

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S18.001	Graeme Kellaway	Natural Hazards	Oppose	Seeks to understand why 47 River Road (Hector) is covered by Flood Hazard Susceptibility overlay.	Reject
S33.001	Frances Yeoman	Natural Hazards	Oppose	Remove flood hazard susceptibility overlay from 2596 Franz Josef Highway.	Reject
S50.001	Barnabas Young	Natural Hazards	Amend	Amend the Flood Hazard over Rural Section 1884, State Highway 6, Tatara bordering the Northern side of the Tartara stream in Franz Josef from Flood Hazard Severe to Flood Hazard Susceptibility.	Reject
S51.001	Bruce Dowrick	Natural Hazards	Amend	That hazard zones should not reduce the existing rights of landowners to build and that established resource consent for land use should not be retrospectively rescinded without compensation. (The council should have the right to control or restrict subdivision or grant new rights of use in respect to identified hazards)	Accept in part
FS109.005	Snodgrass Road Submitters		Support	Allow	Accept in part
FS1.015	Grey District Council		Support in part	Allow in part	Accept in part
S53.001	Graeme Kellaway	Flood Severe Overlay and Flood Susceptibility Overlay	Amend	Remove the Flood Hazard Susceptibility overlay from the property at 47 River Road Hector.	Reject
S73.002	Freehold Properties (Investments) LLP (FP)	Natural Hazards Rules	Amend	Amend the relevant Natural Hazard chapter provisions to provide for additions and alterations to the existing commercial buildings currently on the Top 10 Holiday Park site. [Flood Severe Overlay] and any consequential amendments to the plan	Reject
S95.001	Jacobus Wiskerke	NH - O3	Oppose in part	Require the removal of existing hazardous activities from locations of high risk - for example the fuel station in Franz Josef that is located on the Alpine Fault.	Reject
S95.002	Jacobus Wiskerke	NHP6	Amend	Amend so that existing activities within natural hazard areas that pose a high risk are relocated away from such risks	Reject

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S97.003	Richard Wallis	Natural Hazards	Amend	Add a method into the Plan that sees the development of information for landowners about natural hazards and their management.	Accept
S137.003	Tim Penlington, Katie Deans, Karl and Brenda Feyen, Catherine Woods, Richard Wallis	Natural Hazards	Not Stated	Provide non-regulatory material to support landowners negotiate and understand natural hazard overlays and their implications.	Accept
S142.005	Northern Buller Communities Society Incorporated	NHP10	Support	None stated	Accept in part
S142.006	Northern Buller Communities Society Incorporated	NHR1	Support	In favour	Accept in part
S142.007	Northern Buller Communities Society Incorporated	Natural Hazards	Oppose	Review the land instability overlay for the Granity, Ngakawau and Hector areas.	Accept
S142.008	Northern Buller Communities Society Incorporated	Natural Hazards	Oppose	Remove the land instability overlay on the former mines survey office and the Lyric Theatre in Granity.	Accept
S150.001	Ruth Henschel	Natural Hazards Policies	Oppose in part	<b>Amend the Natural hazard policies</b> and risk management approach in relation to <b>Flood hazard susceptibility and Coastal hazard alert hazards so they are less risk averse.</b>	Reject
S150.006	Ruth Henschel	Natural Hazards	Oppose in part	Amend the plan so that it takes a less extreme approach to risk management and takes into account likely future planning changes and provides more specific analysis based on risks to individual property titles.	Reject

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FS137.003	The O'Conor Institute Trust Board		Support	Allow	Reject
S151.007	Misato Nomura	Natural Hazards	Amend	To combine or delete some of the overlays present.	Accept
S157.003	Will Harvey	Natural Hazards	Amend	Provide a plain English summary so that landowners understand how they are affected and what they can do.	Accept
S164.002	Elley Group Ltd	All Natural Hazard Overlays	Amend	Remove the tsunami hazard zone and associated provisions.	Accept
FS235.036	Frank O'Toole		Support	Not stated	Accept
S164.003	Elley Group Ltd	All Natural Hazard Overlays	Oppose	The hazards need to be managed and not based on a false sense of total risk reduction - there is no such thing. Put some realism back into the planning sector - Plan for real and measurable risks and leave the rest to nature.	Accept in part
FS235.037	Frank O'Toole		Support	Allow	Accept in part
S171.003	Te Tai o Poutini Plan Committee	NHR52	Amend	Amend the wording 1. <del>Any</del> new occupied buildings and additions and alterations to existing occupied buildings <del>where these are protected by</del> <u>are located in the protection area of the Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (1%ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP) flood even as certified as mapped by the West Coast Regional Council; or</u> 2. <del>Where</del> new occupied buildings <u>are located</u> in areas <del>not protected by outside those areas protected by</del> the Westport Flood and Coastal Erosion Protection Scheme <del>from a 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event, where these are:</del> a. Buildings for sensitive activities where the finished floor level is 500mm above a 1% Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event and a 1% <u>Annual Exceedance Probablility</u> (AEP) flood event; b. Commercial and industrial buildings where the finished floor level is 300mm above a 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event; <u>or</u> 3. These are new unoccupied buildings or additions or alterations to existing unoccupied buildings; or 4. These are additions and alterations to <del>critical response facilities</del> commercial and industrial activities where there is no increase in	Accept in part

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				area of building that does not meet a minimum finished floor level of 300mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event; or 5. These are additions and alterations to buildings for sensitive activities in areas not protected by the Westport Flood and Coastal Erosion Protection Scheme <del>from a 1% ARI plus sea level rise coastal event and a 1% AEP flood event</del> , where there is no increase in area of building that does not meet a minimum finished floor level of 500mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event.	
FS137.013	The O'Conor Institute Trust Board		Oppose	Disallow	Reject
FS109.033	Snodgrass Road Submitters		Oppose in part	Disallow in part	Reject
S171.005	Te Tai o Poutini Plan Committee	NHR50	Amend	Amend wording to 1. All <del>Any</del> new buildings are protected by the located in the protection area of the Hokitika Flood and Coastal Erosion Protection Scheme, <del>from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event, as certified as</del> mapped by the West Coast Regional Council 2. Where new buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event; b. Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise coastal event.	Accept in part
FS109.034	Snodgrass Road Submitters		Oppose in part	Disallow in part	Reject
S171.006	Te Tai o Poutini Plan Committee	SUB - R21	Amend	Amend Rule SUB-R21 in relation to subdivision in the Coastal Hazard Severe and Flood Hazard Severe Overlay so that it is a Non-complying activity.	Accept
FS34.011	Royal Forest & Bird Protection		Support in part	Allow	Accept

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	Society of NZ Inc. (Forest & Bird)				
<b>S171.012</b>	Te Tai o Poutini Plan Committee	Natural Hazards	Amend	<p>i. Delete the Land Instability Hazard overlay on the area as shown at Granity in the map attached.</p> <p>ii. Add a Land Instability Hazard overlay to the areanorth of Hector as shown in the map attached - Area seaward of the Red dotted lineis the Land Instability Hazard area.</p>	Accept
<b>S173.002</b>	Benjamin and Shari Ferguson	Natural Hazards	Oppose	Amend the Flood Plain Overlay on the Natural Hazard map for the Waipuna area to reflect the true risk and use the natural terraces and contour maps along with GPS to do so.	Accept in part
<b>S174.002</b>	Kaye Leighton	Natural Hazards	Oppose	We seek that the Natural Hazard map for the Waipuna area be amended to reflect the true risk and suggest the natural terraces and contour maps along with GPS readings be used to do so.	Accept in part
<b>S175.002</b>	John Boyles	Natural Hazards	Oppose	Amend the Flood Plain overlay at Waipuna area to reflect the true risk and suggest the natural terraces and contour maps with GPS be used to do so.	Accept in part
<b>FS1.034</b>	Grey District Council		Support in part	Allow in part	Accept in part
<b>S176.002</b>	David McInroe	Natural Hazards	Oppose	Amend the flood plain overlay at Waipuna Grey District to reflect the true risk and suggest the natural terraces and contour maps with GPS be used to do so.	Accept in part
<b>S181.005</b>	Westland District Council	NHR1	Oppose	Remove NH-R1 4 or make it restricted discretionary to reconstruct or replace beyond the 12 months allowed for under s10 if the RMA. Restrictions being the demonstration of natural hazard mitigation.	Accept in part
<b>FS137.012</b>	The O'Conor Institute Trust Board		Oppose	Disallow	Reject
<b>FS149.0157</b>	Buller District Council		Oppose in part	Disallow in part	Reject
<b>FS109.009</b>	Snodgrass Road Submitters		Oppose	Disallow	Reject
<b>FS222.039</b>	Westpower Limited		Oppose	Disallow	Reject

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<b>S181.006</b>	Westland District Council	Natural Hazards	Support	Retain the objectives and policies	Reject
<b>S181.007</b>	Westland District Council	NHR2	Support	Retain this rule	Accept in part
<b>S181.008</b>	Westland District Council	NHR3	Amend	Replace NH - R3 3 'There is no reduction in public access' with: 'Practical public access is provided for' Council supports the requirement in NH - R3 5, confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure. This sets a clear requirement for applicants and gives clear direction to staff when considering potential risk from upgrade of structures. Keep this provision (NH - R3 5).	Accept in part
<b>FS53.3</b>	Herenga ā Nuku Aotearoa, Outdoor Access Commission		Support	Allow	Accept in part
<b>S181.009</b>	Westland District Council	NHR4	Amend	Replace NH - R4 3 'There is no reduction in public access' with: 'Practical public access is provided for'	Reject
<b>FS53.4</b>	Herenga ā Nuku Aotearoa, Outdoor Access Commission		Support	Allow	Reject
<b>S181.010</b>	Westland District Council	NHR7	Oppose	Change the status for New Unoccupied Buildings in the Flood Severe and Flood Susceptibility Overlays to a Controlled or Restricted Discretionary Activity with controls or restrictions including:- Assessment of risk to building- Consideration of mitigation measures to reduce/manage flood hazard- Consideration of likelihood or potential of complete loss of the building in a flood situation	Reject
<b>FS109.036</b>	Snodgrass Road Submitters		Oppose	Disallow	Accept
<b>S190.113</b>	Te Mana Ora (Community and Public Health) of	Overview	Support	Retain	Accept in part

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	the NPHS/ Te Whatu Ora				
<b>S190.142</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview			Accept in part
<b>S190.148</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support	Retain	Accept in part
<b>S190.154</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept in part
<b>S190.155</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - O1	Support	Retain objective.	Reject
<b>FS58.035</b>	Kāinga Ora - Homes and Communities		Support	Allow	Reject
<b>FS58.086</b>	Kāinga Ora - Homes and Communities		Support	Allow	Reject
<b>S190.156</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - O2	Support	Retain objective.	Reject
<b>S190.157</b>	Te Mana Ora (Community and Public Health) of	NH - O3	Support	Retain objective.	Accept in part

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	the NPHS/ Te Whatu Ora				
<b>S190.158</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - O4	Support	Retain objective.	Reject
<b>S190.159</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - O5	Support	Retain objective.	Accept in part
<b>S190.160</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - O6	Support	Retain objective.	Accept in part
<b>S190.161</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P1	Support	Retain policy.	Accept in part
<b>FS58.036</b>	Kāinga Ora - Homes and Communities		Support in part	Allow	Accept in part
<b>FS58.087</b>	Kāinga Ora - Homes and Communities		Support in part	Allow	Accept in part
<b>S190.162</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P2	Support	Retain policy.	Accept in part
<b>FS58.037</b>	Kāinga Ora - Homes and Communities		Support in part	Allow	Accept in part



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FS58.088	Kāinga Ora - Homes and Communities		Support in part	Allow	Accept in part
S190.163	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P3	Support	Retain policy.	Accept in part
FS58.038	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
FS58.039	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
FS58.089	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
S190.164	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P4	Support	Retain policy.	Accept in part
FS58.040	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
FS58.090	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
S190.165	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P5	Support	Retain policy.	Reject
FS58.041	Kāinga Ora - Homes and Communities		Support	Allow	Reject

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FS58.093	Kāinga Ora - Homes and Communities		Support	Allow	Reject
FS33.19	Inger Perkins		Support in part	Allow	Reject
S190.166	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P6	Support	Retain policy.	Reject
FS58.092	Kāinga Ora - Homes and Communities		Support	Allow	Reject
S190.167	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P7	Support	Retain policy.	Accept in part
S190.168	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P8	Support	Retain policy.	Reject
S190.169	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P9	Support	Retain policy.	Reject
S190.170	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P10	Support	Retain policy.	Accept in part
S190.171	Te Mana Ora (Community and Public Health) of	NH - P11	Support	Retain policy.	Accept in part

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	the NPHS/ Te Whatu Ora				
<b>FS58.042</b>	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
<b>FS58.093</b>	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
<b>S190.172</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P12	Support	Retain policy.	Accept in part
<b>FS58.043</b>	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
<b>FS58.094</b>	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
<b>S190.173</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P13	Support	Retain policy.	Accept in part
<b>FS58.044</b>	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
<b>FS58.095</b>	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
<b>S190.174</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - P14	Support	Retain policy.	Accept in part

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FS58.045	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
FS58.096	Kāinga Ora - Homes and Communities		Support	Allow	Accept in part
S190.175	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R1	Support in part	Retain rule. However, we note that changing insurance processes and possibly changing legislation may mean that it is difficult for owners of buildings to rebuild on land that has continuous exposure to natural hazards.	Accept in part
FS58.046	Kāinga Ora - Homes and Communities		Support in part	Allow	Accept in part
FS58.097	Kāinga Ora - Homes and Communities		Support in part	Allow	Accept in part
S190.176	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R2	Support	Retain rule.	Accept in part
S190.177	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R3	Support	Retain rule.	Accept in part
S190.178	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R4	Support	Retain rule.	Accept in part
S190.179	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R5	Support	Retain rule.	Reject

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S190.181	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R6	Support	Retain rule.	Reject
S190.182	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R7	Support	Retain rule.	Reject
S190.183	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R8	Support	Retain rule.	Reject
S190.184	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R9	Support	Retain rule.	Reject
S190.185	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R10	Support	Retain rule.	Reject
S190.186	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R11	Support	Retain rule.	Reject
S190.187	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R12	Support	Retain rule.	Reject
S190.188	Te Mana Ora (Community and Public Health) of	NH - R13	Support	Retain rule.	Reject

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	the NPHS/ Te Whatu Ora				
<b>S190.189</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R14	Support	Retain rule.	Reject
<b>S190.190</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R15	Support	Retain rule.	Reject
<b>S190.191</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R16	Support	Retain rule.	Reject
<b>S190.192</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R17	Support	Retain rule.	Reject
<b>S190.193</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R18	Support	Retain rule.	Reject
<b>S190.194</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R19	Support	Retain rule.	Reject
<b>S190.195</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R20	Support	Retain rule.	Reject

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<b>S190.196</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R21	Support	Retain rule.	Reject
<b>S190.197</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R22	Support	Retain rule.	Reject
<b>S190.198</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R23	Support	Retain rule.	Reject
<b>S190.199</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R24	Support	Retain rule.	Reject
<b>S190.200</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R25	Support	Retain rule.	Reject
<b>S190.201</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R26	Support	Retain rule.	Reject
<b>S190.202</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R27	Support	Retain rule.	Reject
<b>S190.203</b>	Te Mana Ora (Community and Public Health) of	NH - R28	Support	Retain rule.	Reject

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	the NPHS/ Te Whatu Ora				
<b>S190.204</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R29	Support	Retain rule.	Reject
<b>S190.205</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R30	Support	Retain rule.	Reject
<b>S190.206</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R31	Support	Retain rule.	Reject
<b>S190.207</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R32	Support	Retain rule.	Reject
<b>S190.208</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R33	Support	Retain rule.	Accept in part
<b>S190.209</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R34	Support	Retain rule.	Reject
<b>S190.210</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R35	Support	Retain rule.	Reject



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S190.211	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R36	Support	Retain rule.	Reject
S190.212	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R37	Support	Retain rule.	Reject
S190.222	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R47	Support	Retain rule.	Reject
S190.223	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R48	Support	Retain rule.	Reject
S190.224	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R49	Support	Retain rule.	Reject
S190.225	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R50	Support	Retain rule.	Accept in part
S190.226	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R51	Support	Retain rule.	Reject
S190.227	Te Mana Ora (Community and Public Health) of	NH - R52	Support	Retain rule.	Accept in part

