete reference to "development plan" unless a better definition is supplied.	Accept in part
S615.071	Peter Langford	SUB - R5	Amend	Amend wording "design and layout of allotments" to refer to 15mx15m building platform or similar specification that is more certain.	Accept in part
S615.072	Peter Langford	SUB - R5	Amend	Delete point j. under Matters of Control.	Accept
S615.073	Peter Langford	SUB - R6	Amend	Amend to be less restrictive.	Reject
S615.077	Peter Langford	SUB - R14	Oppose	Delete point 1.	Accept
S615.078	Peter Langford	SUB - R14	Amend	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".	Accept
S615.082	Peter Langford	SUB - R25	Oppose	Delete	Reject
S619.033	Snodgrass Road submitters	Subdivision Objectives	Support	Retain Objectives SUB-01 - SUBO6 and Policies SUB-P1 - SUB P9 subject to the specific amendments to SUB P6 and set out in the submission below.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S619.034	Snodgrass Road submitters	Subdivision Policies	Amend	Retain Objectives SUB-01 - SUBO6 and Policies SUB-P1 - SUB P9 subject to the specific amendments to SUB P6 and set out in the submission below.	Noted
S619.035 (Allocated to natural hazards)	Snodgrass Road submitters	SUB-P6	Amend	Delete Policy SUB-P6(f).	
S619.037	Snodgrass Road submitters	Subdivision Standards	Support	Retain the subdivision standards in Rule SUB-S1 - SUBS11.	Accept in part
S620.178	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - 03	Amend	Subdivision design and development protects significant coastal, natural, ecological, historical and <u>Poutini Ngāi Tahu values features and resources</u> and responds to the physical characteristics and constraints of the site and surrounding environment.	Accept
S620.179	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - 05	Support	Retain as notified.	Accept
S620.180	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - P2	Support	Retain as notified particularly clause (i), (l), and (m)	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S620.181	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - P6	Amend	Including the following: Avoid subdivision: a. In the RURZ - Rural Zones that could result in the creation of an unplanned new settlement, unless the subdivision is to establish papakāinga by Poutini Ngāi Tahu; ...	Accept
S620.182	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - P9	Support	Retain clause (c)	Accept in part
S620.183	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - R3	Amend	Include Poutini Ngāi Tahu Values as a matter for control	Reject
S620.184	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - R5	Support	Retain Clause (4) and matter for control (k) as notified.	Accept in part
S620.185	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - R6	Amend	Amend as follows: 6. <u>Where the Subdivision is</u> in the MPZ - Māori Purpose Zone <u>and</u> is in accordance with an Iwi/Papatipu Rūnanga Management Plan for the site, <u>then only clause (3)(iv), (v) and clause (4) apply.</u> Retain as matter for control (i) as notified.	Reject
FS55.40	Horticulture New Zealand	SUB - R6	Support	Allow	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S620.187	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Restricted Discretionary Activities	Amend	Include the effects on Poutini Ngāi Tahu values as a discretion for all rules where it is not already listed in the restricted discretionary rules.	Reject
S620.188	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - R10	Support	Retain as notified	Accept in part
S620.189	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - S5	Support	Retain as notified	Accept in part
S620.190	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - S11	Amend	Amend to reference His Majesty the King	Accept
S620.418	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - P3	Support	Retain as notified.	Accept
S620.419	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - R4	Oppose in part	Include Poutini Ngāi Tahu Values as a matter for control	Reject
S620.420	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SUB - R8	Support in part	Retain Clause (3)(iv) exclusion of SASM's and clause (g) the effects on Poutini Ngāi Tahu Values as a matter for control	Reject
S663.052	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	SUB - O2	Support	Retain provision as notified	Accept in part
S663.053	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	SUB - O4	Support	Retain provision as notified	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S663.054	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	SUB - P5	Support	Retain provision as notified	Accept in part
S663.055	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	SUB - P7	Support	Retain provision as notified	Accept
S538.00654	Buller District Council	Subdivision Policies	Support	Retain as notified.	Accept
S171.014	Te Tai o Poutini Plan Committee	SUB - R8	Oppose	Replace references to the Electricity Transmission Corridor and Electricity Transmission Yard with references to the National Grid Subdivision Corridor and National Grid Yard.	Accept
FS11.034	Transpower NZ Ltd	SUB - R8	Support	Transpower supports the replacement terms. The relief sought reflects that sought in the Transpower submission and will assist with plan interpretation and application.	Accept
S190.423	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R8	Support	Retain rule.	Accept in part
S612.098	Toka Tū Ake EQC		Support	Amend to include Natural hazards or geotechnical constraints as matters of control	Reject
S612.132	Toka Tū Ake EQC		Support	Retain.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.370	Westpower Limited	SUB - R8	Oppose	<p>(1) Amend permitted standard 8,iii., "iii. Could accommodate ... for the Zone it is located in and rules in the Energy Chapter regarding Significant Electricity Distribution Lines.".</p> <p>(2) Amend permitted standard 10., "10. Written documentation is provided ... occurred with the relevant Electricity Transmission or Distribution Operator including any response ...".</p> <p>(3) Amend item i., "i. Management of reverse ... national grid and any Significant Electricity Distribution Line.".</p> <p>(4) Amend item m., "m. Management of potential ..., including network utilities and critical infrastructure (including energy activities), rural ...".</p> <p>(5) Add a new item g., "g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure.".</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S544.007	Peter Jefferies	SUB - R6 and R8	Oppose	Delete provisions in relation to highly productive land	Accept in part
FS1.180	Grey District Council	SUB - R6 and R8	Oppose in part	The land parcel is an area of predominantly rural production. It is considered appropriate to impose larger allotment sizes to protect the area from inappropriate and incompatible land uses.	Accept in part
S545.007	Martin and Lisa Kennedy	SUB - R6 and R8	Oppose	delete provisions in relation to highly productive land	Accept in part
S545.012	Martin and Lisa Kennedy	SUB - R8	Oppose	Replace the rules with those developed in the operative Grey District Plan with regard to National Grid matters.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS110.035	Transpower NZ Ltd	SUB - R8	Oppose	In its submission Transpower opposed SUB-R8 and sought a new specific rule for subdivision within the National Grid Subdivision Corridor. While Transpower understands the intent behind the submission to replace the rules with those in the operative Grey District Plan, there are some discrete differences in the rules sought in the Transpower submission and those in the Grey Plan (including activity status). Transpower submits the wording in its sought rule is clearer and more certain. It also reflects and is consistent with the approach sought across New Zealand. Transpower notes the 14m width of the National Grid Subdivision Corridor (for single poles) reflects the width in the Grey Plan. The width for pi poles at 16m is slightly wider.	Accept
S546.004	Nick Pupich Sandy Jefferies	SUB - R6 and R8	Oppose	Remove the provisions in relation to highly productive land	Accept in part
S546.012	Nick Pupich Sandy Jefferies	SUB - R8	Oppose	Replace the rules with those developed in the operative Grey District Plan with regard to National Grid matters	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS110.036	Transpower NZ Ltd	SUB - R8	Oppose	<p>In its submission Transpower opposed SUB-R8 and sought a new specific rule for subdivision within the National Grid Subdivision Corridor.</p> <p>While Transpower understands the intent behind the submission to replace the rules with those in the operative Grey District Plan, there are some discrete differences in the rules sought in the Transpower submission and those in the Grey Plan (including activity status). Transpower submits the wording in its sought rule is clearer and more certain. It also reflects and is consistent with the approach sought across New Zealand.</p> <p>Transpower notes the 14m width of the National Grid Subdivision Corridor (for single poles) reflects the width in the Grey Plan. The width for pi poles at 16m is slightly wider.</p>	Accept
S538.251	Buller District Council	SUB - R5, SUB - R6, SUB - R8	Support in part	Condense Points 2 and 3.	Reject
S538.255	Buller District Council	SUB - R5 - R12	Support in part	To add: Natural Hazards or geotechnical considerations.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.262	Buller District Council	SUB - R7, SUB - R8, SUB - R10	Support	Include reference to "Critical Infrastructure".	Accept in part

Financial Contributions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S171.010	Te Tai o Poutini Plan Committee	Financial Contribution Rules	Support	Where Permitted Activity Standards are not met, provide a Discretionary Activity Rule for Financial Contributions.	Reject Accept
S181.019	Westland District Council	Financial Contributions	Support	Retain the objectives and policies	Accept in part
S181.020	Westland District Council	FC - R1	Amend	Change the wording from 'A condition may be imposed' to 'A condition <u>shall</u> be imposed on a subdivision or land use consent to require the applicant, including network utility operators and/or requiring authorities, to make a financial contribution for the following purposes (<u>unless determined otherwise by Council</u>)'.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S181.021	Westland District Council	Financial Contribution Rules	Amend	Change the wording from 'Financial contributions may be imposed' to something to the effect of 'Financial Contributions shall be required (unless determined otherwise by Council)'. This would need to be altered to the relevance of each rule.	Accept
S181.022	Westland District Council	Financial Contribution Rules	Amend	Change wording from 'The maximum contribution required for the development and upgrading of ... that serve a subdivision, land use or development shall be 100% of the estimated cost.' to 'The maximum contribution required for the development and upgrading of ... that serve a subdivision, land use or development shall be 100% of the estimated cost with a minimum contribution of 50% (unless determined otherwise by Council)'	Reject
S190.379	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - O1	Support	Retain objective.	Accept in part
S190.380	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - O2	Support	Retain objective.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.381	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - P1	Support	Retain policy.	Accept in part
S190.382	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - P2	Support	Retain policy.	Accept
S190.383	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - P3	Support	Retain policy.	Accept in part
S190.384	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - P4	Support	Retain policy.	Accept in part
S190.385	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - P5	Support	Retain policy.	Accept in part
S190.386	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - P6	Support	Retain policy.	Accept in part Reject
S190.387	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - P7	Support	Retain policy.	Reject
S190.388	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R1	Support	Retain rule.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.389	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R2	Support	Retain rule.	Accept in part
S190.390	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R3	Support	Retain rule.	Accept in part
S190.391	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R4	Support	Retain rule.	Reject
S190.392	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R5	Support	Retain rule.	Accept in part
S190.393	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R6	Support	Retain rule.	Accept in part
S190.394	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R7	Support	Retain rule.	Accept in part
S190.395	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R8	Support	Retain rule.	Accept in part
S190.396	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R9	Support	Retain rule.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.397	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R10	Support	Retain rule.	Accept+G25:G264
S190.398	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R11	Support	Retain rule.	Accept in part
S190.399	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	FC - R12	Support	Retain rule.	Accept in part Reject
S299.086	Transpower New Zealand Limited	FC - P6	Oppose	Either delete Policy FC-P6 or amend the policy to not apply to the National Grid.	Reject Accept
S299.087	Transpower New Zealand Limited	FC - P7	Support in part	If Policy FC-P6 is retained, also retain this policy.	Reject
S299.088	Transpower New Zealand Limited	FC - R1	Oppose	Delete FC-R1 as it applies to the National Grid	Reject
S299.089	Transpower New Zealand Limited	FC - R12	Oppose	Clarify that R12 does not apply to the National Grid	Reject
S438.113	Manawa Energy Limited (Manawa Energy)	FC	Oppose	Remove the Financial Contribution provisions from the Subdivision Chapter, and include these in a new, clearly identifiable chapter. OR	Accept

S438.114	Manawa Energy Limited (Manawa Energy)	FC	Oppose	<p>Delete all pTTPP provisions relating to the taking of financial contributions on landuse consents for management of effects, including (but not limited to): FC-O1 (part) FC-O2 FC-P1 (part) FC-P2 (part) FC-P6 FC-P7 FC-R1 (part) FC-R2 (part) FC-R12.</p> <p>In the alternative, amend all of the provisions listed above in order to:</p> <ul style="list-style-type: none"> • clearly state the purpose of contributions, and whether these are intended to apply to offsetting and/or compensation (or only the latter as indicated in Rule FC - R1(1)). • clearly set out the relationship between the various sections of the Plan, particularly the principles established in ECO P9 and the relationship to FC - R12. • state how and when contributions will be applied (i.e. if financial contributions are to be collected to offset or compensate for residual adverse effects then the money or land should be used to fulfil that purpose). 	Accept in part
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				<ul style="list-style-type: none">• explain the nature of the contribution - noting that Section 108 of the Resource Management Act prescribes those financial contributions can be taken for money or land only.• provide a clear methodology for how such a contribution will be calculated, over which period of time, and who is responsible for such a calculation.• explain how the various Councils administering the Plan will implement these provisions in a cohesive, co ordinated and transparent manner, and deal with any cross boundary matters (including projects or associated effects or offsetting/ compensation) that transcend local authority boundaries.	
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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S438.115	Manawa Energy Limited (Manawa Energy)	FC - O2	Oppose	Delete FC - O2 or Amend FC - O2 as follows To ensure that new activities and development contributes fairly and equitably towards the costs of avoiding, remedying, mitigating or offsetting managing adverse effects on the environment and infrastructure resources of the West Coast/Te Tai o Poutini.	Accept in part
S438.116	Manawa Energy Limited (Manawa Energy)	FC - P2	Oppose	Amend FC - P2 as follows: Financial contributions shall be applied in a fair and equitable manner that: a)Is financially transparent, <u>reasonable and appropriate to the circumstances;</u> b)Reflects the adverse effects and demand on services and facilities generated by the subdivision, land use or development; c)Is complementary to the Council's other financial management policies; and d)Takes into account any costs incurred <u>and financial benefits associated with the in taking,</u>	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				holding and allocating the financial contributions.	