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	the NPHS/ Te Whatu Ora				
<b>S190.228</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R53	Support	Retain rule.	Reject
<b>S190.400</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview Subdivision	Support		Accept
<b>S190.410</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - P4	Support	Retain policy.	Accept in part
<b>S190.428</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R13	Support	Retain rule.	Accept in part
<b>S190.435</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R20	Support	Retain rule.	Accept in part
<b>S190.436</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R21	Support	Retain rule.	Accept in part
<b>S190.438</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R23	Support	Retain rule.	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S190.441</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R26	Support	Retain rule.	Reject
<b>S190.443</b>	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R28	Support	Retain rule.	Reject
<b>S192.001</b>	Ken and Robyn Ferguson	Natural Hazards	Oppose	Amend the Flood Plain overlay over the Waipuna Area to reflect the actual risk and exclude identified areas on terraces.	Accept
<b>FS1.039</b>	Grey District Council		Support	Allow	Accept
<b>S197.001</b>	Whittaker Ventures Ltd	Natural Hazards	Oppose	Remove the flood plain overlay from properties at Nelson Creek - 332 Nelson Creek Road and 239 Nelson Creek Road.	Accept
<b>FS90.1</b>	Arnold Valley & Ahaura Watershed Property Owners Joint Submission		Support	Allow	Accept
<b>FS1.041</b>	Grey District Council		Support in part	Allow in part	Accept
<b>S197.002</b>	Whittaker Ventures Ltd	Natural Hazards	Oppose	Remove the Flood Plain Overlay.	Accept
<b>FS90.2</b>	Arnold Valley & Ahaura Watershed Property Owners Joint Submission		Support	Allow	Accept
<b>FS1.042</b>	Grey District Council		Support in part	Allow in part	Accept
<b>S213.004</b>	Joanne and Ken Dixon	Natural Hazards Rules	Amend	Amend the rules for natural hazards to allow for site specific assessments to demonstrate compliance for permitted activities as opposed to a blanket approach in the Snodgrass area.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S226.001	Paul Miles	Natural Hazards	Oppose	Review the boundaries of the Flood Plain Overlay based on contours and actual flood risk. Look specifically at Lot 2 DP3629, Lot 2 DP331707 and the Arnold River.	Accept
FS1.050	Grey District Council		Support	Allow	Accept
S228.002	Jackie and Bart Mathers and Gillman	Natural Hazards	Amend	We submit that this overlay is incorrectly positioned and should be based on the current known land instability area north of Hector as per the current Buller District Plan. If the overlay is to be extended, then a more objective, reasoned analysis should be done on the area to ensure it identifies more closely with known areas of risk rather than what appears to be an arbitrary analysis based on very recent occurrences related to rainfall.	Accept
S253.005	Griffen & Smith Ltd	Natural Hazards	Support	Retain flood susceptibility overlay boundaries in relation to Mitre 10 Greymouth.	Accept
S253.006	Griffen & Smith Ltd	Natural Hazards Rules	Support	Retain approach to replacement of existing buildings in Rule NZ - R1 rules taking into consideration that the 1% AEP level may change over time.	Accept in part
S253.013	Griffen & Smith Ltd	Natural Hazards Rules	Support	Retain provisions in Rules NH - R7, NH-R8, NH-R39 and NH-R40 in relation to new unoccupied buildings and additions/alterations for commercial and industrial buildings	Reject
S259.001	Hayden Kendrick	Natural Hazards	Oppose	Amend the Flood Plain Overlay to be a true and correct account of how the Grey valley geographically sits using contour maps, GPS and site investigation. Anything less is an insult to our rights as property owners and to future generations.	Accept
FS1.066	Grey District Council		Support in part	Allow in part	Accept
S285.004	Richard Henschel	Natural Hazards	Oppose in part	Provide more scientifically robust proposals with regards to natural hazards. Take a less extreme approach to managing risk rather than this 'worst case scenario', generalised planning. We would like to see a more measured and measurable approach to the hazard planning for individual properties.	Accept in part
S304.004	Gina Hogarth	Natural Hazards	Support in part	Review the extent of any hazard overlays which do not have expert reports and evidence to validate them.	Accept
FS1.084	Grey District Council		Support	Allow	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S307.002	Hamish Macbeth	Natural Hazards	Oppose in part	A discussion with affected landowners is sought before decisions are made with regard to the boundary of the flood susceptibility overlay.	Accept in part
S307.003	Hamish Macbeth	NHR3	Amend	I urge the decision makers to allow as permitted activities, the improvement of protective barriers such as seawalls which already exist. I also request that reasonable provision be made for the possibility of subdivision and land improvement and development on suitably protected land.	Accept
S307.004	Hamish Macbeth	NHP13	Support	I support such provisions as the advice note 3 for NH P 13 which suggests increasing the finished floor levels.	Accept
S307.005	Hamish Macbeth	NHR10	Support in part	Retain NH R10.	Reject (Noting that while this rule is intended to be deleted, the recommended rule will retain the same intent and activity status)
S307.006	Hamish Macbeth	SUB - R13	Amend	That subdivision is still a possibility within the Flood Susceptibility overlay.	Accept
S311.001	Grant Marshall	Natural Hazards	Amend	Amend the Earthquake Hazard Overlay pertaining to Lake Poerua to accurately reflect the earthquake Faultline and setbacks which was established through extensive research and consultation with GNS science on behalf of GDC and Golders and Canterprise.	Accept in part
FS52.1	Stephen Hogg		Support	Allow	Accept in part
FS1.296	Grey District Council		Support in part	Allow in part	Accept in part
S311.002	Grant Marshall	Natural Hazards	Amend	To amend the Flood Plan Overlay to accurately reflect low lying areas using actual contour lines instead of a broadsweep which includes elevated areas. For the Flood Plain Overlay to include the seiche line detailing around the Lake Poerua subdivision at 2382 Lake Brunner Road.	Accept in part
FS1.297	Grey District Council		Support in part	Allow in part	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S311.004	Grant Marshall	Natural Hazards	Amend	To use correct information to show the Faultline accurately in Map 65 in particular around my property at 2261 Lake Brunner road. If not, then to provide detailed evidence and documentation to support and the rationale as to why this was changed .	Accept
S311.005	Grant Marshall	Natural Hazards	Amend	I would like the inclusion of the GNS report on Lake Poerua dated January 2008 to the technical info in the TTPP.	Reject Note: Recommendation on the basis that the Lake Tsunami Overlay is proposed to be deleted and the Earthquake Hazard Overlays are recommended to be updated to reflect the most recent information.
FS52.3	Stephen Hogg		Support	Allow	Reject
S311.006	Grant Marshall	Natural Hazards	Amend	Utilise Golders mapping at Lake Poerua for Lake Tsunami Hazard Overlay	Reject
FS52.2	Stephen Hogg		Support	Allow	Reject
S314.005	Erin Stagg	NHP10	Amend	That Policy NH - P10 be amended as follows Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that: <ul style="list-style-type: none"> <li>The activity has an operational and functional need to locate within the hazard area; and/or</li> <li>That the activity incorporates mitigation of risk to life, property and the environment; and there is significant public or environmental benefit in doing so.</li> <li><b>The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding</b></li> </ul>	Accept in part
S325.001	Debbie Bland	Natural Hazards	Amend	Oppose the entire property to be zoned as a flood plain.	Accept
S340.001	Katrina McLachlan	Natural Hazards	Amend	To amend the Flood Plain overlay in the Mawheraiti area, map #41. To take into account the change in elevation and metres above sea level.	Accept
S347.001	David Marshall	Natural Hazards	Amend	The Land Instability Overlay for the Granity/Ngākawau/Hector area in map 19 of the Natural Hazards Map needs amendment to a much smaller area, such as that suggested in the England and Co. report. This report is available through the Westport Council.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S351.001	Richard Lowe	Natural Hazards	Oppose	I am opposed to the Karamea flood modeling that has been presented	Reject
FS57.001	Richard Lowe		Support	Allow	Reject
S354.001	Lynette Heine	Natural Hazards	Amend	The delineation of the 'Flood Plain' boundaries looks to have used a straight line technique - it does not follow contours.  Request for a revision of the Flood Plain overlay covering the property, Sec 42 672 BLK X Mawheranui SD. While Sec 42 could be considered as flood plain, R.S 672 includes land that rises significantly as series of stepped river terraces.	Accept
FS1.090	Grey District Council		Support in part	Allow in part	Accept
S360.002	John Brazil	Natural Hazards Objectives	Amend	Add a new objective: <i>To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.</i>	Reject
S360.003	John Brazil	NHP10	Oppose in part	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording. Delete " <i>and there is significant public or environmental benefit from doing so</i> ".	Accept in part
S360.004	John Brazil	NHP11	Support	Retain as notified.	Reject
S360.005	John Brazil	NHP12	Support	Retain as notified.	Reject
S360.006	John Brazil	NHR1	Oppose in part	Amend rule so that there is a ten-year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S360.019	John Brazil	SUB - R13	Support	Retain as notified.	Accept in part
S360.021	John Brazil	SUB - R21	Oppose in part	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".	Accept
S360.022	John Brazil	SUB - R23	Support	Retain	Reject
S368.001	David Hahn	Natural Hazards	Amend	Amend the 'Flood Plain' overlay to exclude areas situated well above the river level.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS90.3	Arnold Valley & Ahaura Watershed Property Owners Joint Submission		Support	Allow	Accept
FS1.094	Grey District Council		Support in part	Allow in part	Accept
S378.003	Robert Burdekin	NHP5	Oppose	Provide be detail given around what managed retreat looks like and does the affected communities and individuals have a choice in this or is it forced removal that is being referred to.	Reject
S398.004	Garry Gaasbeek	All Natural Hazard Overlays	Amend	Request for some more accurate mapping.	Accept in part
S402.002	Shaun and Carissa du Plessis	Natural Hazards	Support	Review the number and extent of natural hazard overlays ensuring all are justified and supported with a relevant technical report that has been prepared by a suitably qualified person.	Accept
FS233.002	Hapuka Landing Limited		Support	Allow	Accept
S402.003	Shaun and Carissa du Plessis	Natural Hazards	Amend	Review all natural hazard overlay extents to ensure all are supported by evidence to justify their extents.	Accept
FS117.3	Vance & Carol Boyd		Support	Allow	Accept
FS117.9	Vance & Carol Boyd		Support	Allow	Accept
S405.002	Betty Harris	Natural Hazards	Amend	Ensure all overlays are supported with a relevant technical report that has been prepared by a suitably qualified person.	Accept
FS117.4	Vance & Carol Boyd		Support	Allow	Accept
S407.001	Gail Dickson	Natural Hazards	Oppose	Correct the land instability hazard overlay for as shown in the Granity, Ngakawau, Hector area. Add the correct Buller hazard area for land instability which which is in the current operative district plan being NORTH of Hector, to part way up the Nikau coast.	Accept



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S407.003</b>	Gail Dickson	Natural Hazards Rules	Oppose in part	Include Permitted Rules for the Land Instability Zone. Permitted activities should at least be outbuildings, or as you call unoccupied buildings, internal alterations to existing dwellings, at least make it in line with other hazard areas	Accept
<b>S407.004</b>	Gail Dickson	Definitions	Amend	Review definitions and headings for clarity. In particular "Addition"	Accept
<b>S407.005</b>	Gail Dickson	Planning Maps and Overlays	Support in part	Review natural hazard overlays for accuracy in alliance with the documentation you have used to create the overlays. Reduce the number of overlays.	Accept
<b>S408.007</b>	Paul Finlay	Natural Hazards Rules	Amend	Require More rigid foundation for buildings of liquefaction sites of lower Hokitika	Reject
<b>S417.003</b>	Peter Haddock	Natural Hazards	Oppose	Remove the property at 3 Webb Street Punakaiki from the natural hazard land instability overlay.	Accept
<b>S421.017</b>	Lara Kelly	SUB - R26	Support	Amend to discretionary (instead of Non-complying).	Reject
<b>S421.018</b>	Lara Kelly	SUB - R28	Support	Amend to discretionary (instead of Prohibited).	Reject
<b>S425.001</b>	Anne Chapman	Natural Hazards	Oppose	Review / delete the flood overlays	Accept in part
<b>FS1.114</b>	Grey District Council		Support in part	Allow in part	Accept in part
<b>S427.001</b>	Mills Family Trust	Natural Hazards	Oppose	Remove the flood plain overlay over the land on two terraces above Nelson Creek Road	Accept
<b>FS1.115</b>	Grey District Council		Support in part	Allow in part	Accept
<b>S429.001</b>	Bruce Jones	Natural Hazards	Amend	My property on Nelson Creek Road is included in the flood plain and there is no way it could ever flood as it is on a high terrace. If it ever floods God help the rest of the West Coast.	Accept
<b>FS1.116</b>	Grey District Council		Support in part	Allow in part	Accept
<b>S433.002</b>	Stuart Marshall and Susan Gooch	Natural Hazards	Oppose	My Client's own land being Section 4 SO11562, at Kaniere-Kowhitirangi Road, see the below figures 2 and 3 from the TTPP mapping programme. I understand that the proposed zoning over the whole of the site is "General Rural Zone". And that there are three Hazards and Risks of Flood Plain, Flood Hazard Susceptibility, Flood Hazard Severe layers over parts of the property. I oppose the three Flood layers being added onto the property,	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>and I request that they are removed from the property. I can understand the Flood Plain Layer, however more information is required by myself and my client so that they know what this means for them. It is requested that my client and myself are consulted with about the three layers e.g. sit down and show us where the evidence is that you have made the decision to put these layers on to the property. The house that was built on the property in 2013 has never flooded, yet you have put Flood Hazard Susceptibility over the dwelling.</p> <p>Also, extremely disappointing for my client is that your TTPP Mapping Programme does not enable this allotment to register with your programme - when the allotment is clicked on, the "Please wait" symbol just sits there. I do not think that this is a good thing, when people are trying to access the TTPP Mapping Programme to see what is proposed for their land.</p> <p>Thank you for the opportunity to make a submission on behalf of my clients regarding the proposed TTPP.</p> <p>Regards,</p> <p>Lara Kelly</p>	
S438.008	Manawa Energy Limited (Manawa Energy)	CRITICAL RESPONSE FACILITIES	Support in part	Amend the definition of 'Critical Response facilities' as follows: means, in relation to natural hazards, hospitals, fire, rescue, police stations, buildings intended to be used in an emergency for shelter, communication operations or response, hazardous or explosive material storage, aviation control towers, air traffic control centre, emergency aircraft hangers, fuel storage, major dams, <b>electricity generation, transmission and distribution assets</b> ; community scale potable water treatment facilities; and wastewater treatment facilities.	Reject
FS222.0177	Westpower Limited		Oppose	Disallow	Accept
S438.060	Manawa Energy Limited (Manawa Energy)	NHO3	Support in part	Amend NH - O3 as follows: To <b>encourage</b> : <del>Only</del> 1. <del>The locate</del> - <b>location of critical regionally significant infrastructure within outside</b> areas of significant natural hazard risk, <b>except</b> where there is no reasonable alternative, <b>or where there is a functional or operational need to locate in these areas</b> ; and <del>2. The design of regionally</del>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<b>significant</b> infrastructure <b>is resilient to hazard events so as and will</b> not to exacerbate natural hazard risk to people and property.	
FS110.027	Transpower NZ Ltd		Support	Allow	Accept in part
FS222.0188	Westpower Limited		Support in part	Not stated	Accept in part
S438.061	Manawa Energy Limited (Manawa Energy)	NHP12	Support	Retain NH - P12(g) as notified.	Accept
FS110.028	Transpower NZ Ltd		Support	Allow	Accept
FS41.080	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu		Support	Allow	Accept
S439.018	Karen Lippiatt	NHO4	Support	Retain as notified.	Reject
S439.019	Karen Lippiatt	NHP3	Support	Retain as notified	Accept in part
S439.022	Karen Lippiatt	Natural Hazards	Amend	Seek government support to fund rebuilding to agreed AEP level	Reject
S439.023	Karen Lippiatt	Westport Hazard Overlay	Support	Seek funding support from government for rebuilding to agreed AEP/AIP level.	Reject
S439.024	Karen Lippiatt	NHR52	Support	Include a map linked to Rule NH52 that shows where land meets the Permitted Activity criteria.	Reject
S440.012	Te Tumu Paeroa - The office of the Māori Trustee	Natural Hazards Objectives	Support in part	The Māori Trustee considers the following objective should be inserted in this chapter.  Amendments NH - O7 <b>To work with Poutini Ngāi Tahu and landowners to identify areas suitable for managed retreat.</b>	Reject
FS41.079	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and		Support	Allow	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Te Rūnanga o Ngāi Tahu				
S440.013	Te Tumu Paeroa - The office of the Māori Trustee	Natural Hazards Policies	Support	Retain	Accept in part
S440.014	Te Tumu Paeroa - The office of the Māori Trustee	Natural Hazards Rules	Support in part	<p>The Māori Trustee considers a footnote should accompany NH R1(3) to provide exceptions for circumstances outside landowners control that may delay the reconstruction or replacement of a building within the 2 year timeframe.</p> <p>However, if reconstruction or replacement works are not completed within a 5 year timeframe the status of this activity should no longer be permitted. This aligns with NH R1(4).</p>	Reject
S441.002	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	Definitions	Oppose	Amend definition of Critical Response Facility to qualify the scale of hazardous or explosive material storage to ensure the definition is not all-encompassing and unduly restrictive of activities.	Accept
S441.015	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	NHP2	Oppose	Amend as follows: NH - P2 Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified but evidence suggests that the risk is potentially significant, apply a precautionary approach to allowing development or use of the area <b>unless operational and/or functional needs require a particular location.</b>	Reject
S442.044	KiwiRail Holdings Limited	NHO3	Support	Retain as proposed	Accept in part
S442.045	KiwiRail Holdings Limited	NHO6	Support	Retain as proposed	Accept in part
S442.046	KiwiRail Holdings Limited	NHP3	Support	Retain as proposed	Accept in part
S443.019	Suzanne Hills	NHP4	Amend	<b>Amend policy to include additional point of seawater incursion into groundwater.</b>	Reject
S446.002	Margaret Montgomery	Natural Hazards Rules	Support in part	Amend Non-complying Activity rules for flooding to Restricted Discretionary	Reject
FS235.076	Frank O'Toole		Support	Allow	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S446.011	Margaret Montgomery	NHP2	Oppose	Oppose a precautionary approach.	Reject
FS137.005	The O'Conor Institute Trust Board		Support	Allow	Reject
FS235.077	Frank O'Toole		Support	Allow	Reject
S446.012	Margaret Montgomery	NHP3	Oppose	The wording of this policy should be changed to reflect that the whole of New Zealand is a hazard prone country due to the ocean locked nature and therefore consideration in development, should consider engineering solutions (general) that mitigate risk.	Reject
FS235.078	Frank O'Toole		Support	Allow	Reject
S446.013	Margaret Montgomery	NHP4	Oppose	Delete the policy.	Reject
FS235.079	Frank O'Toole		Support	Allow	Reject
S446.014	Margaret Montgomery	NHP5	Oppose	Delete or significantly amend the policy to reflect submitter concerns.	Reject
FS235.080	Frank O'Toole		Support	Allow	Reject
S446.015	Margaret Montgomery	NHP6	Support	Retain the policy.	Reject
S446.016	Margaret Montgomery	NHP7	Support	Retain the policy.	Accept in part
S446.017	Margaret Montgomery	NHP8	Support	Retain the policy.	Reject
S446.018	Margaret Montgomery	NHP9	Oppose	Amend the policy so that Lake Tsunami have a similar standard to that of Earthquake Hazards and Coastal Tsunami.	Reject
S446.019	Margaret Montgomery	NHP10	Oppose	this should be amended so that where an activity incorporates mitigation to risk to life, the development is appropriate.	Reject
FS235.081	Frank O'Toole		Support	Allow	Reject
S446.020	Margaret Montgomery	Westport Hazard Overlay	Oppose	Amend Discretionary Activities to be Restricted Discretionary.	Reject
FS235.082	Frank O'Toole		Support	Allow	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S446.021	Margaret Montgomery	NHP11	Support	A note can be included which identifies some form of mitigation measures.	Reject
S446.022	Margaret Montgomery	NHP13	Oppose in part	Amend policy to place more responsibility on the Council providing the necessary information, to remove the reference to the 1m seal level rise coastal event and delete the word avoid.	Reject
FS235.083	Frank O'Toole		Support	Allow	Reject
S446.023	Margaret Montgomery	Natural Hazards Rules	Amend	Amend the rules to be clearer and more prescriptive with reference to standards in depth and set value restrictions.	Accept in part
S446.024	Margaret Montgomery	NHR1	Support	Retain as notified.	Accept in part
S446.025	Margaret Montgomery	NHR2	Support	Retain as notified.	Accept in part
S446.026	Margaret Montgomery	NHR3	Support	Retain as notified.	Accept in part
S446.027	Margaret Montgomery	NHR4	Support	Retain as notified.	Accept in part
S446.028	Margaret Montgomery	NHR6	Oppose in part	Amend so that the rule escalates to Restricted Discretionary with clear direction as to the matters of concern/control.	Reject
S446.029	Margaret Montgomery	NHR7	Oppose in part	Not stated	Reject
S446.030	Margaret Montgomery	NHR8	Support	Retain as notified.	Reject
S446.031	Margaret Montgomery	NHR9	Oppose	Amend so that where Permitted Activity standard not met escalates to Restricted Discretionary Activity	Reject
S446.032	Margaret Montgomery	NHR10	Oppose in part	Should escalate to restricted discretionary limited to floor heights, discretionary allows for too much scope for such a narrow failure which is limited to overland flow paths for water.	Reject
FS118.1	Bert Hofmans		Support	Allow	Reject
S446.033	Margaret Montgomery	NHR11	Oppose in part	Make matters of discretion clearer and more measurable.	Reject
S446.034	Margaret Montgomery	NHR12	Oppose in part	Make matters of discretion clearer and more measurable	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S446.035	Margaret Montgomery	NHR13	Oppose in part	Make rule Restricted Discretionary with clear measurable matters of discretion.	Reject
FS118.2	Bert Hofmans		Support	Allow	Reject
S446.036	Margaret Montgomery	NHR14	Oppose	New buildings for sensitive activities should be amended.	Reject
S446.037	Margaret Montgomery	Natural Hazards Rules	Amend	Amend the flood rules for Westport to take on board a similar approach to the Earthquake Hazard overlay whereby new residential buildings are allowed provided a hazard risk assessment is provided. The town should be mapped by council including where primary/secondary overland flow paths areas of inundation etc. a layer of mapping should also include lidar based mapping which accounts for the topography of the area,	Reject
S446.039	Margaret Montgomery	Coastal Tsunami Overlay	Oppose in part	Amend the rule to reflect that these are rights that all landowners have under s10 of the RMA.	Reject
S446.040	Margaret Montgomery	Natural Hazards Rules	Oppose in part	That the provisions should either be looser utilising more restricted discretionary matters, to inform developers about the scope of consideration rather than non-complying which gives far too much scope to the council to decline or control development throughout the region	Reject
FS235.084	Frank O'Toole		Support	Allow	Reject
S446.044	Margaret Montgomery	SUB - P4	Oppose in part	Wording should not specifically refer to foundation, but flood free options based on raised FFL based on the datum and flood data.	Accept in part
S446.057	Margaret Montgomery	SUB - R13	Oppose in part	Amend rule to allow that where the subdivision does not result in land use non-compliance, council has the ability to waive the minimum allotment standard and that matters of discretion d and e be more accurately defined in the Plan with in regards to natural hazards so that it offers potential solutions or guidance for applicants.	Reject
S446.059	Margaret Montgomery	SUB - R20	Not Stated	Make a Restricted Discretionary Activity and provide Matters of Discretion.	Reject
S446.060	Margaret Montgomery	SUB - R21	Not Stated	Make a Restricted Discretionary Activity and provide matters of discretion.	Reject
S446.062	Margaret Montgomery	SUB - R23	Amend	Make a restricted discretionary activity and provide matters of discretion.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S446.065	Margaret Montgomery	SUB - S2	Oppose in part	Delete Clause 1 in relation to building platforms.	Reject
S446.109	Margaret Montgomery	Natural Hazards Rules	Oppose	Amend the rules to be less restrictive in terms of adaptability options - ie considering alternatives - like pile foundations or 2 story buildings, with non-habitable areas on the new ground floor	Reject
FS235.085	Frank O'Toole		Support	Allow	Reject
S447.016	Vance & Carol Boyd	NHR1	Amend	Amend the rule so that in all hazard overlays the rebuild period is 5 years. Clarify that this applies to all buildings legally established (ie built before and after plan notification).	Reject
S447.017	Vance & Carol Boyd	Natural Hazards Rules	Amend	Amend the plan to make it clear that destruction of natural beach front defences, particularly in the Hannah's Clearing area, is not a Permitted Activity.	Reject
S449.011	Totally Tourism Limited	NHR14	Support	Retain the Permitted Activity provisions for: <ul style="list-style-type: none"> <li>Repairs and maintenance of existing occupied and unoccupied buildings.</li> <li>New unoccupied buildings.</li> <li>Reconstruction and replacement of lawfully established buildings destroyed by natural disaster or act of god.</li> </ul>	Accept in part
S449.012	Totally Tourism Limited	Earthquake Hazard Overlays - All	Support	Retain the proposed Restricted Discretionary and Discretionary consent pathways for additions and alterations to residential and commercial buildings within the Earthquake Hazard Overlays.	Accept in part
S449.013	Totally Tourism Limited	NHR19	Amend	Provide for the reconstruction and replacement of existing buildings in the Earthquake Hazard Overlays other than where they have been damaged/destroyed by natural disaster as a Restricted Discretionary Activity.	Accept in part
S449.014	Totally Tourism Limited	NHR22	Amend	Provide for the reconstruction and replacement of existing buildings in the Earthquake Hazard Overlays other than where they have been damaged/destroyed by natural disaster as a Restricted Discretionary Activity.	Accept in part
S449.015	Totally Tourism Limited	NHR26	Amend	Provide for the reconstruction and replacement of existing buildings in the Earthquake Hazard Overlays other than where they have been damaged/destroyed by natural disaster as a Restricted Discretionary Activity.	Accept in part
S450.003	Waka Kotahi NZ Transport Agency	HABITABLE ROOM	Support	Retain as proposed.	Accept