S438.117	Manawa Energy Limited (Manawa Energy)	FC - P6	Oppose	Delete FC - P6 or Amend FC - P6 as follows: To provide for the use of financial contributions as a method <u>of</u> for managing adverse environmental effects, including those on significant indigenous biodiversity and outstanding natural landscapes where these cannot practicably be avoided, remedied or mitigated, and recognise that some the activities have specific spatial location requirements or functional and operational needs such as mineral extraction, renewable electricity generation activities and <u>regionally significant critical</u> infrastructure.	Accept in part Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S438.118	Manawa Energy Limited (Manawa Energy)	FC - P7	Support in part	Delete FC - P7	Accept
S438.119	Manawa Energy Limited (Manawa Energy)	FC - R12	Oppose	Delete FC - R12	Reject Accept
S453.007	Ball Developments Ltd	FC - O2	Support	Retain	Accept in part
S453.008	Ball Developments Ltd	FC - P1	Support	Retain	Accept in part
S453.009	Ball Developments Ltd	FC - P3	Support	Retain	Accept in part
S453.010	Ball Developments Ltd	FC - P4	Support	Retain	Accept in part
S453.011	Ball Developments Ltd	FC - P5	Support	Retain	Accept in part
S453.012	Ball Developments Ltd	FC - P4	Amend	Where land is provided by way of a financial contribution to ensure that such land shall be suitable for the intended use bearing in mind the community to be served. <u>The value of works undertaken to make the land suitable for the intended use shall be taken into consideration, in discussion with the applicant but at the final discretion of the Council. This shall</u>	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<u>include streetscape improvements, shared pathways, landscaping, planting, recreation facilities and community facilities provided.</u>	
S453.013	Ball Developments Ltd	FC - R1	Amend	Any allotment that is vested in Council or the Crown: e.g., local purpose or open space reserves.	Accept
S453.014	Ball Developments Ltd	FC - R1	Amend	(ii) Allotments that are amalgamated with any other allotment at the time of subdivision.	Accept
S453.015	Ball Developments Ltd	FC - R2	Amend	Add: Where a financial contribution is, or includes works, the relevant District Council may specify any one or more of the following in the conditions of the resource consent: (a) The nature of works included in the financial contribution; (b) A minimum and/or maximum value of the works to be included.	Reject
S453.016	Ball Developments Ltd	FC - R10	Amend	The five-year time frame should be deleted from Rule FC - R10(2)(ii) and(iii).	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S463.004	New Zealand Energy Limited	FC - R12	Oppose	Remove the provisions relating to seeking financial contributions on land use consents to remedy or mitigate adverse effects on environmental, natural landscape and biodiversity values.	Reject Accept
S465.010	Davis Ogilvie & Partners Ltd	FC - R1	Amend	Amend the rule to exclude any allotment that is vested in Council or the Crown and allotments that are amalgamated with any other allotment at the time of subdivision.	Accept
S465.011	Davis Ogilvie & Partners Ltd	FC - R2	Amend	Amend the rule so that after R2(4), a further subsection be inserted as follows:"Where a financial contribution is, or includes works, the relevant District Council may specify any one or more of the following in the conditions of the resource consent:(a) The nature of works included in the financial contribution;(b) A minimum and/or maximum value of the works to be included.	Reject
S465.012	Davis Ogilvie & Partners Ltd	FC - R10	Amend	that the five-year time frame should be deleted from Rule FC - R10(2)(ii) and(iii)	Reject Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S478.028 (Allocated to natural hazards topic)	Frank and Jo Dooley	SUB-O2	Amend	Amend to read: Subdivision occurs in locations and at a rate that: a. ...f. Avoids Sufficiently mitigates risks from significant natural hazards and are built to be resilient to natural hazards.	
S478.029 (Allocated to natural hazards topic)	Frank and Jo Dooley	SUB-P6	Amend	Avoid subdivision: a. ... f. In areas of that does not manage significant risk of natural hazards, where this is for the purposes of accommodating and/or servicing people and communities.	
S538.228	Buller District Council	Financial Contributions Objectives	Support in part	Reword P4 and P6.	Accept in part
S538.229	Buller District Council	Financial Contributions Policies	Support in part	Reword P4 and P6.	Accept in part
S538.230	Buller District Council	Financial Contributions	Support in part	Separate the financial contribution section from subdivision.	Accept
S538.231	Buller District Council	FC - R1	Support in part	To amend as follows: 1. A condition may be imposed on a subdivision, <u>development</u> , or land use consent to require the applicant, including network utility operators and/or requiring authorities, to make a financial	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				contribution for the following purposes: Reword Point 3.	
S538.232	Buller District Council	FC - R2	Support	To amend as follows: 3.c.i. In the case of subdivision, generally before issuing <u>uplifting</u> the section 224 certificate;	Accept
S538.233	Buller District Council	FC - R3	Not Stated	Will need to be road tested to ensure fair and reasonable.	Reject
S538.234	Buller District Council	FC - R4	Not Stated	To amend as follows: 1. Roads outlined in 2 below.... District Council's Subdivision and Development Infrastructure Technical Requirements Code standard for its place in the road hierarchy or where no such Code of Practice exists, the standards in NZS 4404:2010 Land Development and Subdivision Infrastructure.	Reject
S538.235	Buller District Council	FC - R5	Support	Retain as notified.	Accept in part
S538.236	Buller District Council	FC - R6	Support	Retain as notified.	Accept in part
S538.237	Buller District Council	FC - R11	Support	Retain as notified.	Accept in part
S538.238	Buller District Council	FC - R7	Support	To add advisory note as follow: "It shall be noted that even though existing 3 waters infrastructure may be located in an area, it may	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				not be available, for instance if the infrastructure is on the boundary between urban and rural environmental zones."	
S538.239	Buller District Council	FC - R8	Support	To add advisory note as follow: "It shall be noted that even though existing 3 waters infrastructure may be located in an area, it may not be available, for instance if the infrastructure is on the boundary between urban and rural environmental zones."	Accept
S538.240	Buller District Council	FC - R9	Support	To add advisory note as follow: "It shall be noted that even though existing 3 waters infrastructure may be located in an area, it may not be available, for instance if the infrastructure is on the boundary between urban and rural environmental zones."	Accept
S538.241	Buller District Council	FC - R10	Support	Retain as notified.	Accept
S538.242	Buller District Council	FC - R11	Support	Retain as notified.	Accept in part
S538.243	Buller District Council	FC - R12	Not Stated	Amend to include esplanade reserves and strips as a financial contribution as outlined in Part 8 of the operational Buller District Plan	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S540.004	Inchbonnie Hydro Limited	FC - R12	Oppose	Remove the provisions relating to seeking financial contributions on land use consents to remedy or mitigate adverse effects on environmental, natural landscape and biodiversity values.	Accept in part Accept
S547.334	Westpower Limited	FC - O2	Amend	Amend: To ensure that ... remedying or mitigating adverse effects, <u>including any proposed offsetting or compensation</u> , on the environment	Reject
S547.335	Westpower Limited	FC - P6	Support	Retain	Accept in part Reject
S547.336	Westpower Limited	FC - P7	Support	Retain	Reject
S547.337	Westpower Limited	FC - R1	Amend	Amend: ii. Securing any proposed environmental <u>offsetting or compensation</u> where relevant to residual adverse effects	Accept Reject
S547.338	Westpower Limited	FC - R2	Amend	(1) Amend item 2, "2. Financial contributions ... contribution that is already required, or has already been paid ...". (2) Amend c.ii., "ii. In the case of land use, <u>prior to giving effect to or implementing the resource consent at the time of issuing the consent</u> ;"	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.340	Westpower Limited	FC - R12	Amend	Amend heading: Financial Contributions for Proposed Offsetting and Compensation ...	Reject
S547.341	Westpower Limited	FC - R12	Amend	Amend 1: The maximum financial contribution for offsetting or compensation for adverse effects will be the amount of money, land or works <u>assessed as appropriate through the consent process in relation to adverse environmental effects that cannot be avoided, remedied or mitigated.</u>	Accept in part Reject
S558.145	Chris & Jan Coll	FC - O1	Amend	Amend as follows: Through the use of Financial Contributions the West Coast/Te Tai o Poutini's infrastructure is able to meet the demands generated by subdivision, land use and development so that it does not adversely affect <u>adverse effects on</u> natural and physical resources, or compromise the quality of service provided to existing users, <u>is remedied or mitigated through the use of financial contributions.</u>	Accept in part
S558.146	Chris & Jan Coll	FC - O2	Support	Retain	Accept in part
S558.147	Chris & Jan Coll	FC - P1	Amend	Amend as follows: To require financial contributions as a	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				condition of subdivision, ... as a result of the subdivision, <u>land use</u> or development.	
S558.148	Chris & Jan Coll	FC - P2	Support	Retain	Accept
S558.149	Chris & Jan Coll	FC - P3	Amend	Financial contributions may be taken in the form of cash, land, works or a combination of these in discussion with the applicant but at the final discretion of the Council.	Reject Accept in part
S558.150	Chris & Jan Coll	FC - P4	Support	Retain	Accept in part
S558.151	Chris & Jan Coll	FC - P5	Amend	To use This shall <u>can</u> include roading, streetscape improvements, shared pathways, vehicle parking, EV charging spaces, service lanes, water supply, wastewater, stormwater, parks, reserves, recreation facilities and/or community facilities.	Reject
S558.152	Chris & Jan Coll	FC - P6	Support	To provide ... such as <u>but not limited to</u> mineral extraction, renewable electricity generation activities and critical infrastructure.	Reject
S558.154	Chris & Jan Coll	FC - P7	Amend	Retain	Reject
S558.155	Chris & Jan Coll	FC - R1	Amend	Amend point 2 to extend beyond boundary adjustment (as presently defined) to include subdivisions where the subdivision results in a	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				reduction in the total number of allotments (or record of titles).	
S558.156	Chris & Jan Coll	FC - R1	Amend	Point 3 needs to be rewritten to be fairer to applicants and provide some certainty.	Accept in part
S558.157	Chris & Jan Coll	FC - R2	Amend	Amend point 4 as follows: 4. Where a financial contribution ... conditions of the resource consent: a. <u>The location and area of the land within the land being subdivided or under application; ...</u>	Reject
S558.158	Chris & Jan Coll	FC - R2	Support	Retain reference to a registered valuer.	Accept
S558.159	Chris & Jan Coll	FC - R3	Amend	Amend to ensure that Council cannot require an applicant to bear the full cost of upgrading a road that is significantly below an appropriate level of service.	Accept
S558.160	Chris & Jan Coll	FC - R4	Amend	Retain	Reject
S558.161	Chris & Jan Coll	FC - R5	Amend	Amend the final sentence of point 1 before the formula to be as follows: The financial contribution will be charged based on the following	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				formula for each accessible, trailer/boat park or EV charging site and or for every 5 bicycle parks not provided.	
S558.162	Chris & Jan Coll	FC - R5	Amend	Amend so there is greater clarity, transparency and certainty over how the costs are calculated.	Reject
S558.163	Chris & Jan Coll	FC - R6	Amend	Replace the term "development" with "land use"	Accept in part
S558.165	Chris & Jan Coll	FC - R7	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S558.166	Chris & Jan Coll	FC - R7	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S558.167	Chris & Jan Coll	FC - R8	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S558.168	Chris & Jan Coll	FC - R8	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.169	Chris & Jan Coll	FC - R9	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S558.170	Chris & Jan Coll	FC - R9	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S558.171	Chris & Jan Coll	FC - R10	Amend	Amend as follows: 1. ... 2. The maximum contribution shall be required as follows: i. ...; or ii. ...; and or iii. ...	Reject
S558.172	Chris & Jan Coll	FC - R11	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S558.173	Chris & Jan Coll	FC - R11	Amend	Amend to ensure an applicant is protected from bearing the cost of upgrading footpath, walkway or cycleway that have an inadequate level of service before making an application or undertaking an activity that triggers a financial contribution.	Accept
S558.174	Chris & Jan Coll	FC - R12	Support	Retain	Accept in part
S558.176	Chris & Jan Coll	FC	Amend	Include an advice note that outlines how a mediation process	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				could be used to resolve disputes regarding financial contributions.	
S560.026	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Financial Contributions	Amend	All provisions in the Financial Contributions chapter that provide for financial contributions in lieu of appropriately managing adverse effects, in particular on biodiversity and landscape, should be deleted.	Accept in part
S560.029	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	FC - R12	Amend	Where non-biodiversity offsetting or compensation is referred to in the Plan, provide policy direction, explanation, and potentially new definitions, clearly setting out what is required or envisaged. Alternatively delete the provisions referring to non- biodiversity offsetting.	Reject Accept in part
S560.260	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Financial Contributions	Amend	Reconsider approach in this chapter and make amendments. It must be clear that the obligation to manage adverse effects lies with the consent applicant. In particular, any provisions that provides for the payment of a financial contribution for biodiversity effects, or landscape effects, must be deleted.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S560.261	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	FC - P6	Oppose	Delete	Reject Accept
S560.262	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	FC - R1	Oppose	Delete i and ii.,	Accept in part Accept
S560.263	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	FC - R12	Oppose	Delete	Reject Accept
S560.520	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	FC - R1	Amend	Amend to make clear that this does not derogate from the requirement to manage adverse effects in accordance with the Plan, and that this rule does not provide for financial contributions for effects on biodiversity or landscape.	Accept in part
S566.145	Chris J Coll Surveying Limited	FC - O1	Amend	Amend as follows: Through the use of Financial Contributions the West Coast/Te Tai o Poutini's infrastructure is able to meet the demands generated by subdivision, land use and development so that it does not adversely affect <u>adverse effects on</u> natural and physical resources, or compromise the quality of service provided to existing users, <u>is</u>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				remedied or mitigated through the use of financial contributions.	
S566.146	Chris J Coll Surveying Limited	FC - O2	Support	Retain	Accept in part
S566.147	Chris J Coll Surveying Limited	FC - P1	Amend	Amend as follows: To require financial contributions as a condition of subdivision, ... as a result of the subdivision, <u>land use</u> or development.	Accept
S566.148	Chris J Coll Surveying Limited	FC - P2	Support	Retain	Accept
S566.149	Chris J Coll Surveying Limited	FC - P3	Amend	Financial contributions may be taken in the form of cash, land, works or a combination of these in discussion with the applicant but at the final discretion of the Council.	Reject Accept in part
S566.150	Chris J Coll Surveying Limited	FC - P4	Support	Retain	Accept in part
S566.151	Chris J Coll Surveying Limited	FC - P5	Amend	To use This shall <u>can</u> include roading, streetscape improvements, shared pathways, vehicle parking, EV charging spaces, service lanes, water supply, wastewater, stormwater, parks,	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				reserves, recreation facilities and/or community facilities.	