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S450.061	Waka Kotahi NZ Transport Agency	NHO3	Support	Retain as proposed.	Accept in part
S450.062	Waka Kotahi NZ Transport Agency	NHO6	Support	Retain as proposed.	Accept in part
S450.063	Waka Kotahi NZ Transport Agency	NHP2	Support in part	Amend the policy to provide clarity on how this will be implemented.	Reject
S450.064	Waka Kotahi NZ Transport Agency	NHP3	Support	Retain as proposed	Accept in part
S450.065	Waka Kotahi NZ Transport Agency	NHP11	Support in part	Amend the rule as follows: a. Mitigation measures avoid risk to life and <del>minimise risk to</del> while not increasing risk to property and the environment.	Reject
S450.066	Waka Kotahi NZ Transport Agency	NHR1	Support in part	Propose an additional clause: 6. The reconstructed /replaced building is fully within the property boundaries to which the building relates, with no part of the building being within the roading corridor (formed or unformed).	Reject
S450.067	Waka Kotahi NZ Transport Agency	NHR2	Support in part	Amend the word 'minimum' and replace it with measurable or quantifiable wording to provide clarity.	Accept in part
S450.068	Waka Kotahi NZ Transport Agency	NHR3	Support in part	Amend the word 'minimum' and replace it with measurable or quantifiable wording to provide clarity.	Accept in part
S450.069	Waka Kotahi NZ Transport Agency	NHR4	Support in part	Amend the word 'minimum' and replace it with measurable or quantifiable wording to provide clarity.	Accept in part
S450.109	Waka Kotahi NZ Transport Agency	Overview	Support	Retain as proposed.	Accept
S450.116	Waka Kotahi NZ Transport Agency	SUB - P4	Support	Retain as proposed.	Accept in part
S456.002	Ministry of Education Te Tāhuhu o Te Mātauranga	HABITABLE ROOM	Support	Retain as proposed.	Accept
S456.015	Ministry of Education Te Tāhuhu o Te Mātauranga	Natural Hazards	Support	Retain as proposed.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S456.016	Ministry of Education Te Tāhuhu o Te Mātauranga	NH - R10	Support	Retain as proposed.	Reject
S460.004	T Croft Ltd	Natural Hazards	Oppose	Remove the Flood Plain Overlay completely from Te Tai o Poutini Plan.	Accept
FS90.5	Arnold Valley & Ahaura Watershed Property Owners Joint Submission		Support	Allow	Accept
FS1.139	Grey District Council		Support in part	Allow in part	Accept in part
S460.005	T Croft Ltd	SUB - R13	Oppose	Remove the flood plain overlay and associated subdivision rule	Accept
FS90.6	Arnold Valley & Ahaura Watershed Property Owners Joint Submission		Support	Allow	Accept
FS1.138	Grey District Council		Support in part	Allow in part	Accept in part
S460.006	T Croft Ltd	Natural Hazards	Oppose	Remove the flood plain overlay from Lot 2 DP 2338 at Stillwater..	Accept
FS90.9	Arnold Valley & Ahaura Watershed Property Owners Joint Submission		Support	Allow	Accept
FS1.140	Grey District Council		Support in part	Allow in part	Accept in part
S462.006	Inger Perkins	Overview	Amend	Amend overview to specifically identify increased storm intensity and frequency as issues and increased frequency of extremely windy days and the resulting hazards. Specifically state that the impact of these natural hazards will be exacerbated by climate change. Refer to and include the information from climate change projections for the west coast.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S464.008	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Flood Severe Overlay and Flood Susceptibility Overlay	Amend	Include a non-notification clause in relation to the flood susceptibility overlay where there are no off-site effects on the environment.	Reject
S464.043	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	NHR12	Amend	Discretion is restricted to: The effects of natural hazards on people and property; The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; Any freeboard requirements to be included; The management of vegetation or other natural features to mitigate natural hazard risk; The timing, location, scale and nature of any earthworks in relation to natural hazard risk; The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site; <b>The functional or operational need to locate in these areas</b> ; and Any adverse effects on the environment of any proposed natural hazard mitigation measures. <b>Any application arising from this rule shall be non-notified.</b>	Reject
FS140.021	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
S464.044	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	NHR26	Amend	Activity Status Discretionary <b>Restricted discretionary</b> Refer to matters of discretion and notification status in NHR12.	Reject
FS140.022	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
S464.045	Foodstuffs (South Island) Properties Limited and	NHR51	Amend	Activity Status Discretionary <b>Restricted discretionary</b> Refer to matters of discretion and notification status in NHR12.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Foodstuffs South Island Limited				
<b>FS140.023</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
<b>S464.046</b>	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	NHR53	Amend	Activity Status Discretionary <del>Restricted discretionary</del> Refer to matters of discretion and notification status in NHR12.	Reject
<b>FS140.024</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
<b>S465.002</b>	Davis Ogilvie & Partners Ltd	Natural Hazards	Oppose	Delete the Flood Plain Overlay	Accept
<b>FS90.8</b>	Arnold Valley & Ahaura Watershed Property Owners Joint Submission		Support	Allow	Accept
<b>FS1.150</b>	Grey District Council		Support in part	Allow in part	Accept in part
<b>S466.008</b>	The O'Conor Institute Trust Board	Westport Hazard Overlay	Amend	Include the words "This applies to the area certified by the WCRC as protected noting the impacts of climate change have been included in the design, development and implementation of the Westport Flood and Coastal Erosion Protection Scheme".	Reject
<b>FS109.035</b>	Snodgrass Road Submitters		Oppose	Disallow	Accept
<b>S466.009</b>	The O'Conor Institute Trust Board	Definitions	Amend	Any reference to AEP and ARI be appropriately defined	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S466.010	The O'Conor Institute Trust Board	NHP13	Amend	Clauses a, b and c within Policy NH - P13 should be deleted, or at least remove any uncertainty as to whether the planned LTP works will provide the stated level of protection.	Accept in part
FS235.0100	Frank O'Toole		Support	Allow	Accept in part
S466.011	The O'Conor Institute Trust Board	NHR1	Amend	That clause 3 be deleted and integrated into what is currently clause 4.	Reject
FS109.008	Snodgrass Road Submitters		Support in part	Allow in part	Reject
S466.012	The O'Conor Institute Trust Board	NHR52	Amend	Remove from clause 1 the protection standard after the words 'Westport Flood and Coastal Erosion Protection Scheme' and before the words 'as certified by the West Coast Regional Council'.	Accept
FS137.007	The O'Conor Institute Trust Board		Support	Allow	Accept
FS235.0101	Frank O'Toole		Support	Allow	Accept
S467.004	Jane Whyte & Jeff Page	Natural Hazards	Oppose	Review natural hazard overlays to enable tourism development at Punakaiki village	Accept in part
S467.020	Jane Whyte & Jeff Page	Natural Hazards	Oppose	Remove Land Instability Overlay from 11 Owen Street and map as per current mapped as per Rockfall Hazards in operative Buller District Plan	Accept
S467.021	Jane Whyte & Jeff Page	NHR1	Oppose	Exclude Punakaiki Village from this rule or if the rule is retained: a. delete condition 2 b. align condition 5 with the SVZ permitted activity rules	Reject
S467.022	Jane Whyte & Jeff Page	NHR2	Support	Retain as notified	Accept in part
S467.023	Jane Whyte & Jeff Page	NHR3	Oppose in part	Delete condition 4	Accept in part
S467.024	Jane Whyte & Jeff Page	NHR33	Oppose	In relation to Punakaiki Village, delete this rule.	Reject
S467.025	Jane Whyte & Jeff Page	NHR34	Oppose	In relation to Punakaiki Village, delete this rule.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S468.001	Troy Scanlon	Natural Hazards	Not Stated	Progress implementation of the flood mitigation scheme at Westport.	Accept
FS235.0104	Frank O'Toole		Support	Not stated	Accept
S468.002	Troy Scanlon	Natural Hazards	Oppose	Amend the Westport hazard maps to include the flood control scheme.	Reject
FS235.0105	Frank O'Toole		Support	Not stated	Reject
S468.003	Troy Scanlon	NHR52	Oppose	Amend so that if houses are built above the currently modelled 2% AEP level with an addition 0.5m freeboard then they are a Permitted Activity.	Reject
FS235.0106	Frank O'Toole		Support in part	Not stated	Reject
S468.004	Troy Scanlon	Natural Hazards Rules	Oppose	Amend provisions and overlay extents to be more enabling of building and development and recognise existing investments.	Accept in part
FS235.0107	Frank O'Toole		Support	Not stated	Accept in part
S471.001	Rick Hayman	Natural Hazards	Amend	Greater clarification/justification as to the extent of the flood hazard maps including an independent peer review of the work to ensure it is fit for purpose.	Accept in part
S471.002	Rick Hayman	NHR52	Amend	Reconsider the heights in the rule and align these to reflect building consents that have been issued recently - which is lower	Reject
FS235.086	Frank O'Toole		Support	Not stated	Reject
S471.003	Rick Hayman	NHR52	Amend	Confirm the timeframe and extent of construction of flood protection measures referred to within the rule.	Reject
S471.004	Rick Hayman	Natural Hazards	Amend	That flood mapping is redone for when the flood walls are completed.	Accept
FS235.087	Frank O'Toole		Support	Allow	Accept
S471.005	Rick Hayman	NHR52	Amend	Amend the rules to refer to 1% AEP after the flood walls are constructed and require new buildings to have 300mm above this level.	Reject
FS235.088	Frank O'Toole		Support	Not stated	Reject
S471.006	Rick Hayman	NHR52	Amend	Provide a simple mechanism to seek floor level heights or minimum building platform heights associated with subdivision, new home building and existing home modifications on a case-by-	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				case basis that doesn't require expensive technical experts (eg Environment Canterbury approach).	
<b>FS235.089</b>	Frank O'Toole		Support	Not stated	Accept
<b>S473.019</b>	Katherine Gilbert	Natural Hazards	Amend	Amend natural hazards policies and rules so that they implement the statements in the description and reflect the seriousness of future climate disruption.	Accept in part
<b>S477.003</b>	Russell and Joanne Smith	NHR33	Oppose	Remove Restricted discretionary activity status for existing subdivisions. Alternatively, exclude residential activities other than primary residential dwellings from this rule.	Reject
<b>S478.005</b>	Frank and Jo Dooley	Overview	Support	Amend the notified definition of the Westport Hazard Overlay to read "This applies to the area certified by the WCRC as protected noting the impacts of climate change have been included in the design, development and implementation of the Westport Flood and Coastal erosion protection Scheme".	Reject
<b>S478.006</b>	Frank and Jo Dooley	Natural Hazards	Support	Retain the current extent of the Westport Hazard Overlay	Accept
<b>S478.007</b>	Frank and Jo Dooley	Definitions	Amend	Provide a definition for ARI.	Reject
<b>S478.008</b>	Frank and Jo Dooley	Definitions	Amend	Provide a definition for AEP	Accept
<b>S478.009</b>	Frank and Jo Dooley	NHP13	Amend	That the policies be amended to explain the expectations when the Westport flood scheme is completed. Delete clauses a, b, and c - or at least remove any uncertainty as to whether the planned LTP works will provide the stated level of protection.	Accept in part
<b>FS235.039</b>	Frank O'Toole		Support	Allow	Accept in part
<b>S478.010</b>	Frank and Jo Dooley	NHR1	Oppose	That clause 3 be deleted and integrated into what is currently clause 4 with a timeframe of 10 years.	Reject
<b>S478.011</b>	Frank and Jo Dooley	NHR52	Amend	Clause 1 should be amended to delete the protection standard after the words "Westport Flood and Coastal Erosion Protection Scheme".	Accept
<b>FS235.040</b>	Frank O'Toole		Support	Allow	Accept
<b>S478.013</b>	Frank and Jo Dooley	NHR52	Amend	Amend the need to provide flood protection to the levels set out.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS235.041	Frank O'Toole		Support	Not stated	Accept
S478.014	Frank and Jo Dooley	NHR52	Amend	Amend NH - R52 (2 - 5) to allow for finished floor levels for buildings for sensitive activities to be built to the 1 in 100 year ARI coastal event (without sea level rise) and the 1%AEP flood event until the Flood Protection Scheme is in place	Reject
FS235.042	Frank O'Toole		Support	Not stated	Reject
S478.015	Frank and Jo Dooley	Natural Hazards Objectives	Amend	Amend Objectives to set out the District Council's role in ensuring flood protection scheme provides protection for all land occurs	Reject
FS235.043	Frank O'Toole		Support	Allow	Reject
S478.016	Frank and Jo Dooley	Natural Hazards Policies	Amend	Amend Policies to set out the District Council's role in ensuring flood protection scheme provides protection for all land occurs	Reject
S478.017	Frank and Jo Dooley	NHR52	Amend	Amend the wording of the NH - R52 (1) to allow for new development to occur once an appropriate scheme is in place	Accept in part
FS235.044	Frank O'Toole		Support	Allow	Accept in part
S478.018	Frank and Jo Dooley	NHR52	Amend	Amend the residential zone rules to allow an exception for recession plane intrusions caused by elevated floor levels arising from compliance with the NH - R52	Reject
FS235.045	Frank O'Toole		Support	Not stated	Reject
S478.019	Frank and Jo Dooley	Natural Hazards	Amend	Introduce a Council operated tool that generates the minimum floor levels required across the overlay when a protection scheme is not in place,	Accept
FS235.046	Frank O'Toole		Support	Allow	Accept
S478.025	Frank and Jo Dooley	Natural Hazards	Amend	amend to ensure property be fully included within the limits of future stop bank protection designed to service Westport.	Reject
S478.028	Frank and Jo Dooley	SUB - O2	Amend	Amend to read: Subdivision occurs in locations and at a rate that: a. ...f. Avoids <b>Sufficiently mitigates risks from</b> significant natural hazards and are built to be resilient to natural hazards.	Reject
FS58.064	Kāinga Ora - Homes and Communities		Support in part	Allow in part	Reject