S566.152	Chris J Coll Surveying Limited	FC - P6	Support	To provide ... such as <u>but not limited to</u> mineral extraction, renewable electricity generation activities and critical infrastructure.	Reject
S566.154	Chris J Coll Surveying Limited	FC - P7	Amend	Retain	Reject
S566.155	Chris J Coll Surveying Limited	FC - R1	Amend	Amend point 2 to extend beyond boundary adjustment (as presently defined) to include subdivisions where the subdivision results in a reduction in the total number of allotments (or record of titles).	Accept
S566.156	Chris J Coll Surveying Limited	FC - R1	Amend	Point 3 needs to be rewritten to be fairer to applicants and provide some certainty.	Accept in part
S566.157	Chris J Coll Surveying Limited	FC - R2	Amend	Amend point 4 as follows: 4. Where a financial contribution ... conditions of the resource consent: a. The location and area of the land <u>within the land being subdivided or under application</u> ; ...	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.158	Chris J Coll Surveying Limited	FC - R2	Support	Retain reference to a registered valuer.	Accept
S566.159	Chris J Coll Surveying Limited	FC - R3	Amend	Amend to ensure that Council cannot require an applicant to bear the full cost of upgrading a road that is significantly below an appropriate level of service.	Accept
S566.160	Chris J Coll Surveying Limited	FC - R4	Amend	Retain	Reject
S566.161	Chris J Coll Surveying Limited	FC - R5	Amend	Amend the final sentence of point 1 before the formula to be as follows: The financial contribution will be charged based on the following formula for each accessible, trailer/boat park or EV charging site and or for every 5 bicycle parks not provided.	Accept
S566.162	Chris J Coll Surveying Limited	FC - R5	Amend	Amend so there is greater clarity, transparency and certainty over how the costs are calculated.	Reject
S566.163	Chris J Coll Surveying Limited	FC - R6	Amend	Replace the term "development" with "land use"	Accept in part
S566.165	Chris J Coll Surveying Limited	FC - R7	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.166	Chris J Coll Surveying Limited	FC - R7	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S566.167	Chris J Coll Surveying Limited	FC - R8	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S566.168	Chris J Coll Surveying Limited	FC - R8	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S566.169	Chris J Coll Surveying Limited	FC - R9	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S566.170	Chris J Coll Surveying Limited	FC - R9	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S566.171	Chris J Coll Surveying Limited	FC - R10	Amend	Amend as follows: 1. ... 2. The maximum contribution shall be required as follows: i. ...; or ii. ...; and or iii. ...	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.172	Chris J Coll Surveying Limited	FC - R11	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S566.173	Chris J Coll Surveying Limited	FC - R11	Amend	Amend to ensure an applicant is protected from bearing the cost of upgrading footpath, walkway or cycleway that have an inadequate level of service before making an application or undertaking an activity that triggers a financial contribution.	Accept
S566.174	Chris J Coll Surveying Limited	FC - R12	Support	Retain	Support in part <u>Reject</u>
S566.176	Chris J Coll Surveying Limited	FC	Amend	Include an advice note that outlines how a mediation process could be used to resolve disputes regarding financial contributions.	Reject
S567.222	William McLaughlin	FC - O1	Amend	Amend as follows: Through the use of Financial Contributions the West Coast/Te Tai o Poutini's infrastructure is able to meet the demands generated by subdivision, land use and development so that it does not adversely affect <u>adverse effects on</u> natural and physical resources, or compromise the quality of service provided to existing users, <u>is</u>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				remedied or mitigated through the use of financial contributions.	
S567.223	William McLaughlin	FC - O2	Support	Retain	Accept in part
S567.224	William McLaughlin	FC - P1	Amend	Amend as follows: To require financial contributions as a condition of subdivision, ... as a result of the subdivision, <u>land use</u> or development.	Accept
S567.225	William McLaughlin	FC - P2	Support	Retain	Accept
S567.226	William McLaughlin	FC - P3	Amend	Financial contributions may be taken in the form of cash, land, works or a combination of these in discussion with the applicant but at the final discretion of the Council.	Reject Accept in part
S567.227	William McLaughlin	FC - P4	Support	Retain	Accept in part
S567.228	William McLaughlin	FC - P5	Amend	To use This shall <u>can</u> include roading, streetscape improvements, shared pathways, vehicle parking, EV charging spaces, service lanes, water supply, wastewater, stormwater, parks,	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				reserves, recreation facilities and/or community facilities.	
S567.229	William McLaughlin	FC - P6	Support	To provide ... such as <u>but not limited to</u> mineral extraction, renewable electricity generation activities and critical infrastructure.	Reject
S567.230	William McLaughlin	FC - P7	Amend	Retain	Reject
S567.231	William McLaughlin	FC - R1	Amend	Amend point 2 to extend beyond boundary adjustment (as presently defined) to include subdivisions where the subdivision results in a reduction in the total number of allotments (or record of titles).	Accept
S567.232	William McLaughlin	FC - R1	Amend	Point 3 needs to be rewritten to be fairer to applicants and provide some certainty.	Accept
S567.233	William McLaughlin	FC - R2	Amend	Amend point 4 as follows: 4. Where a financial contribution ... conditions of the resource consent: a. The location and area of the land <u>within the land being subdivided or under application</u> ; ...	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.234	William McLaughlin	FC - R2	Support	Retain reference to a registered valuer.	Accept
S567.235	William McLaughlin	FC - R3	Amend	Amend to ensure that Council cannot require an applicant to bear the full cost of upgrading a road that is significantly below an appropriate level of service.	Accept
S567.236	William McLaughlin	FC - R4	Amend	Retain	Reject
S567.237	William McLaughlin	FC - R5	Amend	Amend the final sentence of point 1 before the formula to be as follows: The financial contribution will be charged based on the following formula for each accessible, trailer/boat park or EV charging site and or for every 5 bicycle parks not provided.	Accept
S567.238	William McLaughlin	FC - R5	Amend	Amend so there is greater clarity, transparency and certainty over how the costs are calculated.	Reject
S567.239	William McLaughlin	FC - R6	Amend	Replace the term "development" with "land use"	Accept in part
S567.240	William McLaughlin	FC - R7	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.241	William McLaughlin	FC - R7	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S567.242	William McLaughlin	FC - R8	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S567.243	William McLaughlin	FC - R8	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S567.244	William McLaughlin	FC - R9	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S567.245	William McLaughlin	FC - R9	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S567.246	William McLaughlin	FC - R10	Amend	Amend as follows: 1. ... 2. The maximum contribution shall be required as follows: i. ...; or ii. ...; and or iii. ...	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.247	William McLaughlin	FC - R11	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S567.248	William McLaughlin	FC - R11	Amend	Amend to ensure an applicant is protected from bearing the cost of upgrading footpath, walkway or cycleway that have an inadequate level of service before making an application or undertaking an activity that triggers a financial contribution.	Accept
S567.249	William McLaughlin	FC - R12	Support	Retain	<u>Support in part</u> <u>Reject</u>
S567.250	William McLaughlin	FC	Amend	Include an advice note that outlines how a mediation process could be used to resolve disputes regarding financial contributions.	Reject
S571.010	Greg Maitland	Financial Contributions	Oppose	Delete	Reject
S574.145	Laura Coll McLaughlin	FC - O1	Amend	Amend as follows: Through the use of Financial Contributions the West Coast/Te Tai o Poutini's infrastructure is able to meet the demands generated by subdivision, land use and development so that it does not adversely affect <u>adverse effects on</u> natural and physical resources, or	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				compromise the quality of service provided to existing users, <u>is remedied or mitigated through the use of financial contributions.</u>	
S574.146	Laura Coll McLaughlin	FC - O2	Support	Retain	Accept in part
S574.147	Laura Coll McLaughlin	FC - P1	Amend	Amend as follows: To require financial contributions as a condition of subdivision, ... as a result of the subdivision, <u>land use</u> or development.	Accept
S574.148	Laura Coll McLaughlin	FC - P2	Support	Retain	Accept
S574.149	Laura Coll McLaughlin	FC - P3	Amend	Financial contributions may be taken in the form of cash, land, works or a combination of these in discussion with the applicant but at the final discretion of the Council.	Reject Accept in part
S574.150	Laura Coll McLaughlin	FC - P4	Support	Retain	Accept in part
S574.151	Laura Coll McLaughlin	FC - P5	Amend	To use This shall <u>can</u> include roading, streetscape improvements, shared pathways, vehicle parking, EV charging spaces, service lanes, water supply, wastewater, stormwater, parks,	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				reserves, recreation facilities and/or community facilities.	