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS58.0122	Kāinga Ora - Homes and Communities		Support in part	Allow in part	Reject
S478.029	Frank and Jo Dooley	SUB - P6	Amend	Avoid subdivision: a. ... f. In areas of <b>that does not manage</b> significant risk of natural hazards, where this is for the purposes of accommodating and/or servicing people and communities.	Reject
FS58.067	Kāinga Ora - Homes and Communities		Support	Allow	Reject
FS58.0125	Kāinga Ora - Homes and Communities		Support	Allow	Reject
S478.030	Frank and Jo Dooley	SUB - R13	Amend	Amend to allow relief from the building platform standard SUB - S2 (2)(c) to reconcile the inconsistency in the rule framework, or some other similar relief that allows for SUB - R13 to function as intended	Accept
S478.051	Frank and Jo Dooley	Westport Hazard Overlay	Amend	Include the words "This applies to the area certified by the WCRC as protected noting the impacts of climate change have been included in the design, development and implementation of the Westport Flood and Coastal Erosion Protection Scheme".	Reject
S478.052	Frank and Jo Dooley	Definitions	Amend	Any reference to AEP and ARI be appropriately defined	Accept in part
S478.053	Frank and Jo Dooley	NHP13	Amend	Clauses a, b and c within Policy NH - P13 should be deleted, or at least remove any uncertainty as to whether the planned LTP works will provide the stated level of protection.	Accept in part
FS235.054	Frank O'Toole		Support	Allow	Accept in part
S478.054	Frank and Jo Dooley	NHR1	Amend	That clause 3 be deleted and integrated into what is currently clause 4.	Reject
S478.055	Frank and Jo Dooley	NHR52	Amend	Remove from clause 1 the protection standard after the words 'Westport Flood and Coastal Erosion Protection Scheme' and before the words 'as certified by the West Coast Regional Council'.	Accept
FS235.055	Frank O'Toole		Support	Allow	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S480.001	The Coda Trust	NHR52	Oppose	Reconsider the heights in the rule to reflect the heights building consents have been approved to recently.	Reject
FS235.095	Frank O'Toole		Support	Not stated	Reject
S480.002	The Coda Trust	NHR52	Amend	Provide confirmation of the timeframe and extent of construction of flood protection measures required to achieve NH 52(1)	Reject
FS235.096	Frank O'Toole		Support	Allow	Reject
S480.003	The Coda Trust	Natural Hazards	Amend	Provide greater clarification on the extent of the flood hazard maps for Westport including an independent peer review to ensure it is fit for purpose.	Reject
FS235.097	Frank O'Toole		Support	Allow	Reject
S480.004	The Coda Trust	NHR52	Amend	Provide a mechanism to seek floor level heights or minimum building heights associated with subdivision from the District or Regional Council on a case by case basis similar to the service provided by Environment Canterbury.	Accept
FS235.098	Frank O'Toole		Support	Not stated	Accept
S482.003	Tim Macfarlane	NHR33	Oppose	Remove Restricted discretionary activity status for existing subdivisions. Alternatively, exclude residential activities other than primary residential dwellings from this rule.	Reject
S483.009	Scenic Hotel Group	Whole plan	Oppose	Amend the plan so that people can protect property and land where a natural hazard threatens.	Accept in part
FS54.35	Neil Mouat		Support	Allow	Accept in part
FS103.004	West Coast Federated Farmers of New Zealand		Support	Allow	Accept in part
S483.010	Scenic Hotel Group	Natural Hazards	Oppose	Oppose Flood Plain Hazard on the following properties: <ul style="list-style-type: none"> <li>• 31 Pekanga Drive, Fox Glacier</li> <li>• 27-31 Sullivan Road, Fox Glacier</li> <li>• Heartland Hotel Haast, Jackson Bay Road, Haast</li> <li>• Heartland Hotel Glacier Country, 11 Cook Flat Road, Fox Glacier</li> <li>• 35 Pekanga Drive, Fox Glacier</li> </ul>	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<ul style="list-style-type: none"> <li>• Sec 21 Mabel Street, Punakaiki</li> <li>• Sec 23 Mabel Street, Punakaiki</li> <li>• Sec 24 Mabel Street, Punakaiki</li> <li>• Sec 25 Mabel Street, Punakaiki</li> </ul>	
<b>S483.011</b>	Scenic Hotel Group	Natural Hazards Rules	Oppose	Remove natural hazards provisions from the plan where they affect existing lawfully established activities.	Reject
<b>FS54.26</b>	Neil Mouat		Support	Allow	Reject
<b>FS149.0173</b>	Buller District Council		Oppose in part	Disallow in part	Accept in part
<b>S483.012</b>	Scenic Hotel Group	Earthquake Hazard Overlays - All	Oppose	Replace the rules with rules that permit modern buildings and techniques compliant with building codes and standards that can withstand earthquakes without risk to life or unacceptable damage.	Reject
<b>FS54.39</b>	Neil Mouat		Support	Allow	Reject
<b>S483.013</b>	Scenic Hotel Group	Natural Hazards	Oppose	Oppose Earthquake Overlays on the following properties: <ul style="list-style-type: none"> <li>• Scenic Hotel Franz Josef Glacier 45 SH6 Franz Josef Glacier 24 Cowan Street, Franz Josef Glacier</li> <li>• 26 Cron Street, Franz Josef Glacier</li> <li>• 2 Condon Street, Franz Josef Glacier</li> </ul>	Accept in part
<b>S483.014</b>	Scenic Hotel Group	Natural Hazards	Oppose	Oppose Land Instability overlay on the following properties: <ul style="list-style-type: none"> <li>• Punakaiki Beachfront Motels, Mabel Street, Punakaiki</li> <li>• Punakaiki Rocks, Hotel and Bar, Owen St, Punakaiki</li> <li>• Sec 21 Mabel Street, Punakaiki</li> <li>• Sec 23 Mabel Street, Punakaiki</li> <li>• Sec 24 Mabel Street, Punakaiki</li> <li>• Sec 25 Mabel Street, Punakaiki</li> </ul>	Accept in part
<b>S483.015</b>	Scenic Hotel Group	Natural Hazards	Oppose	Oppose Flood Hazard Susceptibility Overlay on the following properties: <ul style="list-style-type: none"> <li>• 24 Cowan Street, Franz Josef Glacier 26 Cron Street, Franz Josef 2 Condon Street, Franz Josef Glacier Te Waionui Forest Retreat 3 Wallace St Franz Josef Glacier Scenic Hotel Franz Josef Glacier 45 SH6 Franz Josef Glacier</li> <li>• Kea Staff Village 93 Cron Street, Franz Josef Glacier</li> </ul>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S483.018	Scenic Hotel Group	Earthquake Hazard Overlays - All	Oppose	Should any of the changes that restrict development be adopted then financial assistance or compensation - in conjunction with central government agencies needs to be investigated as appropriate.	Reject
S485.002	Gavin Molloy	Natural Hazards	Amend	Remove the flood overlay north of Franz Josef that affects Franz Alpine development.	Reject
S487.001	Felicity Watson	Natural Hazards	Amend	Greater clarification/justification of the flood hazard maps at Westport including an independent peer review.	Reject
S487.002	Felicity Watson	NHR52	Amend	Reconsider the heights required in the short term to reflect heights building consents have been approved to recently, which is lower than that required by the rule.	Reject
S487.003	Felicity Watson	Westport Hazard Overlay	Amend	Confirmation on the timeframe and extent of construction of flood protection measures required to achieve NH - R52 (1).	Reject
S487.004	Felicity Watson	NHR52	Amend	Provide a mechanism to seek floor level heights, or minimum building platform heights associated with subdivision from District or Regional Council on a case-by-case basis, so that expensive technical reports are not required every time someone wants to build a new house or modify an existing home. Environment Canterbury provide a flood risk assessment with floor levels upon request and a similar service should be available on the West Coast.	Accept
S488.016	West Coast Regional Council	NHR50	Oppose	Rule NH - R50, is reworded to provide clarity to landowners. Suggested wording: Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event; b. Commercial and industrial buildings have a finished floor level of 300mm above the 100- year ARI plus 1m sea level rise coastal event. Provide a clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP).	Accept in part
FS109.023	Snodgrass Road Submitters		Support in part	Allow in part	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S488.017</b>	West Coast Regional Council	NHR51	Oppose	Rule NH - R51 is reworded to provide clarity to landowners. Suggested wording: Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event; b. Commercial and industrial buildings have a finished floor level of 300mm above the 100- year ARI plus 1m sea level rise coastal event. Provide a clear definition of clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP).	Accept in part
<b>FS109.024</b>	Snodgrass Road Submitters		Oppose in part	Disallow in part	Reject
<b>S488.018</b>	West Coast Regional Council	NHR52	Oppose	Rule NH - R52 is reworded to provide clarity to landowners. Suggested wording: Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event; b. Commercial and industrial buildings have a finished floor level of 300mm above the 100- year ARI plus 1m sea level rise coastal event. Provide a clear definition of clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP).	Accept in part
<b>FS109.025</b>	Snodgrass Road Submitters		Oppose in part	Disallow in part	Reject
<b>FS235.0114</b>	Frank O'Toole		Support	Not stated	Accept in part
<b>S488.019</b>	West Coast Regional Council	NHR53	Oppose	Rule NH - R53 is reworded to provide clarity to landowners. Suggested wording: Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>event:</p> <p>a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event;</p> <p>b. Commercial and industrial buildings have a finished floor level of 300mm above the 100- year ARI plus 1m sea level rise coastal event.</p> <p>Provide a clear definition of clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP).</p>	
<b>FS109.026</b>	Snodgrass Road Submitters		Oppose in part	Disallow in part	Reject
<b>FS235.0115</b>	Frank O'Toole		Oppose in part	Not stated	Reject
<b>S488.020</b>	West Coast Regional Council	Natural Hazards	Oppose	<p>The Council seeks to be a party to the refinement of objectives, policies, rules and accompanying maps for Natural Hazards. That the Plan is refined to ensure there are no adverse effects on the social or economic wellbeing of West Coast people and communities, and no undue burden is placed on the West Coast Community from the proposed Plan provisions.</p> <p>WCRC are concerned that the general natural hazard provisions are unduly restrictive when flood hazard areas have not been refined in the flood maps.</p>	Accept
<b>FS58.047</b>	Kāinga Ora - Homes and Communities		Support in part	Allow	Accept
<b>FS58.098</b>	Kāinga Ora - Homes and Communities		Support in part	Not stated	Accept
<b>FS90.7</b>	Arnold Valley & Ahaura Watershed Property Owners Joint Submission		Support	Allow	Accept
<b>FS137.004</b>	The O'Conor Institute Trust Board		Support	Allow	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS109.027	Snodgrass Road Submitters		Oppose in part	Disallow in part	Reject
FS233.001	Hapuka Landing Limited		Support	Allow	Accept
FS235.0116	Frank O'Toole		Support	Allow	Accept
S492.003	Michael Snowden	Natural Hazards	Oppose	Remove the flood plain layer from the submitters farm property at Okuru.	Accept
S492.005	Michael Snowden	Natural Hazards Rules	Amend	<p>Introduce more certainty into the rules by:</p> <ul style="list-style-type: none"> <li>• Providing for alternative and acceptable building models eg foundations on poles with set height limits such as 1.2m</li> <li>• Allow for removable dwellings in the event of erosion</li> <li>• Engage professional engineers to design an acceptable solution for dwellings to be raised 1.2m</li> <li>• waive HIRB constraints.</li> <li>• allow for expansion of services to the dwelling within a set area.</li> </ul>	Reject
S492.006	Michael Snowden	Natural Hazards Rules	Amend	Amend the rules so that planners have discretion in applying the hazard zones to take into account nuanced situations of specific sites.	Accept in part
S492.007	Michael Snowden	Natural Hazards	Amend	Remove any reference to a 'red zone" in TTPP	Accept
S492.009	Michael Snowden	Natural Hazards	Amend	include a method to actively engage with community on mitigation strategies for specific local hazard threats. eg local rating fund or joint investment programme.	Reject
S494.001	Warren French	NHR52	Oppose	Reconsider the heights in the rule to reflect the heights building consents have been approved to recently.	Reject
FS235.0109	Frank O'Toole		Support	Not stated	Reject
S494.002	Warren French	NHR52	Amend	Provide confirmation of the timeframe and extent of construction of flood protection measures required to achieve NH 52(1)	Reject
FS235.0110	Frank O'Toole		Support	Allow	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S494.003	Warren French	Natural Hazards	Amend	Provide greater clarification on the extent of the flood hazard maps for Westport including an independent peer review to ensure it is fit for purpose.	Reject
FS235.0111	Frank O'Toole		Support	Allow	Reject
S494.004	Warren French	NHR52	Amend	Provide a mechanism to seek floor level heights or minimum building heights associated with subdivision from the District or Regional Council on a case by case basis similar to the service provided by Environment Canterbury.	Accept
FS235.0112	Frank O'Toole		Support	Not stated	Accept
S503.001	Kevin Scanlon	Natural Hazards	Oppose	Amend the flood hazard overlays to be more enabling of building and development and to recognise established investment.	Reject
FS149.0169	Buller District Council		Oppose in part	Disallow in part	Accept
S503.002	Kevin Scanlon	Natural Hazards Rules	Amend	Amend the flood hazard rules to be more enabling of building and development and to recognise established investment.	Reject
FS149.0170	Buller District Council		Oppose in part	Disallow in part	Accept
S504.002	Bert Hofmans	Natural Hazards	Support	Support a risk based approach to natural hazards.	Accept
S504.003	Bert Hofmans	NHP12	Amend	Remove clause g. "the functional and operational need to locate in these areas".	Reject
S504.004	Bert Hofmans	Natural Hazards	Amend	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Flood Susceptibility Overlay.	Reject
S504.005	Bert Hofmans	NHR13	Amend	Amend to Restricted Discretionary where compliance not achieved.	Reject
S504.008	Bert Hofmans	Natural Hazards	Oppose	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Tsunami overlay.	Reject
S505.002	Lindy Millar	Natural Hazards	Support	Support a risk based approach to natural hazards.	Accept
S505.003	Lindy Millar	NHP12	Amend	Remove clause g. "the functional and operational need to locate in these areas".	Reject



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S505.004	Lindy Millar	Natural Hazards	Amend	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Flood Susceptibility Overlay.	Reject
S505.005	Lindy Millar	NHR13	Amend	Amend to Restricted Discretionary where compliance not achieved.	Reject
FS137.009	The O'Conor Institute Trust Board		Support	Allow	Reject
S505.008	Lindy Millar	Natural Hazards	Oppose	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Tsunami overlay.	Reject
S506.003	Claire & John West	NHR33	Oppose	Remove Restricted discretionary activity status for existing subdivisions. Alternatively, exclude residential activities other than primary residential dwellings from this rule.	Reject
S507.004	Leonie Avery	Natural Hazards Objectives	Not Stated	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.	Reject
FS235.072	Frank O'Toole		Support	Allow	Reject
S507.005	Leonie Avery	NHP10	Oppose in part	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording. Delete "and there is significant public or environmental benefit from doing so".	Accept in part
S507.006	Leonie Avery	NHP11	Support	Retain as notified.	Accept in part
S507.007	Leonie Avery	NHP12	Oppose in part	Retain point b. Delete point g.	Accept in part
S507.008	Leonie Avery	NHR1	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S507.009	Leonie Avery	NHR8	Oppose in part	Delete point 2.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S507.010	Leonie Avery	NHR9	Oppose in part	Amend status when compliance is not achieved to Discretionary.	Reject
S507.011	Leonie Avery	NHR12	Support	Retain as notified.	Accept in part
S507.012	Leonie Avery	NHR13	Support	Retain as notified.	Accept in part
S507.013	Leonie Avery	NHR14	Oppose	Amend status to Discretionary.	Reject
S507.052	Leonie Avery	SUB - R13	Support	Retain as notified.	Accept in part
S507.057	Leonie Avery	SUB - R20	Support	Retain	Accept in part
S507.058	Leonie Avery	SUB - R21	Support	Amend to: Activity status where compliance not achieved: <b>Non-complying N/A.</b>	Reject
S507.059	Leonie Avery	SUB - R23	Support	Retain	Reject
S507.081	Leonie Avery	Westport Hazard Overlay	Oppose in part	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
FS235.074	Frank O'Toole		Support	Allow	Reject
S507.108	Leonie Avery	Natural Hazards	Oppose in part	Oppose any extension of Flood Hazard Overlays from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S507.109	Leonie Avery	Overlays	Oppose in part	Oppose any extension of the Westport Hazard Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S508.004	Jared Avery	Natural Hazards Objectives	Not Stated	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.	Reject
S508.005	Jared Avery	NHP10	Oppose in part	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording. Delete "and there is significant public or environmental benefit from doing so".	Accept in part
S508.006	Jared Avery	NHP11	Support	Retain as notified.	Accept in part
S508.007	Jared Avery	NHP12	Oppose in part	Retain point b. Delete point g.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S508.008	Jared Avery	NHR1	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S508.009	Jared Avery	NHR8	Oppose in part	Delete point 2.	Reject
S508.010	Jared Avery	NHR9	Oppose in part	Amend status when compliance is not achieved to Discretionary.	Reject
S508.011	Jared Avery	NHR12	Support	Retain as notified.	Reject
S508.012	Jared Avery	NHR13	Support	Retain as notified.	Reject
S508.013	Jared Avery	NHR14	Oppose	Amend status to Discretionary.	Reject
S508.052	Jared Avery	SUB - R13	Support	Retain as notified.	Accept in part
S508.057	Jared Avery	SUB - R20	Support	Retain	Accept in part
S508.058	Jared Avery	SUB - R21	Support	Amend to: Activity status where compliance not achieved: <b>Non-complying N/A.</b>	Reject
S508.059	Jared Avery	SUB - R23	Support	Retain	Reject
S508.081	Jared Avery	Westport Hazard Overlay	Oppose in part	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
S508.110	Jared Avery	Natural Hazards	Oppose in part	Oppose any extension of the Flood Severe Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S508.111	Jared Avery	Natural Hazards	Oppose in part	Oppose any extension of the Flood Susceptibility Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S509.004	Kyle Avery	Natural Hazards Objectives	Not Stated	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.	Reject
FS235.062	Frank O'Toole		Support	Not stated	Reject
S509.005	Kyle Avery	NHP10	Oppose in part	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				than the current wording. Delete "and there is significant public or environmental benefit from doing so".	
S509.006	Kyle Avery	NHP11	Support	Retain as notified.	Accept in part
S509.007	Kyle Avery	NHP12	Oppose in part	Retain point b. Delete point g.	Accept in part
S509.008	Kyle Avery	NHR1	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S509.009	Kyle Avery	NHR8	Oppose in part	Delete point 2.	Reject
S509.010	Kyle Avery	NHR9	Oppose in part	Amend status when compliance is not achieved to Discretionary.	Reject
S509.011	Kyle Avery	NHR12	Support	Retain as notified.	Reject
S509.012	Kyle Avery	NHR13	Support	Retain as notified.	Reject
S509.013	Kyle Avery	NHR14	Oppose	Amend status to Discretionary.	Reject
S509.052	Kyle Avery	SUB - R13	Support	Retain as notified.	Accept in part
S509.057	Kyle Avery	SUB - R20	Support	Retain	Accept in part
S509.058	Kyle Avery	SUB - R21	Support	Amend to: Activity status where compliance not achieved: <b>Non-complying N/A.</b>	Reject
S509.059	Kyle Avery	SUB - R23	Support	Retain	Reject
S509.081	Kyle Avery	Westport Hazard Overlay	Oppose in part	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
FS235.064	Frank O'Toole		Support	Allow	Reject
S509.110	Kyle Avery	Natural Hazards	Oppose in part	Oppose any extension of the flood severe hazard overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S510.004	Avery Bros	Natural Hazards Objectives	Not Stated	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.	Accept in part
FS235.001	Frank O'Toole		Support	Allow	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S510.005	Avery Bros	NHP10	Oppose in part	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording. Delete "and there is significant public or environmental benefit from doing so".	Accept in part
S510.006	Avery Bros	NHP11	Support	Retain as notified.	Accept in part
S510.007	Avery Bros	NHP12	Oppose in part	Retain point b. Delete point g.	Accept in part
S510.008	Avery Bros	NHR1	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S510.009	Avery Bros	NHR8	Oppose in part	Delete point 2.	Reject
S510.010	Avery Bros	NHR9	Oppose in part	Amend status when compliance is not achieved to Discretionary.	Reject
S510.011	Avery Bros	NHR12	Support	Retain as notified.	Reject
S510.012	Avery Bros	NHR13	Support	Retain as notified.	Reject
S510.013	Avery Bros	NHR14	Oppose	Amend status to Discretionary.	Reject
S510.052	Avery Bros	SUB - R13	Support	Retain as notified.	Accept in part
S510.057	Avery Bros	SUB - R20	Support	Retain	Accept in part
S510.058	Avery Bros	SUB - R21	Support	Amend to: Activity status where compliance not achieved: <b>Non-complying N/A.</b>	Reject
S510.059	Avery Bros	SUB - R23	Support	Retain	Reject
S510.081	Avery Bros	Westport Hazard Overlay	Oppose in part	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
FS235.003	Frank O'Toole		Support	Allow	Reject
S510.109	Avery Bros	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S510.110	Avery Bros	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S510.111	Avery Bros	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S511.004	Bradshaw Farms	Natural Hazards Objectives	Not Stated	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.	Reject
S511.005	Bradshaw Farms	NHP10	Oppose in part	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording. Delete "and there is significant public or environmental benefit from doing so".	Accept in part
S511.006	Bradshaw Farms	NHP11	Support	Retain as notified.	Accept in part
S511.007	Bradshaw Farms	NHP12	Oppose in part	Retain point b. Delete point g.	Accept in part
S511.008	Bradshaw Farms	NHR1	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S511.009	Bradshaw Farms	NHR8	Oppose in part	Delete point 2.	Reject
S511.010	Bradshaw Farms	NHR9	Oppose in part	Amend status when compliance is not achieved to Discretionary.	Reject
S511.011	Bradshaw Farms	NHR12	Support	Retain as notified.	Reject
S511.012	Bradshaw Farms	NHR13	Support	Retain as notified.	Reject
S511.013	Bradshaw Farms	NHR14	Oppose	Amend status to Discretionary.	Reject
S511.052	Bradshaw Farms	SUB - R13	Support	Retain as notified.	Accept in part
S511.057	Bradshaw Farms	SUB - R20	Support	Retain	Accept in part
S511.058	Bradshaw Farms	SUB - R21	Support	Amend to: Activity status where compliance not achieved: <b>Non-complying N/A.</b>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S511.059	Bradshaw Farms	SUB - R23	Support	Retain	Reject
S511.081	Bradshaw Farms	Westport Hazard Overlay	Oppose in part	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
S511.109	Bradshaw Farms	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S511.110	Bradshaw Farms	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S511.111	Bradshaw Farms	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S512.004	Paul Avery	Natural Hazards Objectives	Not Stated	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.	Reject
S512.005	Paul Avery	NHP10	Oppose in part	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording. Delete "and there is significant public or environmental benefit from doing so".	Accept in part
S512.006	Paul Avery	NHP11	Support	Retain as notified.	Accept in part
S512.007	Paul Avery	NHP12	Oppose in part	Retain point b. Delete point g.	Accept in part
S512.008	Paul Avery	NHR1	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S512.009	Paul Avery	NHR8	Oppose in part	Delete point 2.	Reject
S512.010	Paul Avery	NHR9	Oppose in part	Amend status when compliance is not achieved to Discretionary.	Reject
S512.011	Paul Avery	NHR12	Support	Retain as notified.	Reject
S512.012	Paul Avery	NHR13	Support	Retain as notified.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S512.013	Paul Avery	NHR14	Oppose	Amend status to Discretionary.	Reject
S512.052	Paul Avery	SUB - R13	Support	Retain as notified.	Accept in part
S512.057	Paul Avery	SUB - R20	Support	Retain	Accept in part
S512.058	Paul Avery	SUB - R21	Support	Amend to: Activity status where compliance not achieved: <b>Non-complying N/A.</b>	Reject
S512.059	Paul Avery	SUB - R23	Support	Retain	Reject
S512.081	Paul Avery	Westport Hazard Overlay	Oppose in part	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
S512.109	Paul Avery	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S512.110	Paul Avery	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S512.111	Paul Avery	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S513.004	Brett Avery	Natural Hazards Objectives	Not Stated	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.	Reject
S513.005	Brett Avery	NHP10	Oppose in part	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording. Delete "and there is significant public or environmental benefit from doing so".	Accept in part
S513.006	Brett Avery	NHP11	Support	Retain as notified.	Accept in part
S513.007	Brett Avery	NHP12	Oppose in part	Retain point b. Delete point g.	Accept in part
S513.008	Brett Avery	NHR1	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S513.009	Brett Avery	NHR8	Oppose in part	Delete point 2.	Reject
S513.010	Brett Avery	NHR9	Oppose in part	Amend status when compliance is not achieved to Discretionary.	Reject
S513.011	Brett Avery	NHR12	Support	Retain as notified.	Reject
S513.012	Brett Avery	NHR13	Support	Retain as notified.	Reject
S513.013	Brett Avery	NHR14	Oppose	Amend status to Discretionary.	Reject
S513.052	Brett Avery	SUB - R13	Support	Retain as notified.	Accept in part
S513.057	Brett Avery	SUB - R20	Support	Retain	Accept in part
S513.058	Brett Avery	SUB - R21	Support	Amend to: Activity status where compliance not achieved: <b>Non-complying N/A.</b>	Reject
S513.059	Brett Avery	SUB - R23	Support	Retain	Reject
S513.081	Brett Avery	Westport Hazard Overlay	Oppose in part	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
FS235.008	Frank O'Toole		Support	Allow	Reject
S513.109	Brett Avery	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S513.110	Brett Avery	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S513.111	Brett Avery	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S514.004	Hapuka Landing Limited	Natural Hazards	Amend	Remove the Flood Plain Overlay from the Lots 1-18 DP 498766, Lot 19 DP 498766 and Lot 100 498766, being 'Hapuka Landing' at Okuru	Accept
FS128.7	Anthony Christopher Eden		Support in part	Allow in part	Accept
S516.008	Steve Croasdale	Natural Hazards Objectives	Support	Retain	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S516.009	Steve Croasdale	Natural Hazards Policies	Support	Retain	Accept in part
S516.016	Steve Croasdale	Natural Hazards	Amend	Amend overlay	Reject
S516.017	Steve Croasdale	Westport Hazard Overlay	Amend	Amend associated objectives, policies and rules to be more enabling of development.	Reject
S516.054	Steve Croasdale	SUB - R13	Support	Retain	Accept in part
S516.059	Steve Croasdale	SUB - R23	Support	Retain	Reject
S524.041	Federated Farmers of New Zealand	NH - O1	Support in part	Reword NH-O1: <b>A risk based approach for managing natural hazard risk is used for new subdivision, use and development.</b>	Accept in part
FS109.003	Snodgrass Road Submitters		Support in part	Allow in part	Accept in part
FS115.4	Murray Stewart		Support in part	Allow in part	Accept in part
FS55.21	Horticulture New Zealand		Support	Allow	Accept in part
S524.042	Federated Farmers of New Zealand	NHO3	Amend	Amend NH-O3 To only locate critical infrastructure within areas of significant natural hazard risk where there is no reasonable alternative, and to design infrastructure so as not to exacerbate natural hazard risk to people and property and is designed to maintain integrity and ongoing function during and after natural hazards	Reject
S524.043	Federated Farmers of New Zealand	NHP7	Support	Retain NH-P7 as notified	Accept in part
S524.044	Federated Farmers of New Zealand	Natural Hazards	Not Stated	There should be provision for unoccupied farm buildings in natural hazard areas as these have a lower risk than occupied buildings	Accept
S533.003	Lauren Nyhan Anthony Phillips	NHR33	Oppose	Remove Restricted discretionary activity status for existing subdivisions. Alternatively, exclude residential activities other than primary residential dwellings from this rule.	Reject
S535.001	Neil Mouat	Natural Hazards Objectives	Amend	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				of hazards including rockwalls and stopbanks is recognised and protected	
S535.002	Neil Mouat	NHP3	Oppose in part	Amend to: When managing natural hazards: a. Promote the use of natural features and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and b. Avoid increasing risk to people, property and the environment; while c. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and critical infrastructure.	Accept
FS137.008	The O'Conor Institute Trust Board		Support	Allow	Accept
S535.003	Neil Mouat	NHP10	Oppose in part	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording.	Reject
S535.004	Neil Mouat	NHR1	Oppose in part	Amend rule so that there is ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays.	Reject
S535.029	Neil Mouat	SUB - R21	Oppose in part	Amend to: Activity status where compliance not achieved: <del>Non-complying</del> N/A.	Reject
S538.009	Buller District Council	Definitions	Oppose in part	Amend the definition as follows: <del>Community Facilities, Education Facilities and Health Facilities</del> Means in relation to natural hazards. All community buildings where people congregate including places of worship, Marae, daycare, primary secondary and tertiary education facilities, medical facilities excluding hospital and medical centres with surgery facilities.	Accept
FS222.048	Westpower Limited		Oppose	Disallow	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.094	Buller District Council	Natural Hazards Objectives	Support	Retain as notified.	Accept in part
S538.095	Buller District Council	Natural Hazards Policies	Support	Insert flexibility within Policy P10 - b. Residential activities shouldn't need to be linked to a public good but need to ensure the hazard can be mitigated.	Accept
FS109.006	Snodgrass Road Submitters		Support in part	Allow in part	Accept
S538.096	Buller District Council	NHR1	Support	Retain as notified.	Accept in part
S538.097	Buller District Council	NHR2	Support	Retain as notified.	Accept in part
S538.098	Buller District Council	NHR3	Support	Retain as notified.	Accept in part
S538.099	Buller District Council	NHR4	Support	Retain as notified.	Accept in part
S538.100	Buller District Council	NHR5	Support	Retain as notified.	Reject
S538.101	Buller District Council	NHR6	Support	Retain as notified.	Reject
S538.102	Buller District Council	NHR7	Support	Retain as notified.	Reject
S538.103	Buller District Council	NHR8	Support	Retain as notified.	Reject
S538.104	Buller District Council	NHR9	Support in part	Ensure overlays are supported with evidence and defined correctly. Further work may be required in regard to identification of overlays and the extent they cover.	Accept
FS109.011	Snodgrass Road Submitters		Support in part	Allow in part	Accept
S538.105	Buller District Council	NHR10	Support	Retain as notified.	Reject
S538.106	Buller District Council	NHR11	Support	Retain as notified.	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.107	Buller District Council	NHR12	Support in part	Insert h from R 11 into matters of discretion for R12.	Reject
S538.108	Buller District Council	NHR13	Support	Retain as notified.	Reject
S538.109	Buller District Council	NHR14	Support	Retain as notified.	Reject
S538.110	Buller District Council	NHR15	Support in part	Insert clarity around permitted activity status for unoccupied buildings.	Accept in part
S538.111	Buller District Council	NHR16	Support in part	Insert clarity around permitted activity status for unoccupied buildings.	Accept in part
S538.112	Buller District Council	NHR17	Support in part	Insert clarity around permitted activity status for unoccupied buildings.	Accept in part
S538.113	Buller District Council	NHR18	Support in part	<p>Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15).</p> <p>Insert permitted activity rule addressing unoccupied buildings in each buffer.</p> <p>While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.</p>	Accept in part
S538.114	Buller District Council	NHR19	Support in part	<p>Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15).</p> <p>Insert permitted activity rule addressing unoccupied buildings in each buffer.</p> <p>While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.</p>	Accept in part
S538.115	Buller District Council	NHR20	Support in part	<p>Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15).</p> <p>Insert permitted activity rule addressing unoccupied buildings in each buffer.</p>	Accept in part

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.	
<b>S538.116</b>	Buller District Council	NHR21	Support in part	<p>Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15).</p> <p>Insert permitted activity rule addressing unoccupied buildings in each buffer.</p> <p>While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.</p>	Accept in part
<b>S538.117</b>	Buller District Council	NHR22	Support in part	<p>Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15).</p> <p>Insert permitted activity rule addressing unoccupied buildings in each buffer.</p> <p>While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.</p>	Accept in part
<b>S538.118</b>	Buller District Council	NHR23	Support in part	<p>Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15).</p> <p>Insert permitted activity rule addressing unoccupied buildings in each buffer.</p> <p>While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.</p>	Accept in part
<b>S538.119</b>	Buller District Council	NHR24	Support in part	<p>Insert additional permitted activity rule in each buffer addressing repairs and maintenance to unoccupied buildings in each buffer (see comment in R15).</p> <p>Insert permitted activity rule addressing unoccupied buildings in each buffer.</p> <p>While considering the definition of Additions and Alterations clarify where extensions to floor areas sit.</p>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.120	Buller District Council	NHR20	Support in part	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document	Accept in part
S538.121	Buller District Council	NHR21	Support in part	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document	Accept in part
S538.122	Buller District Council	NHR24	Support in part	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document	Accept in part
S538.123	Buller District Council	NHR25	Support in part	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document	Accept in part
S538.124	Buller District Council	NHR27	Support in part	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document	Accept in part
S538.125	Buller District Council	NHR28	Support in part	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document	Accept in part
S538.126	Buller District Council	NHR30	Support in part	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document	Accept in part
S538.127	Buller District Council	NHR31	Support in part	Alter bullet numbering in R21. Note: this discrepancy is a common theme throughout the document	Accept in part
S538.128	Buller District Council	NHR20	Support in part	If the intended ASP meaning is the same for all four rules, rectify R30 wording to mirror R20, R24, and R27. If ASP meaning for R30 is intended to be different, clarify meaning.	Accept in part
S538.129	Buller District Council	NHR24	Support in part	If the intended ASP meaning is the same for all four rules, rectify R30 wording to mirror R20, R24, and R27. If ASP meaning for R30 is intended to be different, clarify meaning.	Accept in part
S538.130	Buller District Council	NHR27	Support in part	If the intended ASP meaning is the same for all four rules, rectify R30 wording to mirror R20, R24, and R27. If ASP meaning for R30 is intended to be different, clarify meaning.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.131	Buller District Council	NHR30	Support in part	If the intended ASP meaning is the same for all four rules, rectify R30 wording to mirror R20, R24, and R27. If ASP meaning for R30 is intended to be different, clarify meaning.	Accept in part
S538.132	Buller District Council	NHR21	Support in part	If the intended meaning is the same for all four rules, rectify R28 wording to mirror R21, R25, and R31, or vice versa. If ASRDA meaning for R28 is intended to be different, clarify meaning.	Accept in part
S538.133	Buller District Council	NHR25	Support in part	If the intended meaning is the same for all four rules, rectify R28 wording to mirror R21, R25, and R31, or vice versa. If ASRDA meaning for R28 is intended to be different, clarify meaning.	Accept in part
S538.134	Buller District Council	NHR28	Support in part	If the intended meaning is the same for all four rules, rectify R28 wording to mirror R21, R25, and R31, or vice versa. If ASRDA meaning for R28 is intended to be different, clarify meaning.	Accept in part
S538.135	Buller District Council	NHR31	Support in part	If the intended meaning is the same for all four rules, rectify R28 wording to mirror R21, R25, and R31, or vice versa. If ASRDA meaning for R28 is intended to be different, clarify meaning.	Accept in part
S538.136	Buller District Council	NHR21	Support in part	If the intended meaning is the same for all four rules, rectify R21 wording to mirror R25, R28 and R31, or vice versa. If ASRDA meaning for R21 is intended to be different, clarify meaning.	Accept in part
S538.137	Buller District Council	NHR25	Support in part	If the intended meaning is the same for all four rules, rectify R21 wording to mirror R25, R28 and R31, or vice versa. If ASRDA meaning for R21 is intended to be different, clarify meaning.	Accept in part
S538.138	Buller District Council	NHR28	Support in part	If the intended meaning is the same for all four rules, rectify R21 wording to mirror R25, R28 and R31, or vice versa. If ASRDA meaning for R21 is intended to be different, clarify meaning.	Accept in part
S538.139	Buller District Council	NHR31	Support in part	If the intended meaning is the same for all four rules, rectify R21 wording to mirror R25, R28 and R31, or vice versa. If ASRDA meaning for R21 is intended to be different, clarify meaning.	Accept in part



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.140	Buller District Council	NHR21	Support in part	That the word proposed be removed from the rules.	Accept
S538.141	Buller District Council	NHR25	Support in part	That the word proposed be removed from the rules.	Accept
S538.142	Buller District Council	NHR28	Support in part	That the word proposed be removed from the rules.	Accept
S538.143	Buller District Council	NHR31	Support in part	That the word proposed be removed from the rules.	Accept
S538.144	Buller District Council	NHR25	Support	Retain as notified.	Reject
S538.145	Buller District Council	NHR26	Support	Retain as notified.	Reject
S538.146	Buller District Council	NHR28	Support	Retain as notified.	Reject
S538.147	Buller District Council	NHR26	Support	Retain as notified.	Reject
S538.148	Buller District Council	NHR31	Support	Reword title for R31 as there appears to be a typo.	Accept in part
S538.149	Buller District Council	NHR33	Support in part	No changes to R33, however insert rule above R33 for permitted activity criteria to address the following: Unoccupied buildings within the overlay Repairs and maintenance to existing buildings and structures  Extensions to floor area of existing buildings need to be addressed.	Accept in part
FS222.050	Westpower Limited		Oppose	Disallow	Reject
S538.150	Buller District Council	NHR34	Support	Retain as notified.	Reject
S538.160	Buller District Council	NHR47	Support	Add advice note for clarity.	Reject
S538.161	Buller District Council	NHR49	Support	Add advice note for clarity.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.162	Buller District Council	NHR52	Support in part	<p>Rewrite rule NH-R52. A simplified rule would be preferred, however if a similar format is followed as proposed in R52 a suggestion is below. Our changes are based on using the existing TTPP definitions. There may be merit in separating out the use of additions and alterations to ensure that a clear concise interpretation of the rules can be achieved for all plan users.</p> <p>Suggestion Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. These are <b>new buildings for sensitive activities</b> where the finished floor level is 500mm above 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event; or</li> <li>2. These are <b>new buildings for critical response facilities, commercial and industrial activities</b> where the finished floor level is 300mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event; or</li> <li>3. These are <b>additions and alterations to existing buildings currently used for sensitive activities</b> where there is no increase in the existing floor area that does not meet the finished floor level of 500mm above 1% ARI plus 1m sea level rise coastal event and a 1% AEP floor; or</li> <li>4. These are <b>additions and alterations to buildings for critical response facilities, commercial and industrial activities</b> where there is no increase in the existing floor area that does not meet the finished floor level is 300mm above a 1% ARI plus 1m sea level rise event and a 1% AEP flood event;</li> <li>5. These are <b>new unoccupied buildings</b>; or</li> <li>6. These are <b>unoccupied extensions</b> to existing buildings</li> <li>7. The <b>conversion of an unoccupied building</b> that alters the habitable space as to increase the likely number of inhabitants where the finished floor level is 500mm above 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event.</li> </ol>	Accept in part
FS137.014	The O'Conor Institute Trust Board		Oppose	Disallow	Reject
FS109.029	Snodgrass Road Submitters		Oppose in part	Disallow in part	Reject
FS235.009	Frank O'Toole		Oppose in part	Not stated	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.163	Buller District Council	NHR53	Support	Retain as notified.	Reject
FS235.0010	Frank O'Toole		Support	Not stated	Reject
S538.226	Buller District Council	Discretionary Activities	Support	Retain as notified with correction to the numbering.	Accept in part
S538.266	Buller District Council	SUB - R13	Support in part	That a minimum qualification be defined for "suitably qualified and experienced practitioner."	Accept
S538.270	Buller District Council	SUB - R28	Support	Retain as notified.	Reject
S539.004	Rosalie Sampson	Natural Hazards	Oppose	Remove flood overlays from Karamea	Reject
S539.005	Rosalie Sampson	Non-complying Activities	Amend	Amend non-complying activities for natural hazards to be restricted discretionary with a focus on hazard matters only.	Reject
S539.008	Rosalie Sampson	Natural Hazards Rules	Amend	Ensure that hazards of a similar level of risk are treated similarly within the rules.	Accept
S539.009	Rosalie Sampson	Natural Hazards Rules	Amend	Provide for more options within the rules to remedy or mitigate against the risks of natural hazards rather than pursuing "avoid" approaches	Accept in part
S543.004	Martin & Co Westport Ltd and Lumberland Building Market Westport	Natural Hazards	Oppose	That the plan includes the maps for Westport with the flood walls/stop banks included.	Reject
S543.005	Martin & Co Westport Ltd and Lumberland Building Market Westport	Westport Hazard Overlay	Oppose	Amend the rules so that they are based on floor heights required with the flood protection in place. If that is not possible it should include rules that allow them to be considered in the future. The rules should be amended to refer to a 2% AEP level. The rules should have provision to allow for these heights to come into effect for the various areas in town as the works are completed to protect that area.	Accept in part
S543.006	Martin & Co Westport Ltd and Lumberland Building Market Westport	Natural Hazards Objectives	Amend	Add a new objective: To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stop banks is recognised and protected	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S543.007	Martin & Co Westport Ltd and Lumberland Building Market Westport	NHP3	Oppose in part	Amend as follows: When managing natural hazards: a. Promote the use of natural features and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and b. Avoid increasing risk to people, property and the environment; while c. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and critical infrastructure	Accept
S543.027	Martin & Co Westport Ltd and Lumberland Building Market Westport	Westport Hazard Overlay	Oppose	Amend overlay and amend associated rules to be more enabling.	Reject
S543.028	Martin & Co Westport Ltd and Lumberland Building Market Westport	NHP13	Oppose	Amend to be more enabling	Reject
FS137.0010	The O'Conor Institute Trust Board		Support	Allow	Reject
S543.029	Martin & Co Westport Ltd and Lumberland Building Market Westport	NHR1	Oppose	amend to be more enabling	Reject
S543.030	Martin & Co Westport Ltd and Lumberland Building Market Westport	NHR52	Oppose	Amend to be more enabling	Reject
S543.031	Martin & Co Westport Ltd and Lumberland	NHR53	Oppose	Amend to be more enabling	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Building Market Westport				
<b>S543.032</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	Natural Hazards	Oppose	Oppose any extension of the flood hazard severe overlay from what has been notified that would include our properties.	Accept
<b>S543.033</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	SUB - R20	Oppose	Amend to be more enabling	Reject
<b>FS58.069</b>	Kāinga Ora - Homes and Communities		Support in part	Allow	Reject
<b>FS58.0128</b>	Kāinga Ora - Homes and Communities		Support	Allow	Reject
<b>S543.034</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	Flood Severe Overlay and Flood Susceptibility Overlay	Oppose	Amend the rules to be more enabling	Reject
<b>S543.035</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	Flood Severe Overlay and Flood Susceptibility Overlay	Oppose	Amend the rules to be more enabling	Reject
<b>S543.036</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	Natural Hazards	Oppose	Oppose any extension from what has been notified that would include our properties.	Accept
<b>S543.037</b>	Martin & Co Westport Ltd and Lumberland	NHP10	Oppose	Amend the policy to be more enabling	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Building Market Westport				
<b>S543.038</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	NHP11	Oppose	Amend the policy to be more enabling	Reject
<b>S543.039</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	Natural Hazards	Oppose	Oppose any extension from what has been notified that would include our properties.	Accept
<b>S543.040</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	Natural Hazards	Oppose	Oppose any extension from what has been notified that would include our properties.	Accept
<b>S543.043</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	SUB - P4	Oppose	Amend to be more enabling	Reject
<b>S543.044</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	SUB - R13	Oppose	Amend to be more enabling	Reject
<b>FS117.1</b>	Vance & Carol Boyd		Support	Allow	Reject
<b>S543.045</b>	Martin & Co Westport Ltd and Lumberland Building Market Westport	SUB - R21	Oppose	Amend to be more enabling	Reject
<b>S543.046</b>	Martin & Co Westport Ltd and Lumberland	SUB - R23	Oppose	Amend to be more enabling	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Building Market Westport				
S544.008	Peter Jefferies	Natural Hazards	Oppose	Remove the flood plain overlay from Lot 1 DP 3467, Section 2 BLK XV Waiwhero SD, Lot 1 DP 2743) in the Grey Valley, at 843 Atarau Road,	Accept
FS1.184	Grey District Council		Support in part	Allow in part	Accept
S544.009	Peter Jefferies	SUB - R23	Oppose	Delete the reference to the flood plain overlay in the rule	Accept
FS1.185	Grey District Council		Support in part	Allow in part	Accept
S545.008	Martin & Lisa Kennedy	Natural Hazards	Oppose	Remove the flood plain overlay from Lot 3 DP 2743) in the Grey Valley, at Atarau	Accept
FS1.187	Grey District Council		Support in part	Allow in part	Accept
S545.009	Martin & Lisa Kennedy	SUB - R23	Oppose	Delete the reference to the flood plain overlay in the rule	Accept
FS1.186	Grey District Council		Support in part	Allow in part	Accept
S546.008	Nick Pupich Sandy Jefferies	Natural Hazards	Support	Remove the flood plain overlay from Lot 3 DP 2743) in the Grey Valley, at Atarau	Accept
FS1.190	Grey District Council		Support in part	Allow in part	Accept
S546.009	Nick Pupich Sandy Jefferies	SUB - R23	Oppose	Delete the reference to the flood plain overlay in the rule	Accept
S547.019	Westpower Limited	BROWNFIELD	Amend	Amend sentence to read, means land that has been developed, <b>including energy activities and infrastructure.</b>	Reject
S547.023	Westpower Limited	CRITICAL RESPONSE FACILITIES	Amend	Add definition of <b>Major Dam means any dam of the same, or greater, scale as large dams associated with Large Scale hydro-electric generation schemes in Clause 3.31 of the Nation Policy Statement for Freshwater 2020.</b>	Accept in part
S547.121	Westpower Limited	Overview	Amend	Amend paragraph 3: The risks associated with natural hazards ... are considerably greater - hence risk is higher. <b>There is a</b>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and into neighbouring regions. Such activities have been, and will continue to be, developed taking into account the local conditions. This includes consideration of, and design for, natural hazard occurrence. Given the topography and conditions on the West Coast practical risk management solutions are required to ensure maintenance and enhancement of the energy supply to the communities. A risk-based approach ...".	
S547.122	Westpower Limited	Natural Hazards Objectives	Amend	Add a new objective: <b>To recognise and provide for the constraints imposed by the locational, technical, functional and operational requirements of energy activities, including energy aspects of infrastructure and critical infrastructure, with regard to natural hazards.</b>	Reject
S547.123	Westpower Limited	NHO6	Amend	Amend: Measures taken to ... other people, property, <b>energy activities and infrastructure, including critical infrastructure,</b> and the environment.	Reject
S547.124	Westpower Limited	NHP2	Amend	Amend: Where a natural hazard ... significant, apply a precautionary approach to <b>managing natural hazard risk.</b>	Reject
S547.125	Westpower Limited	NHP3	Amend	(1) Amend item c., "c. Recognising <b>and providing for</b> circumstances where hard engineering solutions may be the only practical means of protecting existing communities, <b>energy activities and infrastructure, including</b> critical infrastructure; <b>or.</b> ". (2) Add a new item d., " <b>d. recognising and providing for the locational, technical, functional and operational constraints and requirements of energy activities, including energy aspects of infrastructure and critical infrastructure.</b> ".	Reject
S547.128	Westpower Limited	NHP6	Amend	Amend NH-P6 a. Development of critical response facilities ( <b>note: in reference to major dams it is the dam itself and not other buildings and structures related to, or associated with, the dam that is being referred to.)</b> ".	Reject
S547.129	Westpower Limited	NHP6	Amend	Amend item a. Development of critical response facilities, <b>except where it is demonstrated that a site is needed due to the technical, locational, operational or functional constraints or requirements of an activity and earthquake hazard risk has been appropriately managed;</b>	Reject



## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.130	Westpower Limited	NHP7	Support	Retain	Accept in part
S547.131	Westpower Limited	NHP8	Amend	Amend: Avoid locating critical facilities within the Coastal Tsunami Hazard overlay ( <b>note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to.</b> )	Reject
S547.133	Westpower Limited	NHP11	Support	Retain	Accept in part
S547.134	Westpower Limited	NHP12	Amend	Amend g. The <b>locational, technical</b> , functional and operational <b>need constraints and requirements of activities needing</b> to locate in these areas; and ...	Reject
S547.135	Westpower Limited	NHR1	Amend	Amend this rule to ensure that it does not conflict with, or restrict, building activity that can occur under permitted activity rules elsewhere in the Natural Hazards Section.	Accept
S547.136	Westpower Limited	NHR1	Amend	It is not possible to make a submission in regard to the activity status for activities that do not comply with permitted standards "1.-5." As it is not known what the intent is in that regard.	Accept
S547.137	Westpower Limited	NHR6	Support	Retain	Reject
S547.138	Westpower Limited	NHR7	Support	Retain	Reject
S547.139	Westpower Limited	NHR8	Amend	Add <b>Note: With reference to Critical Response Facilities this rule does not apply to major dams.</b>	Reject
S547.140	Westpower Limited	NHR11	Amend	Add <b>Note: With reference to Critical Response Facilities this rule does not apply to major dams.</b>	Reject
S547.141	Westpower Limited	NHR11	Amend	Amend: a. Whether there is a <b>locational, technical</b> , functional or operational <b>need constraint or requirement</b> for the facility <b>needing</b> to be located locate in a flood ...	Reject
S547.142	Westpower Limited	NHR13	Amend	Resolve duplication with non-complying activity NH-R14	Reject
S547.143	Westpower Limited	NHR14	Amend	Resolve duplication with non-complying activity NH-R13	Reject
S547.144	Westpower Limited	NHR15	Amend	Amend 1. These are lawfully established or a Permitted Activity for <del>the zone in the plan.</del>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.145	Westpower Limited	NHR15	Amend	Amend 2. Any unoccupied buildings ... response facilities <b>NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.</b>	Reject
S547.146	Westpower Limited	NHR16	Amend	Add <b>Note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.</b>	Reject
S547.147	Westpower Limited	NHR17	Amend	Add <b>NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.</b>	Reject
S547.148	Westpower Limited	NHR18	Amend	(1) Amend terminology for consistency between this rule and NH-R20. (2) Define "major dam" as previously submitted. (4) Add a note to the rule, <b>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</b>	Reject
S547.149	Westpower Limited	NHR18	Amend	Add <b>NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.</b>	Reject
S547.150	Westpower Limited	NHR20	Amend	(1) Amend terminology for consistency between this rule and NH-R18. (2) Define "major dam" as previously submitted. (4) Add a note to the rule, <b>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</b>	Reject
S547.152	Westpower Limited	NHR24	Amend	(1) Amend terminology for consistency between this rule and NH-R18 and NH- 20. (2) Define "major dam" as previously submitted. (3) Add a note to the rule, <b>"(note: in reference to major dams it is the dam structure and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</b>	Reject
S547.153	Westpower Limited	NHR27	Amend	(1) Amend terminology for consistency between this rule and NH-R18, NH20 and NH-24. (2) Define "major dam" as previously submitted. (3) Add a note to the rule, <b>note: in reference to major dams it is</b>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<b>the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.</b>	
S547.156	Westpower Limited	NHR30	Amend	(1) Amend terminology for consistency between this rule and NH-R18, NH20, NH-24 and NH-27. (2) Define "major dam" as previously submitted. (3) Add a note to the rule, "(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"	Reject
S547.157	Westpower Limited	NHR30	Amend	Add <b>NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.</b>	Reject
S547.158	Westpower Limited	NHR32	Amend	Add <b>NOTE: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.</b>	Reject
S547.159	Westpower Limited	NHR35	Amend	Amend the heading of NH-R35, Repairs, Maintenance, <b>Upgrading</b> , Additions, Alterations ... .	Reject
S547.167	Westpower Limited	Coastal Tsunami Overlay	Amend	(1) The term "Critical Response Facility(ies)" is be removed from each item in NH-R47 and NH-R48 and placed in the heading of each of the rules as that is what the rules are about and would ensure consistency with NH-R49 terminology. (3) Define "major dam" as previously submitted. (2) Add a note to the rules, "(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"	Reject
S547.169	Westpower Limited	NHR50	Support	Retain	Accept in part
S547.384	Westpower Limited	SUB - R13	Amend	Add <b>f. The provision of infrastructure and services for drinking water, waste water and stormwater, telecommunications and energy.</b>	Reject
S547.385	Westpower Limited	SUB - R13	Amend	Add <b>g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure.</b>	Reject
S547.386	Westpower Limited	SUB - R13	Amend	Add <b>h. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical</b>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<b>infrastructure (including energy activities), rural activities or significant hazardous facilities.</b>	
S552.050	Buller Conservation Group	NHR8	Amend	Amend R8 and all NH rules with higher flood annual flood exceedance	Reject
S553.050	Frida Inta	Natural Hazards Rules	Amend	Amend R8 and all NH rules with higher flood annual flood exceedance	Reject
FS222.0127	Westpower Limited		Oppose	Disallow	Reject
S554.001	Lee Cummings	Natural Hazards	Support	Retain the tsunami hazard overlay boundaries at Rapahoe as notified	Reject
S554.003	Lee Cummings	Natural Hazards	Support	Retain the approach to natural hazards	Accept in part
S558.011	Chris & Jan Coll	NHP4	Support	Retain	Accept in part
S558.012	Chris & Jan Coll	NHP5	Support	Retain	Reject
S558.013	Chris & Jan Coll	NHP6	Support	Retain	Reject
S558.014	Chris & Jan Coll	NHP7	Support	Retain	Accept in part
S558.015	Chris & Jan Coll	NHP8	Support	Retain	Reject
S558.016	Chris & Jan Coll	NHP9	Support	Retain	Reject
S558.017	Chris & Jan Coll	NHP10	Amend	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development.	Reject
S558.018	Chris & Jan Coll	NHP10	Amend	Amend to read as in P11	Reject
S558.019	Chris & Jan Coll	NHP10	Amend	Delete ...and there is significant public or environmental benefit from doing so.	Accept
S558.020	Chris & Jan Coll	NHP12	Support	Retain	Accept in part
S558.022	Chris & Jan Coll	NHP11	Support	Retain	Accept in part
S558.023	Chris & Jan Coll	NHP13	Amend	Amend to be more enabling of development.	Reject
FS235.011	Frank O'Toole		Support	Not stated	Reject
S558.024	Chris & Jan Coll	NHR1	Amend	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.025	Chris & Jan Coll	NHR2	Amend	<p>Amend as follows: Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. The structure has been lawfully established; <u>and</u></li> <li>2. <u>There is no significant change to the size, scale and nature of the structure.</u></li> </ol> <p><del>Earthworks and land disturbance is the minimum required to undertake the activity;</del></p> <p><del>There is no change to the design, texture, or form of the structure;</del></p> <p><del>The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; and</del></p> <p><del>There is no reduction in public access.</del></p>	Accept in part
S558.026	Chris & Jan Coll	NHR3	Amend	Amend to be more enabling of upgrades.	Accept in part
S558.027	Chris & Jan Coll	NHR4	Amend	Delete point 1. Retain other points.	Reject
S558.028	Chris & Jan Coll	NHR5	Support	Retain	Reject
S558.029	Chris & Jan Coll	NHR6	Support	Amend status when compliance is not achieved to Discretionary for all overlays.	Reject
S558.030	Chris & Jan Coll	NHR7	Support	Retain	Reject
S558.031	Chris & Jan Coll	NHR8	Support	Amend to be more enabling.	Reject
S558.033	Chris & Jan Coll	NHR8	Amend	Separate overlays into different rules.	Reject
S558.034	Chris & Jan Coll	NHR9	Amend	Amend status when compliance is not achieved to Discretionary.	Reject
S558.035	Chris & Jan Coll	NHR11	Support	Retain	Reject
S558.036	Chris & Jan Coll	NHR12	Support	Amend matters to which discretion is restricted to the same matters listed in NH - R11	Reject
S558.037	Chris & Jan Coll	NHR13	Amend	Amend to be more enabling.	Reject
S558.038	Chris & Jan Coll	NHR14	Oppose	Delete	Reject
S558.039	Chris & Jan Coll	NHR14	Amend	Refer to decision sought for NH - R13.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.040	Chris & Jan Coll	NHR33	Support	Retain	Accept in part
S558.041	Chris & Jan Coll	NHR34	Support	Amend to being a Discretionary Activity.	Reject
S558.053	Chris & Jan Coll	NHR47	Support	Retain	Reject
S558.055	Chris & Jan Coll	NHR48	Support	Retain	Reject
S558.056	Chris & Jan Coll	NHR49	Support	Retain	Reject
S558.057	Chris & Jan Coll	NHR52	Amend	Amend to be more enabling.	Reject
FS235.012	Frank O'Toole		Support	Not stated	Reject
S558.058	Chris & Jan Coll	NHR53	Amend	Amend to be more enabling.	Reject
FS235.013	Frank O'Toole		Support	Not stated	Reject
S558.059	Chris & Jan Coll	Westport Hazard Overlay	Oppose	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
FS235.014	Frank O'Toole		Support	Not stated	Reject
S558.060	Chris & Jan Coll	Flood Severe Overlay and Flood Susceptibility Overlay	Support	retain extent of overlay as notified	Accept
S558.061	Chris & Jan Coll	Flood Severe Overlay and Flood Susceptibility Overlay	Amend	Amend associated objectives, policies and rules to be more enabling.	Reject
FS235.015	Frank O'Toole		Support	Not stated	Reject
S558.100	Chris & Jan Coll	Permitted Activities	Amend	Amend to be more enabling of development.	Reject
S558.102	Chris & Jan Coll	Permitted Activities	Amend	Amend wording to provide for building sites.	Reject
S558.190	Chris & Jan Coll	SUB - P4	Support	Amend point c. to recognise that a house can be raised/constructed above flood levels using piles or other building methods that do not involve raising the platform.	Accept
S558.238	Chris & Jan Coll	SUB - R13	Amend	Delete "sensitive activities" from point d.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.250	Chris & Jan Coll	SUB - R20	Support	Retain	Accept in part
S558.251	Chris & Jan Coll	SUB - R21	Amend	Amend to: Activity status where compliance not achieved: <del>Non-complying</del> <b>N/A.</b>	Accept in part
S558.254	Chris & Jan Coll	SUB - R23	Support	Retain	Reject
S558.257	Chris & Jan Coll	SUB - R26	Amend	Amend to Discretionary Activity.	Reject
S558.259	Chris & Jan Coll	SUB - R28	Amend	Amend to Discretionary Activity.	Reject
S558.310	Chris & Jan Coll	Restricted Discretionary Activities	Support	Retain	Accept in part
S558.314	Chris & Jan Coll	Permitted Activities	Amend	Amend significantly to reduce complexity and be more enabling of development.	Accept in part
S558.338	Chris & Jan Coll	Permitted Activities	Amend	Amend so that pre-existing non-compliance is accommodated when applying performance standards.	Reject
S558.341	Chris & Jan Coll	Restricted Discretionary Activities	Amend	Amend so that pre-existing non-compliance is accommodated when applying performance standards.	Reject
S558.393	Chris & Jan Coll	Discretionary Activities	Support	Retain	Accept in part
S558.415	Chris & Jan Coll	Discretionary Activities	Support	Retain	Accept in part
S558.737	Chris & Jan Coll	All Natural Hazard Overlays	Amend	Retain no land use rules for the Flood Plain Overlay.	Accept
S558.738	Chris & Jan Coll	Natural Hazards Objectives	Amend	Add a new objective: <b>To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rockwalls and stopbanks is recognised and protected.</b>	Reject
S558.739	Chris & Jan Coll	Natural Hazards Objectives	Amend	Retain	Accept in part
S558.740	Chris & Jan Coll	NHP1	Support	Retain	Accept in part
S558.741	Chris & Jan Coll	NHP2	Support	Retain	Accept in part
S558.742	Chris & Jan Coll	NHP3	Support	Retain	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S559.003	Stewart & Catherine Nimmo	NHR33	Oppose	Remove Restricted discretionary activity status for existing subdivisions. Alternatively, exclude residential activities other than primary residential dwellings from this rule.	Reject
S560.004	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Natural Hazards	Amend	Amend the Plan to have regard to emissions reduction plan and national adaptation plan.	Reject
FS55.23	Horticulture New Zealand		Support	Allow	Reject
S560.005	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Natural Hazards	Amend	Amend the Plan so areas that contain threatened and at-risk native species and indigenous biodiversity more broadly are considered in the Natural Hazards and Risks chapter and provision is made for their range expansion in response to climate related displacement.	Reject
FS222.0250	Westpower Limited		Oppose	Disallow	Accept
S560.186	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Natural Hazards	Amend	Add: <b>Incorporate space for indigenous biodiversity values to be retained and enhanced;</b>	Reject
FS222.0251	Westpower Limited		Oppose	Disallow	Accept
S560.535	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Permitted Activities	Amend	Amend: There is one permitted activity rule for maintenance and repair of natural hazard mitigation structures including earthworks	Accept in part
FS222.0252	Westpower Limited		Oppose	Disallow	Reject
S563.010	Geoff Volckman	Natural Hazards Rules	Support	Retain no land use rules for the Flood Plain Overlay.	Accept
S563.011	Geoff Volckman	Natural Hazards Objectives	Amend	Add a new objective: <b>To ensure the role of hazard mitigation played by protective structures and works that minimise</b>	Reject