S574.152	Laura Coll McLaughlin	FC - P6	Support	To provide ... such as <u>but not limited to</u> mineral extraction, renewable electricity generation activities and critical infrastructure.	Reject
S574.154	Laura Coll McLaughlin	FC - P7	Amend	Retain	Reject
S574.155	Laura Coll McLaughlin	FC - R1	Amend	Amend point 2 to extend beyond boundary adjustment (as presently defined) to include subdivisions where the subdivision results in a reduction in the total number of allotments (or record of titles).	Accept in part
S574.156	Laura Coll McLaughlin	FC - R1	Amend	Point 3 needs to be rewritten to be fairer to applicants and provide some certainty.	Accept
S574.157	Laura Coll McLaughlin	FC - R2	Amend	Amend point 4 as follows: 4. Where a financial contribution ... conditions of the resource consent: a. The location and area of the land <u>within the land being subdivided or under application</u> ; ...	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.158	Laura Coll McLaughlin	FC - R2	Support	Retain reference to a registered valuer.	Accept
S574.159	Laura Coll McLaughlin	FC - R3	Amend	Amend to ensure that Council cannot require an applicant to bear the full cost of upgrading a road that is significantly below an appropriate level of service.	Accept
S574.160	Laura Coll McLaughlin	FC - R4	Amend	Retain	Reject
S574.161	Laura Coll McLaughlin	FC - R5	Amend	Amend the final sentence of point 1 before the formula to be as follows: The financial contribution will be charged based on the following formula for each accessible, trailer/boat park or EV charging site and or for every 5 bicycle parks not provided.	Accept
S574.162	Laura Coll McLaughlin	FC - R5	Amend	Amend so there is greater clarity, transparency and certainty over how the costs are calculated.	Reject
S574.163	Laura Coll McLaughlin	FC - R6	Amend	Replace the term "development" with "land use"	Accept in part
S574.165	Laura Coll McLaughlin	FC - R7	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.166	Laura Coll McLaughlin	FC - R7	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S574.167	Laura Coll McLaughlin	FC - R8	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S574.168	Laura Coll McLaughlin	FC - R8	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S574.169	Laura Coll McLaughlin	FC - R9	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S574.170	Laura Coll McLaughlin	FC - R9	Amend	Amend to ensure an applicant is protected from bearing the cost of an upgrade that is due to Council not adequately undertaking its responsibilities.	Reject
S574.171	Laura Coll McLaughlin	FC - R10	Amend	Amend as follows: 1. ... 2. The maximum contribution shall be required as follows: i. ...; or ii. ...; and or iii. ...	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.172	Laura Coll McLaughlin	FC - R11	Amend	Amend to ensure fairness, transparency and certainty to an applicant.	Reject
S574.173	Laura Coll McLaughlin	FC - R11	Amend	Amend to ensure an applicant is protected from bearing the cost of upgrading footpath, walkway or cycleway that have an inadequate level of service before making an application or undertaking an activity that triggers a financial contribution.	Accept
S574.174	Laura Coll McLaughlin	FC - R12	Support	Retain	<u>Support in part</u> <u>Reject</u>
S574.176	Laura Coll McLaughlin	FC	Amend	Include an advice note that outlines how a mediation process could be used to resolve disputes regarding financial contributions.	Reject
S574.238 (Allocated to natural hazards topic)	Laura Coll McLaughlin	SUB-R13	Amend	Delete "sensitive activities" from point d.	
S574.250 (Allocated to natural hazards topic)	Laura Coll McLaughlin	SUB-R20	Retain	Support	
S574.251	Laura Coll McLaughlin	SUB-R20	Amend	Amend to: Activity status where compliance not achieved: Non-complying N/A.	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
(Allocated to natural hazards topic)					
S581.032	David Ellerm	FC - P2	Amend	Amend to add: <u>e. That the spending of any financial contribution are applied within the locality of the subdivision, use or land development; and f. Agreement is reached as to the most beneficial use of those monies wiht the developer.</u>	Reject
S581.033	David Ellerm	FC - R3	Amend	Amend to clarify the maximum road distance from the proposed subdivision, use of development that Council can require road upgrading for increased traffic effects directly associated wiht a development.	Reject
S581.034	David Ellerm	FC - R4	Amend	Amend 2. Lake View Terrace, Iveagh Bay	Reject
S581.035	David Ellerm	FC - R7	Amend	Amend 1. Financial contributions may are ...	Accept in part
S581.036	David Ellerm	FC - R8	Amend	Amend 1. Financial contributions may are ...	Accept in part
S581.037	David Ellerm	FC - R9	Amend	Amend 1. Financial contributions may are ...	Accept in part
S581.038	David Ellerm	FC - R10	Amend	Amend 1. Financial contributions may are ...	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S581.039	David Ellerm	FC - R10	Amend	Financial contributions are set at a flat rate of 3.5%	Reject
S602.113	Department of Conservation	FC - O2	Amend	Amend: To ensure that new activities and development contributes fairly and equitably towards the costs of avoiding, minimising, remedying, mitigating or offsetting or <u>compensating for</u> adverse effects on the environment and infrastructure resources of the West Coast/Te Tai o Poutini.	Reject
S602.114	Department of Conservation	FC - P6	Amend	Amend: To provide for <u>allow</u> the use of financial contributions for managing adverse environmental effects <u>to address residual adverse effects</u> , including those on significant indigenous biodiversity and outstanding natural landscapes <u>outstanding natural landscape and/or features, outstanding natural character, areas of significant indigenous vegetation or areas of significant habitat of indigenous fauna</u> where these cannot be otherwise avoided, <u>minimised</u> , remedied, <u>or</u> mitigated <u>or offset</u> and the activities have	Accept in part <u>Reject</u>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				specific spatial location requirements or functional and operational needs such as mineral extraction , renewable electricity generation activities and critical infrastructure.	
S602.115	Department of Conservation	FC - P7	Oppose	Delete Policy FC - P7 in its entirety:When calculating financial contributions as a method of managing adverse environmental effects of activities, take into account the local, regional and national benefits of the proposed activity.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S602.116	Department of Conservation	FC - R1	Amend	<p>Amend: A condition may be imposed on a subdivision or land use consent to require the applicant, including network utility operators and/or requiring authorities, to make a financial contribution <u>including but not limited to</u> for the following purposes:</p> <p>The management of potential adverse effects arising from the activity;</p> <p>Securing environmental compensation where any residual adverse effects of the subdivision, use or development that cannot be avoided, <u>minimised</u>, remedied, or otherwise mitigated <u>or offset</u>;</p> <p>Providing and/or upgrading public network utility services and transport infrastructure;</p> <p>Providing and/or upgrading public reserves, public access and community facilities; and....</p>	<p>Accept in part <u>Reject</u></p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S602.117	Department of Conservation	FC - R12	Amend	Amend: The maximum <u>minimum</u> financial contribution for offsetting or compensation for adverse environmental effects on outstanding natural landscape and/or feature values, outstanding natural character values, areas of significant indigenous vegetation or areas of significant habitat of indigenous fauna will be the amount of money needed to fully offset or compensate (or any combination of these) any adverse environmental effects that cannot otherwise be avoided, minimised, remedied, or mitigated, or offset.	Accept Reject
S602.118	Department of Conservation	Financial Contributions	Neutral	NA	Noted
S602.119 (Previously allocated to natural hazards)	Department of Conservation	Subdivision - Overview	Amend	Amend paragraph 3: ...Subdivision of land that contains an identified or significant feature, site or area of...	Accept in part
FS151.023	Chris J Coll Surveying Ltd	Subdivision - Overview	Oppose	Disallow S602.118	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S608.620	Grey District Council	FC - R12	Oppose in part	Remove network utility operator and / or requiring authorities from the rule.	Reject
S620.177	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Financial Contributions	Amend	Amend the rule and/or provision of the plan including the Financial Contributions chapter to ensure that there is sufficient consideration of Poutini Ngāi values at the site and the impact off-setting/compensation may have on them before it is utilised.	Reject
S552.102	Buller Conservation Group	Overview	Amend	This section of Te Tai o Poutini Plan contains the objectives, policies and rules for financial contributions for <u>development of</u> infrastructure and for their use to offset adverse effects on the environment of the West Coast/Te Tai o Poutini.	Reject
S553.102	Frida Inta	Overview	Amend	This section of Te Tai o Poutini Plan contains... <u>for development of</u> infrastructure and ... West Coast/Te Tai o Poutini. Currently the three District Councils on the West Coast/Te Tai o Poutini ... the costs and impacts	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				of private development on Council infrastructure ... approach continuing.	
S602.112	Department of Conservation	Overview	Amend	Amend Paragraph 1: This section of Te Tai o Poutini Plan contains the objectives, policies and rules for financial contributions for infrastructure and for their use to offset <u>where compensation is required to address</u> adverse effects on the environment of the West Coast/Te Tai o Poutini.....	Accept in part
FS222.042	Westpower Limited	Financial Contribution Rules	Oppose	Disallow S181.021	Reject
FS1.315	Grey District Council	Financial Contribution Rules	Support	Allow S181.021	Accept
FS222.043	Westpower Limited	Financial Contribution Rules	Oppose	Disallow S181.022	Accept
FS58.048	Kāinga Ora - Homes and Communities	FC	Support	Allow	Accept
FS58.099	Kāinga Ora - Homes and Communities	FC	Support	Allow	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS58.049	Kāinga Ora - Homes and Communities	FC	Support	Allow	Accept in part
FS58.0100	Kāinga Ora - Homes and Communities	FC	Support	Allow	Accept in part
FS58.0107	Kāinga Ora - Homes and Communities	FC	Support	Allow	Accept in part
FS222.0194	Westpower Limited	FC	Support	Not stated	Accept in part
FS222.0269	Westpower Limited	Financial Contributions	Oppose	Disallow S560.026	Accept in part
FS222.0270	Westpower Limited	Financial Contributions	Oppose	Disallow S560.260	Accept in part
FS58.052	Kāinga Ora - Homes and Communities	FC - P6	Support	Allow S560.261	Accept in part Accept
FS58.0103	Kāinga Ora - Homes and Communities	FC - P6	Support	Allow S560.261	Accept in part Accept
FS58.055	Kāinga Ora - Homes and Communities	FC - R5	Support	Allow S566.162	Reject
FS58.0113	Kāinga Ora - Homes and Communities	FC - R5	Support	Allow S566.162	Reject
FS58.056	Kāinga Ora - Homes and Communities	FC - R7	Support	Allow S566.166	Reject
FS58.0114	Kāinga Ora - Homes and Communities	FC - R7	Support	Allow S566.166	Reject
FS58.058	Kāinga Ora - Homes and Communities	FC - R8	Support	Allow S566.167	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS58.0115	Kāinga Ora - Homes and Communities	FC - R8	Support	Allow S566.167	Reject
FS58.057	Kāinga Ora - Homes and Communities	FC - R8	Support	Allow S566.168	Reject
FS58.0116	Kāinga Ora - Homes and Communities	FC - R8	Support	Allow S566.168	Reject
FS58.0118	Kāinga Ora - Homes and Communities	FC - R9	Support	Allow S566.170	Reject
FS58.062	Kāinga Ora - Homes and Communities	FC - R11	Support	Allow S566.172	Reject
FS58.063	Kāinga Ora - Homes and Communities	FC - R11	Support	Allow S566.172	Reject
FS58.0120	Kāinga Ora - Homes and Communities	FC - R11	Support	Allow S566.172	Reject
FS58.0121	Kāinga Ora - Homes and Communities	FC - R11	Support	Allow S566.172	Reject
FS2.001	Alex Wood	FC - O1	Support	Allow	Accept in part
FS1.252	Grey District Council	FC - R3	Support in part	Allow in part S581.033	Reject
FS1.253	Grey District Council	FC - R4	Oppose	Disallow S581.034	Accept
FS1.254	Grey District Council	FC - R10	Oppose	Disallow S581.039	Accept
FS222.090	Westpower Limited	Overview	Oppose	Disallow S602.112	Accept in part
FS222.044	Westpower Limited	FC - R1	Oppose	Disallow S181.020	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS1.316	Grey District Council	FC - R1	Support	Allow S181.020	Accept in part
FS58.050	Kāinga Ora - Homes and Communities	FC - O2	Support	Allow S438.115	Reject
FS58.0101	Kāinga Ora - Homes and Communities	FC - O2	Support	Allow S438.115	Reject
FS58.0108	Kāinga Ora - Homes and Communities	FC - O2	Support	Allow S438.115	Reject
FS110.033	Transpower NZ Ltd	FC - O2	Support	Allow S438.115	Reject
FS58.051	Kāinga Ora - Homes and Communities	FC - P2	Support	Allow S438.116	Reject
FS58.0102	Kāinga Ora - Homes and Communities	FC - P2	Support	Allow S438.116	Reject
FS58.0109	Kāinga Ora - Homes and Communities	FC - P2	Support	Allow S438.116	Reject
FS58.053	Kāinga Ora - Homes and Communities	FC - P7	Support	Allow S438.118	Accept
FS58.0104	Kāinga Ora - Homes and Communities	FC - P7	Support	Allow S438.118	Accept
FS58.0111	Kāinga Ora - Homes and Communities	FC - P7	Support	Allow S438.118	Accept
FS58.0119	Kāinga Ora - Homes and Communities	FC - R10	Support	Allow S453.016	Reject
FS58.0120	Kāinga Ora - Homes and Communities	FC - R10	Support	Allow S465.012	Reject <u>Accept in part</u>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS58.054	Kāinga Ora - Homes and Communities	FC - R3	Support	Allow S538.233	Reject
FS58.0105	Kāinga Ora - Homes and Communities	FC - R3	Support	Allow S538.233	Reject
FS58.0112	Kāinga Ora - Homes and Communities	FC - R3	Support	Allow S538.233	Reject

Public Access Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S96.005	Craig Schwitzer	PA - O1	Support	Retain PA - O1.	Accept Accept in part
S181.017	Westland District Council	Public Access Objective	Support	Retain the objective	Accept
S190.362	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	PA - O1	Support	Retain objective.	Accept Accept in part
S274.001	Herenga ā Nuku Aotearoa Outdoor Access Commission	Public Access	Support	Retain public access approach in the plan	Accept Accept in part
S302.004	West Coast Fish and Game Council	Public Access	Support	Amend descriptive text as follows... Many also eross bisect private land or traverse sensitive ecological environments ...	Reject
FS53.19	Herenga ā Nuku Aotearoa, Outdoor Access Commission	Public Access	Support in part	Allow in part	Reject
FS1.079	Grey District Council	Public Access	Support	Allow	Reject
S360.013	John Brazil	Public Access Objective	Support	Retain as notified.	Accept Accept in part
S360.014	John Brazil	PA - O1	Support	Retain as notified.	Accept Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S438.102	Manawa Energy Limited (Manawa Energy)	Public Access	Not Stated	Add a new policy as follows: To maintain and enhance public access to and along the coastal marine area and waterbodies, while taking into account the need to ensure public safety and maintenance of the operational functional needs of infrastructure.	Reject Accept in part
FS53.18	Herenga ā Nuku Aotearoa, Outdoor Access Commission	Public Access	Oppose	Disallow	Accept
S469.001	Lyn McIntosh	PA - O1	Support	Retain the objective as notified and in particular the reference to protecting the rights of private landowners.	Reject
FS53.20	Herenga ā Nuku Aotearoa, Outdoor Access Commission	PA - O1	Support in part	Allow in part	Reject
S516.049	Steve Croasdale	PA - O1	Support	retain	Accept Accept in part
S524.075	Federated Farmers of New Zealand	PA - O1	Support in part	Reword as: Customary and public access to and along the coastal marine area, waterbodies and public resources is provided for, maintained and enhanced where the access does not create adverse effects on the natural character, indigenous biodiversity, cultural values or the rights and obligations of private property owners.	Reject

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FS53.16	Herenga ā Nuku Aotearoa, Outdoor Access Commission	PA - O1	Oppose	Disallow	Accept
S538.221	Buller District Council	PA - O1	Support	Retain as notified.	Accept Accept in part
S547.308	Westpower Limited	PA - O1	Amend	Amend The maintenance and enhancement of customary and public access to and along the coastal marine area, waterbodies and public resources where it contributes to the economic, social and cultural wellbeing of people and communities is promoted.	Reject
FS53.17	Herenga ā Nuku Aotearoa, Outdoor Access Commission	PA - O1	Support in part	Disallow	Accept
S553.224	Frida Inta	Public Access	Amend	There needs to be a policy including the purpose of esplanade strips	Reject
S558.129	Chris & Jan Coll	PA - O1	Support	Retain	Accept Accept in part
S563.038	Geoff Volckman	PA - O1	Support	Retain	Accept Accept in part
S564.044	Catherine Smart-Simpson	PA - O1	Support	Retain	Accept Accept in part
S566.129	Chris J Coll Surveying Limited	PA - O1	Support	Retain	Accept Accept in part
S567.208	William McLaughlin	PA - O1	Support	Retain	Accept Accept in part
S574.129	Laura Coll McLaughlin	PA - O1	Support	Retain	Accept Accept in part
S577.051	Koiterangi Lime Co LTD	PA - O1	Support	REtain	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
					Accept in part
S581.029	David Ellerm	Public Access Objective	Support	Retain	Accept Accept in part
S602.099 (Withdrawn)	Department of Conservation	Public Access	Oppose	Delete the Public Access – Te Āheinga Tūmatanui Chapter in its entirety.	Reject
FS149.0120	Buller District Council	Public Access	Support	Allow	Reject
FS53.24	Herenga ā Nuku Aotearoa, Outdoor Access Commission	Public Access	Oppose	Disallow	Accept
S608.062	Grey District Council	PA	Oppose in part	Remove all references to "Site or Area of Significance to Māori" in the Chapter	Reject
FS41.016	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	PA	Oppose	Disallow	Accept
S608.605	Grey District Council	Public Access	Not Stated	The inclusion of a chapter in the new plan on Public Access is supported. However, in its current form is it lacking in detail. In particular, this chapter should contain Objectives, policies, rule requirements, matter for control or discretion for the construction, design, approval for Unformed Legal roads. Guidance notes on the steps required to gain approval from Council to form (open) unformed legal road.	Reject

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FS53.22	Herenga ā Nuku Aotearoa, Outdoor Access Commission	Public Access	Support	Allow	Reject
S608.632	Grey District Council	PA	Not Stated	Amend	Reject
FS53.23	Herenga ā Nuku Aotearoa, Outdoor Access Commission	Public Access	Support	Allow	Reject
S614.060	Karamea Lime Company	PA - O1	Support	Retain	Accept Accept in part
S615.060	Peter Langford	PA - O1	Support	Retain	Accept Accept in part
S620.171	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	PA - O1	Support	Retain as notified.	Accept Accept in part
S274.003	Herenga ā Nuku Aotearoa Outdoor Access Commission	Overview	Amend	Amend Overview to extend the second sentence as follows: 'Provision of public access to waterbodies is also included in the primary purpose of the Walking Access Act 2008, which is to "provide the New Zealand public with free, certain, enduring and practical access to the outdoors (including around the coast and lakes, along rivers, and to public resources) so that the public can enjoy the outdoors."	Accept Reject
S516.048	Steve Croasdale	Overview	Support	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S552.093	Buller Conservation Group	Overview	Amend	There needs to be a policy including the purpose of esplanade strips:(i) To protect conservation values on riparian and coastal margins and associated water quality and aquatic habitats.(ii) To ensure public access is maintained to and along water bodies where a proposed land use may reduce the ability to gain public access or where access is not currently available.(iii) To ensure recreational opportunities near water bodies are not lost where the proposed land use may reduce those opportunities or to provide recreational opportunities where these are not currently available. (iv) include, 'mitigating natural hazards', as in RMA s 229A cross-reference to Natural Character, NC; P5	Reject
S553.093	Frida Inta	Overview	Amend	A cross-reference to Natural Character, NC; P5	Reject
FS53.26	Herenga ā Nuku Aotearoa, Outdoor Access Commission	Overview	Support	Allow S553.093	Reject
S563.037	Geoff Volckman	Overview	Support	Retain	Accept in part
S564.043	Catherine Smart-Simpson	Overview	Support	Retain	Accept in part
S567.207	William McLaughlin	Overview	Support	Retain	Accept in part
S577.050	Koiterangi Lime Co LTD	Overview	Support	Retain	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S615.059	Peter Langford	Overview	Support	Retain	Accept in part