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<b>impacts of hazards including rock walls and stopbanks is recognised and protected.</b>	
S563.012	Geoff Volckman	NHP12	Support	Retain	Accept in part
S563.013	Geoff Volckman	NHR1	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S563.014	Geoff Volckman	NHR12	Support	Retain	Accept in part
S563.015	Geoff Volckman	NHR13	Support	Retain	Accept in part
S563.048	Geoff Volckman	SUB - R13	Support	Retain	Accept in part
S563.053	Geoff Volckman	SUB - R23	Support	Retain	Reject
S564.013	Catherine Smart-Simpson	All Natural Hazard Overlays	Support	Retain no land use rules for the Flood Plain Overlay.	Accept
S564.014	Catherine Smart-Simpson	Natural Hazards Objectives	Amend	<b>Add a new objective: To ensure the role of hazard mitigation played by protectives structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.</b>	Reject
S564.015	Catherine Smart-Simpson	NHP12	Support	Retain	Accept in part
S564.016	Catherine Smart-Simpson	NHR1	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S564.017	Catherine Smart-Simpson	NHR12	Support	Retain	Accept in part
S564.018	Catherine Smart-Simpson	NHR13	Support	Retain	Accept in part
S564.054	Catherine Smart-Simpson	SUB - R13	Support	Retain	Accept in part
S564.059	Catherine Smart-Simpson	SUB - R23	Support	Retain	Reject
S565.006	Joel and Jennifer Watkins	NHR33	Amend	Remove Restricted discretionary activity status for existing subdivisions.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S565.012	Joel and Jennifer Watkins	NHR33	Amend	Alternative relief: exclude residential activities other than primary residential dwellings from this rule.	Reject
S565.037	Joel and Jennifer Watkins	NHR3	Oppose	Delete	Accept in part
S565.038	Joel and Jennifer Watkins	Natural Hazards	Oppose	Delete	Reject
S566.011	Chris J Coll Surveying Limited	NHP4	Support	Retain	Accept in part
S566.012	Chris J Coll Surveying Limited	NHP5	Support	Retain	Reject
S566.013	Chris J Coll Surveying Limited	NHP6	Support	Retain	Reject
S566.014	Chris J Coll Surveying Limited	NHP7	Support	Retain	Accept in part
S566.015	Chris J Coll Surveying Limited	NHP8	Support	Retain	Reject
S566.016	Chris J Coll Surveying Limited	NHP9	Support	Retain	Reject
S566.017	Chris J Coll Surveying Limited	NHP10	Amend	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development.	Reject
S566.018	Chris J Coll Surveying Limited	NHP10	Amend	Amend to read as in P11	Reject
S566.019	Chris J Coll Surveying Limited	NHP10	Amend	Delete ...and there is significant public or environmental benefit from doing so.	Accept
S566.020	Chris J Coll Surveying Limited	NHP12	Support	Retain	Accept in part
S566.022	Chris J Coll Surveying Limited	NHP11	Support	Retain	Accept in part
S566.023	Chris J Coll Surveying Limited	NHP13	Amend	Amend to be more enabling of development.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS137.011	The O'Conor Institute Trust Board		Support	Allow	Reject
FS235.023	Frank O'Toole		Support	Not stated	Reject
S566.024	Chris J Coll Surveying Limited	NHR1	Amend	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.	Reject
S566.025	Chris J Coll Surveying Limited	NHR2	Amend	Amend as follows: Activity Status Permitted Where:  1. The structure has been lawfully established; <u>and</u>  <u>2. There is no significant change to the size, scale and nature of the structure.</u>  Earthworks and land disturbance is the minimum required to undertake the activity;  <del>There is no change to the design, texture, or form of the structure;</del>  <del>The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; and</del>  <del>There is no reduction in public access.</del>	Accept in part
S566.026	Chris J Coll Surveying Limited	NHR3	Amend	Amend to be more enabling of upgrades.	Accept in part
S566.027	Chris J Coll Surveying Limited	NHR4	Amend	Delete point 1. Retain other points.	Reject
S566.028	Chris J Coll Surveying Limited	NHR5	Support	Retain	Reject
S566.029	Chris J Coll Surveying Limited	NHR6	Support	Amend status when compliance is not achieved to Discretionary for all overlays.	Reject
S566.030	Chris J Coll Surveying Limited	NHR7	Support	Retain	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.031	Chris J Coll Surveying Limited	NHR8	Support	Amend to be more enabling.	Reject
S566.033	Chris J Coll Surveying Limited	NHR8	Amend	Separate overlays into different rules.	Reject
S566.034	Chris J Coll Surveying Limited	NHR9	Amend	Amend status when compliance is not achieved to Discretionary.	Reject
S566.035	Chris J Coll Surveying Limited	NHR11	Support	Retain	Reject
S566.036	Chris J Coll Surveying Limited	NHR12	Support	Amend matters to which discretion is restricted to the same matters listed in NH - R11	Reject
S566.037	Chris J Coll Surveying Limited	NHR13	Amend	Amend to be more enabling.	Reject
S566.038	Chris J Coll Surveying Limited	NHR14	Oppose	Delete	Reject
S566.039	Chris J Coll Surveying Limited	NHR14	Amend	Refer to decision sought for NH - R13.	Reject
S566.040	Chris J Coll Surveying Limited	NHR33	Support	Retain	Accept in part
S566.041	Chris J Coll Surveying Limited	NHR34	Support	Amend to being a Discretionary Activity.	Reject
S566.053	Chris J Coll Surveying Limited	NHR47	Support	Retain	Reject
S566.055	Chris J Coll Surveying Limited	NHR48	Support	Retain	Reject
S566.056	Chris J Coll Surveying Limited	NHR49	Support	Retain	Reject
S566.057	Chris J Coll Surveying Limited	NHR52	Amend	Amend to be more enabling.	Reject
FS235.024	Frank O'Toole		Support	Not stated	Reject
S566.058	Chris J Coll Surveying Limited	NHR53	Amend	Amend to be more enabling.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS235.025	Frank O'Toole		Support	Not stated	Reject
S566.059	Chris J Coll Surveying Limited	Westport Hazard Overlay	Oppose	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
FS235.026	Frank O'Toole		Support	Not stated	Reject
S566.060	Chris J Coll Surveying Limited	Flood Severe Overlay and Flood Susceptibility Overlay	Support	retain extent of overlay as notified	Accept
S566.061	Chris J Coll Surveying Limited	Flood Severe Overlay and Flood Susceptibility Overlay	Amend	Amend associated objectives, policies and rules to be more enabling.	Reject
FS235.027	Frank O'Toole		Support	Not stated	Reject
S566.100	Chris J Coll Surveying Limited	Permitted Activities	Amend	Amend to be more enabling of development.	Reject
S566.190	Chris J Coll Surveying Limited	SUB - P4	Support	Amend point c. to recognise that a house can be raised/constructed above flood levels using piles or other building methods that do not involve raising the platform.	Accept
FS235.029	Frank O'Toole		Support	Allow	Accept
S566.238	Chris J Coll Surveying Limited	SUB - R13	Amend	Delete "sensitive activities" from point d.	Accept
S566.250	Chris J Coll Surveying Limited	SUB - R20	Support	Retain	Accept in part
S566.251	Chris J Coll Surveying Limited	SUB - R21	Amend	Amend to: Activity status where compliance not achieved: <del>Non-complying</del> <b>N/A.</b>	Accept in part
S566.254	Chris J Coll Surveying Limited	SUB - R23	Support	Retain	Reject
S566.257	Chris J Coll Surveying Limited	SUB - R26	Amend	Amend to Discretionary Activity.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS154.032	Davis Ogilvie & Partners Ltd		Oppose	Disallow	Accept
FS154.033	Davis Ogilvie & Partners Ltd		Oppose	Disallow	Accept
S566.259	Chris J Coll Surveying Limited	SUB - R28	Amend	Amend to Discretionary Activity.	Reject
FS154.034	Davis Ogilvie & Partners Ltd		Support in part	Allow in part	Reject
S566.310	Chris J Coll Surveying Limited	Restricted Discretionary Activities	Support	Retain	Accept in part
S566.314	Chris J Coll Surveying Limited	Permitted Activities	Amend	Amend significantly to reduce complexity and be more enabling of development.	Accept in part
S566.338	Chris J Coll Surveying Limited	Permitted Activities	Amend	Amend so that pre-existing non-compliance is accommodated when applying performance standards.	Reject
S566.341	Chris J Coll Surveying Limited	Restricted Discretionary Activities	Amend	Amend so that pre-existing non-compliance is accommodated when applying performance standards.	Reject
S566.378	Chris J Coll Surveying Limited	Discretionary Activities	Support	Retain	Accept in part
S566.393	Chris J Coll Surveying Limited	Discretionary Activities	Support	Retain	Accept in part
S566.415	Chris J Coll Surveying Limited	Discretionary Activities	Support	Retain	Accept in part
S566.701	Chris J Coll Surveying Limited	Discretionary Activities	Support	Retain	Accept in part
S566.737	Chris J Coll Surveying Limited	All Natural Hazard Overlays	Amend	Retain no land use rules for the Flood Plain Overlay.	Accept
S566.738	Chris J Coll Surveying Limited	Natural Hazards Objectives	Amend	Add a new objective: <b>To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rockwalls and stopbanks is recognised and protected.</b>	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.739	Chris J Coll Surveying Limited	Natural Hazards Objectives	Amend	Retain	Accept in part
S566.740	Chris J Coll Surveying Limited	NHP1	Support	Retain	Accept in part
S566.741	Chris J Coll Surveying Limited	NHP2	Support	Retain	Accept in part
S566.742	Chris J Coll Surveying Limited	NHP3	Support	Retain	Accept in part
S567.094	William McLaughlin	All Natural Hazard Overlays	Amend	Retain no land use rules for the Flood Plain Overlay.	Accept
S567.095	William McLaughlin	Natural Hazards Objectives	Amend	Add a new objective: <b>To ensure the role of hazard mitigation played by protectives structures and works that minimise impacts of hazards including rockwalls and stopbanks is recognised and protected.</b>	Reject
FS235.0118	Frank O'Toole		Support	Allow	Reject
S567.096	William McLaughlin	Natural Hazards Objectives	Amend	Retain	Accept in part
S567.097	William McLaughlin	NHP1	Support	Retain	Accept in part
S567.098	William McLaughlin	NHP2	Support	Retain	Accept in part
S567.099	William McLaughlin	NHP3	Support	Retain	Accept in part
S567.100	William McLaughlin	NHP4	Support	Retain	Accept in part
S567.101	William McLaughlin	NHP5	Support	Retain	Reject
S567.102	William McLaughlin	NHP6	Support	Retain	Reject
S567.103	William McLaughlin	NHP7	Support	Retain	Accept in part

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.104	William McLaughlin	NHP8	Support	Retain	Reject
S567.105	William McLaughlin	NHP9	Support	Retain	Reject
S567.106	William McLaughlin	NHP10	Amend	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development.	Reject
FS235.0119	Frank O'Toole		Support	Allow	Reject
S567.107	William McLaughlin	NHP10	Amend	Amend to read as in P11	Reject
S567.108	William McLaughlin	NHP10	Amend	Delete ...and there is significant public or environmental benefit from doing so.	Accept
S567.109	William McLaughlin	NHP12	Support	Retain	Accept in part
S567.110	William McLaughlin	NHP11	Support	Retain	Accept in part
S567.111	William McLaughlin	NHP13	Amend	Amend to be more enabling of development.	Accept in part
S567.112	William McLaughlin	NHR1	Amend	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.	Reject
S567.113	William McLaughlin	NHR2	Amend	<p>Amend as follows: Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. The structure has been lawfully established; <u>and</u></li> <li>2. There is no significant change to the size, scale and nature of the structure.</li> </ol> <p><del>Earthworks and land disturbance is the minimum required to undertake the activity;</del></p> <p><del>There is no change to the design, texture, or form of the structure;</del></p> <p><del>The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; and</del></p>	Accept in part



## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				There is no reduction in public access.	
S567.114	William McLaughlin	NHR3	Amend	Amend to be more enabling of upgrades.	Accept in part
S567.115	William McLaughlin	NHR4	Amend	Delete point 1. Retain other points.	Reject
S567.116	William McLaughlin	NHR5	Support	Retain	Reject
S567.117	William McLaughlin	NHR6	Support	Amend status when compliance is not achieved to Discretionary for all overlays.	Reject
S567.118	William McLaughlin	NHR7	Support	Retain	Reject
S567.119	William McLaughlin	NHR8	Support	Amend to be more enabling.	Reject
S567.120	William McLaughlin	NHR8	Amend	Separate overlays into different rules.	Reject
S567.121	William McLaughlin	NHR9	Amend	Amend status when compliance is not achieved to Discretionary.	Reject
S567.122	William McLaughlin	NHR11	Support	Retain	Reject
S567.123	William McLaughlin	NHR12	Support	Amend matters to which discretion is restricted to the same matters listed in NH - R11	Reject
S567.124	William McLaughlin	NHR13	Amend	Amend to be more enabling.	Reject
S567.125	William McLaughlin	NHR14	Oppose	Delete	Reject
S567.126	William McLaughlin	NHR14	Amend	Refer to decision sought for NH - R13.	Reject
S567.127	William McLaughlin	NHR33	Support	Retain	Accept in part

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.128	William McLaughlin	NHR34	Support	Amend to being a Discretionary Activity.	Reject
S567.139	William McLaughlin	NHR47	Support	Retain	Reject
S567.140	William McLaughlin	NHR48	Support	Retain	Reject
S567.141	William McLaughlin	NHR49	Support	Retain	Reject
S567.142	William McLaughlin	NHR52	Amend	Amend to be more enabling.	Reject
FS235.0121	Frank O'Toole		Support	Not stated	Reject
S567.143	William McLaughlin	NHR53	Amend	Amend to be more enabling.	Reject
FS235.0122	Frank O'Toole		Support	Not stated	Reject
S567.144	William McLaughlin	Westport Hazard Overlay	Oppose	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
FS235.0123	Frank O'Toole		Support	Not stated	Reject
S567.145	William McLaughlin	Flood Severe Overlay and Flood Susceptibility Overlay	Support	retain extent of overlay as notified	Accept
S567.146	William McLaughlin	Flood Severe Overlay and Flood Susceptibility Overlay	Amend	Amend associated objectives, policies and rules to be more enabling.	Reject
S567.263	William McLaughlin	SUB - P4	Support	Amend point c. to recognise that a house can be raised/constructed above flood levels using piles or other building methods that do not involve raising the platform.	Accept
S567.307	William McLaughlin	SUB - R13	Amend	Delete "sensitive activities" from point d.	Accept

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.318	William McLaughlin	SUB - R20	Support	Retain	Accept in part
S567.319	William McLaughlin	SUB - R21	Amend	Amend to: Activity status where compliance not achieved:Non-complying <b>N/A</b> .	Accept in part
S567.321	William McLaughlin	SUB - R23	Support	Retain	Reject
S567.324	William McLaughlin	SUB - R26	Amend	Amend to Discretionary Activity.	Reject
S567.326	William McLaughlin	SUB - R28	Amend	Amend to Discretionary Activity.	Reject
S573.001	Fire and Emergency New Zealand	CRITICAL RESPONSE FACILITIES	Support	No amendment sought.	Accept in part
S573.005	Fire and Emergency New Zealand	Hazardous Substances	Support	Natural Hazard has the meaning as in section 2 of the RMA: means  any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.	Accept
S574.190	Laura Coll McLaughlin	SUB - P4	Support	Amend point c. to recognise that a house can be raised/constructed above flood levels using piles or other building methods that do not involve raising the platform.	Accept
FS235.066	Frank O'Toole		Support	Allow	Accept
S574.238	Laura Coll McLaughlin	SUB - R13	Amend	Delete "sensitive activities" from point d.	Accept
S574.250	Laura Coll McLaughlin	SUB - R20	Support	Retain	Accept in part
S574.251	Laura Coll McLaughlin	SUB - R21	Amend	Amend to: Activity status where compliance not achieved:Non-complying <b>N/A</b> .	Accept in part

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.257	Laura Coll McLaughlin	SUB - R26	Amend	Amend to Discretionary Activity.	Reject
S574.259	Laura Coll McLaughlin	SUB - R28	Amend	Amend to Discretionary Activity.	Reject
S574.737	Laura Coll McLaughlin	All Natural Hazard Overlays	Amend	Retain no land use rules for the Flood Plain Overlay.	Accept
S574.738	Laura Coll McLaughlin	Natural Hazards Objectives	Amend	Add a new objective: <b>To ensure the role of hazard mitigation played by protectives structures and works that minimise impacts of hazards including rockwalls and stopbanks is recognised and protected.</b>	Reject
S574.739	Laura Coll McLaughlin	Natural Hazards Objectives	Amend	Retain	Accept in part
S574.740	Laura Coll McLaughlin	NHP1	Support	Retain	Accept in part
S574.741	Laura Coll McLaughlin	NHP2	Support	Retain	Accept in part
S574.742	Laura Coll McLaughlin	NHP3	Support	Retain	Accept in part
S576.005	Brian Anderson	Natural Hazards	Amend	Amend mapping of flood plains to be specific and exclude the hill sides adjacent to flood plains which (a) are clearly not flood plains, and (b) are not susceptible to flood risk.	Accept
S576.011	Brian Anderson	NHP4	Support	Retain	Accept in part
S576.012	Brian Anderson	NHP5	Support	Retain	Reject
S577.011	Koiterangi Lime Co LTD	Natural Hazards Rules	Support	Retain no land use rules for the Flood Plain Overlay.	Accept
S577.012	Koiterangi Lime Co LTD	Natural Hazards Objectives	Amend	Add a new objective: <b>To ensure the role of hazard mitigation played by protectives structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.</b>	Reject
S577.013	Koiterangi Lime Co LTD	NHP12	Support	Retain	Accept in part

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S577.014	Koiterangi Lime Co LTD	NHR1	Oppose	Delete time limit.	Reject
S577.015	Koiterangi Lime Co LTD	NHR1	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays	Reject
S577.016	Koiterangi Lime Co LTD	NHR12	Support	Retain	Reject
S577.017	Koiterangi Lime Co LTD	NHR13	Support	Retain	Reject
S577.059	Koiterangi Lime Co LTD	SUB - R13	Support	Retain	Accept in part
S577.064	Koiterangi Lime Co LTD	SUB - R23	Support	Retain	Reject
S578.005	Anthony Eden	Natural Hazards Policies	Amend	New policy on who should be funding the cost of flood and disaster mitigation on individual communities, and ensure this is fair and consistent across the region.	Reject
S579.002	Tim and Phaedra Robins	NHR33	Amend	Amend to remove Restricted discretionary activity status for existing subdivisions	Reject
S579.003	Tim and Phaedra Robins	NHR33	Amend	Alternative relief amend to exclude residential activities other than primary residential dwellings from this rule	Reject
S581.001	David Ellerm	BROWNFIELD	Amend	Add: ... <b>or land that has previously been developed for residential or industrial activities that have since been discontinued.</b>	Reject
S581.014	David Ellerm	NHO1	Amend	Amend to read: To <b>apply use</b> a regionally consistent, risk-based <b>and modelled</b> approach to natural hazard management.	Reject
S581.015	David Ellerm	Natural Hazards	Amend	Amend the overlay to remove Te Kinga from the Flood Plain overlay	Accept
FS143.003	Te Kinga Investments Ltd		Support	Not stated	Accept
FS142.003	Cashmere Bay Dairy Ltd		Support	Not stated	Accept

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS1.255	Grey District Council		Support in part	Allow in part	Accept
S581.016	David Ellerm	Natural Hazards Policies	Amend	Further consultation to better understand any historical and future potential flood risks.	Accept
S581.017	David Ellerm	Natural Hazards Policies	Support	Retain	Accept in part
FS143.004	Te Kinga Investments Ltd		Oppose	Not stated	Accept in part
FS142.004	Cashmere Bay Dairy Ltd		Oppose	Not stated	Accept in part
S581.018	David Ellerm	Natural Hazards	Amend	Remove Flood Plan overlay from Cashmere Bay Road residential Lots 1-28 and adjoining sites Lot 3 & 4 DP3957	Accept
S595.001	Frank O'Toole	NHR52	Amend	Amend the need to provide flood protection to the levels set out.	Accept
S595.002	Frank O'Toole	NHR52	Amend	Amend NH - R52 (2 - 5) to allow for finished floor levels for buildings for sensitive activities to be built to the 1 in 100 year ARI coastal event (without sea level rise) and the 1%AEP flood event until the Flood Protection Scheme is in place	Reject
S595.003	Frank O'Toole	Natural Hazards Objectives	Amend	Amend Objectives to set out the District Council's role in ensuring flood protection scheme provides protection for all land occurs	Reject
S595.004	Frank O'Toole	Natural Hazards Policies	Amend	Amend Policies to set out the District Council's role in ensuring flood protection scheme provides protection for all land occurs	Reject
S595.005	Frank O'Toole	NHR52	Amend	Amend the wording of the NH - R52 (1) to allow for new development to occur once an appropriate scheme is in place	Accept in part
S595.006	Frank O'Toole	NHR52	Amend	Amend the residential zone rules to allow an exception for recession plane intrusions caused by elevated floor levels arising from compliance with the NH - R52	Reject
S595.007	Frank O'Toole	Natural Hazards	Amend	Introduce a Council operated tool that generates the minimum floor levels required across the overlay when a protection scheme is not in place,	Accept
FS118.3	Bert Hofmans		Support	Allow	Accept
S595.013	Frank O'Toole	Natural Hazards	Amend	amend to ensure property be fully included within the limits of future stop bank protection designed to service Westport.	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S595.016	Frank O'Toole	SUB - O2	Amend	Amend to read: Subdivision occurs in locations and at a rate that: a. ...f. Avoids <b>Sufficiently mitigates risks from</b> significant natural hazards and are built to be resilient to natural hazards.	Reject
S595.017	Frank O'Toole	SUB - P6	Amend	Avoid subdivision: a. ... f. In areas of <b>that does not manage</b> significant risk of natural hazards, where this is for the purposes of accommodating and/or servicing people and communities.	Reject
FS154.028	Davis Ogilvie & Partners Ltd		Support	Allow	Reject
S595.018	Frank O'Toole	SUB - R13	Amend	Amend to allow relief from the building platform standard SUB - S2 (2)(c) to reconcile the inconsistency in the rule framework, or some other similar relief that allows for SUB - R13 to function as intended	Accept
S602.037	Department of Conservation	Natural Hazards	Amend	Natural Hazards	Accept in part
S602.038	Department of Conservation	Natural Hazards Objectives	Amend	Add new objective: <b>NH-07 Subdivision, use and development does not create or exacerbate adverse natural hazard effects on other people, property, infrastructure and the environment.</b>	Reject
S602.039	Department of Conservation	NHP4	Amend	Amend Policy NH-P4: Natural hazard assessment, ... a. ... g. <b>Changes to the magnitude, frequency and duration of severe weather events.</b>	Accept
S602.040	Department of Conservation	NHP10	Amend	Amend Policy NH-P10: Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that: a. The activity has an operational and functional need to locate within the hazard area; and <b>b. There is no significant risks from natural hazards; and</b> c. That the activity incorporates mitigation of risk to life, property and the environment, and there is significant public or environmental benefit in doing so.	Reject
S602.041	Department of Conservation	NHP11	Amend	Amend Policy NH-P11: Allow development in the Land Instability Alert, Coastal Alert and Flood Susceptibility overlays where: a. Mitigation measures avoid risk to life and minimise risk to property and the environment; and b. The risk to adjacent properties, activities and people <b>is not</b>	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<b>significant, and</b> is not increased as a result of the activity proceeding.	
S602.042	Department of Conservation	NHP12	Amend	Amend Policy NH-P12: When assessing the effects of activities in natural hazard overlays consider: a. The effects of natural hazards on people, property and the environment; b. technological and engineering mitigation measures and other non-engineered options; <b>c. Discouraging hard protection structures and avoiding hard protection structures in the Coastal Environment;</b> d. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; e. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk; f. The timing, location, scale and nature of any earthworks in relation to natural hazard risk; g. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site; h. The functional or operational need to locate in these areas; and i. Any significant adverse effects on the environment of any proposed mitigation measures.	Reject
FS222.078	Westpower Limited		Oppose	Disallow	Accept
S602.043	Department of Conservation	NHR2	Support	Amend Rule NH- R2: Activity Status Permitted Where: The structure has been lawfully established; Earthworks and land disturbance is <del>the minimum required to undertake the activity</del> <b>contained wholly within the footprint of the mitigation structure;</b> There is no change to the design, texture, or form of the structure; The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; and There is no reduction in public access....	Reject
FS222.079	Westpower Limited		Oppose	Disallow	Accept
S602.044	Department of Conservation	NHR3	Amend	Amend Rule NH- R3: Activity Status Permitted	Reject



## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>Where:</p> <ol style="list-style-type: none"> <li>1. The structure has been lawfully established;</li> <li>2. Earthworks and land disturbance is the minimum required to undertake the activity <b>wholly contained within the footprint of the structure, or is otherwise no more than 100m3 and 200m2 in area in any 12 month period;</b></li> <li>3. ....</li> </ol>	
FS222.080	Westpower Limited		Oppose	Disallow	Accept
S602.045	Department of Conservation	Natural Hazards Rules	Amend	<p>Insert new Rule: <b>NH - RX Demolition and Removal of a Natural Hazard Mitigation Structure within all zones and Overlay Areas</b>  <b>Activity Status Permitted</b>  <b>Advice Note: Where structures are identified as Historic Heritage Items in Schedule One, then the Historic Heritage Rules apply</b>  <b>Activity status where compliance not achieved: N/A</b></p>	Reject
S602.046	Department of Conservation	NHR4	Amend	<p>Amend Rule NH- R4: Activity Status <del>Permitted</del> Restricted Discretionary  Where:</p> <ol style="list-style-type: none"> <li>1. The structure is located outside of any Overlay Chapter area identified in Schedules 1-8;</li> <li>2. <del>Earthworks and land disturbance is the minimum required to undertake the activity;</del></li> <li>3. There is no reduction in public access;</li> <li>4. It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing...</li> </ol> <p><b>Discretion is restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <b>The effects of natural hazards on people and property;</b></li> <li>2. <b>Considering whether the proposed earthworks and land disturbance is the minimum required to undertake the activity;</b></li> </ol>	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<ol style="list-style-type: none"> <li>3. Technological and engineering mitigation measures and other non-engineered options;</li> <li>4. Discouraging hard protection structures;</li> <li>5. The location and design of the natural hazard mitigation structure;</li> <li>6. Any freeboard requirements to be included;</li> <li>7. The management of vegetation or other natural features to mitigate natural hazard risk;</li> <li>8. The timing, location, scale and nature of any earthworks in relation to the natural hazard structure;</li> <li>9. Adverse effects on ecosystems and indigenous biodiversity;</li> <li>10. Any other adverse effects on the environment of the proposed natural hazard mitigation structure; and</li> <li>11. Alternative methods to avoid or mitigate the identified hazard risks....</li> </ol>	
FS222.081	Westpower Limited		Oppose	Disallow	Accept
S602.047	Department of Conservation	NHR5	Amend	Amend: Repairs, Maintenance, Operation, Upgrade of Existing Natural Hazard Mitigation Structures and New Natural Hazard Mitigation Structures not meeting Permitted or Restricted Discretionary Activity Standards	Reject
S602.049	Department of Conservation	Natural Hazards	Support	Map the Hokitika Flood and Coastal Erosion Protection Scheme	Reject
S602.050	Department of Conservation	NHR50	Oppose	<p>Amend: Activity Status Permitted</p> <p>Where:</p> <p>All new buildings are protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event, as certified by the West Coast Regional Council. <del>Where new buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event:</del> Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event; Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise coastal event. Activity status where compliance not achieved: Discretionary</p>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S602.122	Department of Conservation	SUB - P4	Oppose	Amend: Manage significant risks from natural hazards by restricting <b>avoiding</b> subdivision that: a. Creates new or exacerbates existing natural hazards including coastal hazards, erosion, slippage, subsidence, falling debris, fault rupture, severe ground shaking or flooding; or b. Results in adverse effects on the stability of land and buildings; and c. Does not provide safe, flood free and stable building platforms at the time of subdivision	Accept
FS154.026	Davis Ogilvie & Partners Ltd		Support	Allow	Accept
S605.004	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHP10	Amend	Amend NH - P10 as follows: Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that: a. The activity has an operational and functional need to locate within the hazard area; and <b>or</b> b. That the activity incorporates mitigation of risk to life, property and the environment, <del>and there is significant public or environmental benefit in doing so.</del>	Accept
S605.005	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHP12	Support	Retain as notified.	Accept in part
S605.007	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHR33	Oppose	Delete this rule in relation to Punakaiki Village.	Reject
S605.008	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHR34	Oppose	Delete this rule in relation to Punakaiki Village.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S605.038</b>	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHR33	Oppose in part	Map 34 of the proposed Plan which covers natural hazards is considered to be insufficient to understand the application of various hazards to the Punakaiki Village. Specifically the land instability mapping does not align with the existing mapping and no new assessment is provided to support this change.	Accept
<b>S605.039</b>	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHP10	Oppose	Delete part b.	Reject
<b>S608.072</b>	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;	Accept
<b>FS151.026</b>	Chris J Coll Surveying Ltd		Support	Allow	Accept
<b>S608.073</b>	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;	Accept
<b>FS151.027</b>	Chris J Coll Surveying Ltd		Support	Allow	Accept
<b>S608.074</b>	Grey District Council	SUB - R8	Support	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;	Accept
<b>S608.076</b>	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 Tsunami and Coastal Tsunami Overlays	Accept
<b>S608.077</b>	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	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S608.552	Grey District Council	Overview	Support in part	Remove hyperlink from "geothermal activity" in the second paragraph of the overview.	Accept
S608.553	Grey District Council	NHO1	Support	Retain	Accept in part
S608.554	Grey District Council	NHO2	Support	Retain	Accept in part
S608.555	Grey District Council	NHO3	Support	Retain	Accept in part
S608.556	Grey District Council	NHO5	Support in part	Reword objective to ensure intention is clear.	Accept in part
S608.557	Grey District Council	NHO6	Support	Retain	Accept in part
S608.558	Grey District Council	NHO6	Support	Retain	Accept in part
S608.559	Grey District Council	NHP1	Support in part	Alter the provision to provide clarity.	Accept
S608.560	Grey District Council	NHP2	Support in part	Alter the policy to provide clarity on how natural hazards are being identified, how the risk is being quantified, and what evidence is acceptable to suggest the risk is significant.	Accept in part
FS119.5	Ruth Henschel		Support	Allow	Accept in part
S608.561	Grey District Council	NHP3	Support	Retain	Accept in part
S608.562	Grey District Council	NHP6	Support	N/A	Reject
S608.563	Grey District Council	NHP7	Support	N/A	Accept in part
S608.564	Grey District Council	NHP8	Support	N/A	Reject
S608.565	Grey District Council	NHP9	Support	Reword policy to use the word Avoid instead of Restrict.	Reject
S608.566	Grey District Council	NHP10	Support	N/A	Accept in part

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S608.567	Grey District Council	NHP11	Support in part	Alter the policy to remove the hyperlink from Land. Reword a) of this policy to remove 'minimise'	Accept in part
S608.568	Grey District Council	NHP12	Support in part	Clarify in the policy which effects are being assessed and whether provision b. of the policy is for existing or proposed mitigation (if any is proposed). Include a definition of natural hazard risk.	Accept in part
S608.569	Grey District Council	Natural Hazards Rules	Support in part	Remove hyperlink from the word Water in the second advice note.	Accept
S608.570	Grey District Council	NHR1	Support	Clarity on which Natural Hazard Overlay rules apply if compliance of the rule is not achieved, and what activity status is if provision NH - R1 is not complied with. Clarity on what an Act of God is vs. a natural disaster.	Accept
S608.571	Grey District Council	NHR2	Support in part	Remove the reference to operation from the title of NH - R2. Reword provision 3. to the following: "3. There is no <b>significant</b> change to the design, texture, or form of the structure;" OR align with NH - R3: "3. There is no change to <b>more than 10% of the overall dimensions, orientation or outline</b> the design, texture, or form of the structure; Specify that the provisions in this permitted activity standard are isolated from the provisions for earthworks in the other overlay chapters to prevent this being unduly onerous. Replace the word 'minimum' with a measurable or quantifiable wording to provide clarity	Accept in part
S608.572	Grey District Council	NHR3	Support in part	Reword provision 4. of NH - R3 to the following: "4. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from <del>the that</del> originally <b>lawfully established</b> <del>consented</del> structure; and" Specify that the provisions in this permitted activity standard are isolated from the provisions for earthworks in the other overlay chapters to prevent this being unduly onerous. Replace the word 'minimum' with a measurable or quantifiable wording to provide clarity	Accept in part
S608.573	Grey District Council	NHR4	Support in part	Request that the provisions to create new natural hazard mitigation structures simplified to reduce confusion and undue convolusion. Replace the word 'minimum' with a measurable or quantifiable wording to provide clarity	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S608.574	Grey District Council	NHR5	Amend	Request that the provisions to create new natural hazard mitigation structures simplified to reduce confusion and undue convolution.	Accept
S608.575	Grey District Council	NHR6	Support in part	Amend the definition of maintenance in the title to refer to buildings as this is what the rule is providing for. Clarify whether NH - R6 provides for the repair/maintenance of existing buildings when the buildings are unoccupied.	Reject
S608.576	Grey District Council	NHR7	Support	Retain	Reject
S608.577	Grey District Council	NHR8	Support in part	Reword NH - R8 provision 1. to the following: "1. There <b>is</b> are no increases in <b>the</b> net floor area of <b>any</b> the building used for sensitive activities; and	Reject
S608.578	Grey District Council	NHR9	Support in part	Reword NH - R9 provision 1. to the following: "1. There is no increase in <b>the</b> net floor area <b>of any building</b> used for sensitive activities."	Reject
S608.579	Grey District Council	NHR11	Support	Retain	Reject
S608.580	Grey District Council	NHR18	Support in part	Amend the definition of maintenance in the title to refer to buildings.	Reject
S608.581	Grey District Council	NHR16	Support	N/A	Reject
S608.582	Grey District Council	NHR18	Support in part	Amend the definition of maintenance in the title to refer to buildings.	Reject
S608.583	Grey District Council	NHR15	Support in part	Amend the definition of maintenance in the title to refer to buildings.	Reject
S608.584	Grey District Council	NHR20	Support	Amend the definition of maintenance in the title to refer to buildings.	Reject
S608.585	Grey District Council	NHR24	Support in part	Amend the definition of maintenance in the title to refer to buildings.Re word NH - R24 provision 1. to the following: "1. There is no increase in <b>the</b> net floor area <b>of any building</b> used for Critical Response Facility."	Reject
S608.586	Grey District Council	NHR27	Support in part	Amend the definition of maintenance in the title to refer to buildings. Reword NH - R27 provision 1. to the following:	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				"1. There is no increase in the net floor area of any building used for Critical Response Facility	
S608.587	Grey District Council	NHR29	Support in part	Reword the title to clarify whether the provision is for additions and alterations to existing facilities and for new facilities, or whether this is for additions and alterations to new or existing facilities.	Reject
S608.588	Grey District Council	NHR30	Support in part	Amend the definition of maintenance in the title to refer to buildings. Reword NH - R30 provision 1. to the following: "1. There is no increase in the net floor area of any building used for Critical Response Facility purposes."	Reject
S608.589	Grey District Council	NHR31	Support in part	Reword the title for clarity i.e.: "Additions and Alterations to New and Existing New Residential, Commercial and Industrial Buildings and Community Facilities, Educational Facilities and Health Facilities in the Earthquake Hazard Overlay - 200m"	Reject
S608.590	Grey District Council	NHR32	Support in part	Reword provisions NH - R31 and NH - R32 to clarify as to whether these provisions are for existing or new buildings. Change reference of Non-complying and Prohibited activity status to N/A, as there are no specifications for what would not meet the discretionary activity provisions and the Noncomplying and Prohibited activity status refers to the Flood overlays.	Reject
S608.591	Grey District Council	NHR33	Support in part	Insert new provision NH - R33 for the permitted activity of altering, adding or maintaining existing unoccupied buildings that aren't used for sensitive activities within the Land Instability Overlay, as well as for new buildings that are not for sensitive activities in the Land Instability Overlay (i.e. pump station).	Accept
S608.592	Grey District Council	NHR35	Support in part	Amend the definition of maintenance in the title to refer to buildings and structures. Reword NH - R35 provision 1. to the following: "1. There is no increase in the net floor area of any building used for sensitive activities."	Reject
S609.004	Avery Brothers	Natural Hazards Objectives	Amend	Add a new objective: <b>To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.</b>	Reject



## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS235.005	Frank O'Toole		Support	Allow	Reject
S609.005	Avery Brothers	NHP10	Amend	Include wording that allows technical solutions or differing expert opinion to support resource consent applications for development. The wording of NH - P11 is more appropriate for severe overlays than the current wording. <del>Delete and there is significant public or environmental benefit from doing so</del>	Accept in part
S609.006	Avery Brothers	NHP11	Support	Retain	Accept in part
S609.007	Avery Brothers	NHP12	Amend	Retain b. Technological and engineering mitigation measures and other nonengineered options; <del>Delete g. The functional or operational need to locate in these areas; and</del>	Reject
S609.008	Avery Brothers	NHR1	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S609.009	Avery Brothers	NHR8	Amend	<del>Delete 2. Any new buildings or additions and alterations have a finished floor level of 300mm above a 1% annual exceedance probability (AEP) flood event.</del>	Reject
S609.010	Avery Brothers	NHR9	Amend	Amend status when compliance is not achieved to Discretionary.	Reject
S609.011	Avery Brothers	NHR12	Support	Retain	Reject
S609.012	Avery Brothers	NHR13	Support	Retain	Reject
S609.046	Avery Brothers	SUB - R13	Support	Retain	Accept in part
S609.050	Avery Brothers	SUB - R20	Support	Retain	Accept in part
S609.051	Avery Brothers	SUB - R21	Support	Amend to: Activity status where compliance not achieved: <del>Non-complying</del> <b>N/A.</b>	Accept in part
S609.052	Avery Brothers	SUB - R23	Support	retain	Reject
S609.073	Avery Brothers	Planning Maps and Overlays	Amend	Westport Hazard Overlay. Amend overlay as it is inappropriate	Reject
S609.074	Avery Brothers	NHR52	Oppose	Amend overlay and amend associated objectives, policies and rules to be more enabling.	Reject
FS235.007	Frank O'Toole		Support	Allow	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S609.075	Avery Brothers	Planning Maps and Overlays	Oppose	Amend overlay extent to exclude our properties	Reject
S609.088	Avery Brothers	Planning Maps and Overlays	Support	Retain overlay extent as notified	Accept
S609.090	Avery Brothers	Flood Severe Overlay and Flood Susceptibility Overlay	Support	Oppose any extension from what has been notified that would include our properties.	Accept
S609.104	Avery Brothers	Westport Hazard Overlay	Oppose	Delete	Reject
S612.021	Toka Tū Ake EQC	Natural Hazards	Amend	Add all active faults in the region to planning maps, including exclusion zones.	Reject
FS222.0356	Westpower Limited		Oppose	Disallow	Accept
S612.022	Toka Tū Ake EQC	NHO1	Support	No Change	Accept in part
S612.023	Toka Tū Ake EQC	NHO2	Support	No Change	Accept in part
S612.024	Toka Tū Ake EQC	NHO3	Neutral	Define what constitutes a significant natural hazard	Reject
FS222.0341	Westpower Limited		Oppose	Disallow	Accept
S612.025	Toka Tū Ake EQC	NHO4	Support	No Change	Accept in part
S612.026	Toka Tū Ake EQC	NHO5	Support	No Change	Accept in part
S612.027	Toka Tū Ake EQC	NHO6	Support	No Change	Accept in part
S612.028	Toka Tū Ake EQC	NHP1	Support in part	Define what constitutes a significant natural hazard	Reject
FS222.0342	Westpower Limited		Oppose	Disallow	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S612.029	Toka Tū Ake EQC	NHP2	Amend	Define what constitutes a significant natural hazard	Reject
FS137.006	The O'Conor Institute Trust Board		Support	Allow	Reject
FS222.0343	Westpower Limited		Oppose	Disallow	Accept
S612.030	Toka Tū Ake EQC	NHP4	Support	No change	Accept in part
S612.031	Toka Tū Ake EQC	NHP5	Support	No Change	Reject
S612.032	Toka Tū Ake EQC	NHP6	Amend	Amend policy to extend if avoidance zones around faults to include areas of distributed and off-fault deformation, areas between fault strands and splays, and areas where the fault trace is uncertain.	Accept in part
FS222.0344	Westpower Limited		Oppose	Disallow	Reject
S612.033	Toka Tū Ake EQC	NHP7	Support	No Change	Accept in part
S612.034	Toka Tū Ake EQC	NHP8	Support	No Change	Reject
S612.035	Toka Tū Ake EQC	NHP9	Support	No Change	Reject
S612.036	Toka Tū Ake EQC	NHP10	Support	No Change	Accept in part
S612.037	Toka Tū Ake EQC	NHP11	Support	No Change	Accept in part
S612.038	Toka Tū Ake EQC	Natural Hazards	Support	No Change	Accept in part
S612.039	Toka Tū Ake EQC	NHP13	Oppose	Further limit subdivision, use, and development within the Westport Hazard Overlay	Accept
FS109.004	Snodgrass Road Submitters		Oppose	Disallow	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS235.0102	Frank O'Toole		Oppose	Disallow	Reject
S612.040	Toka Tū Ake EQC	NHP14	Oppose	Further limit subdivision, use, and development within the Hokitika Coastal Hazard Overlay	Accept
FS222.0345	Westpower Limited		Oppose	Disallow	Reject
S612.041	Toka Tū Ake EQC	NHR1	Oppose	Amend NH-R1 to prohibit reconstruction of buildings used for sensitive activities within the Flood Severe and Earthquake 20m zone	Accept
FS109.007	Snodgrass Road Submitters		Oppose	Disallow	Reject
S612.042	Toka Tū Ake EQC	Flood Severe Overlay and Flood Susceptibility Overlay	Amend	Amend Flood Severe and Flood Susceptibility to include all areas which are expected to have >1m flood depths in a 1% AEP flood	Reject
FS109.0010	Snodgrass Road Submitters		Oppose	Disallow	Accept
S612.043	Toka Tū Ake EQC	NHR8	Amend	Amend activity status for new commercial and industrial buildings and additions and alterations to existing buildings for critical response facilities in the flood severe overlay	Accept
S612.044	Toka Tū Ake EQC	NHR10	Support	No Change	Reject
S612.045	Toka Tū Ake EQC	NHR11	Support	Retain	Reject
S612.046	Toka Tū Ake EQC	NHR12	Oppose in part	Amend activity status for new commercial and industrial buildings within the flood severe overlay to non-complying or prohibited.	Reject
S612.047	Toka Tū Ake EQC	NHR14	Support	Retain	Reject
S612.048	Toka Tū Ake EQC	Natural Hazards	Amend	Incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.	Accept
FS222.0357	Westpower Limited		Oppose	Disallow	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S612.049	Toka Tū Ake EQC	NHR16	Support	Retain	Reject
S612.050	Toka Tū Ake EQC	NHR17	Support	retain	Reject
S612.051	Toka Tū Ake EQC	NHR15	Amend	Amend wording of 'unoccupied building'	Reject
FS222.0347	Westpower Limited		Oppose	Disallow	Accept
S612.052	Toka Tū Ake EQC	NHR19	Amend	Amend term 'occupied building'	Reject
FS222.0348	Westpower Limited		Oppose	Disallow	Accept
S612.053	Toka Tū Ake EQC	NHR19	Amend	Amend term 'occupied building'	Reject
FS222.0349	Westpower Limited		Oppose	Disallow	Accept
S612.054	Toka Tū Ake EQC	NHR21	Amend	Amend to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.	Accept
S612.055	Toka Tū Ake EQC	NHR22	Support in part	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.	Accept
S612.056	Toka Tū Ake EQC	NHR23	Support	Retain	Reject
S612.057	Toka Tū Ake EQC	NHR24	Amend	Amend 'occupied building'	Reject
FS222.0350	Westpower Limited		Oppose	Disallow	Accept
S612.058	Toka Tū Ake EQC	NHR25	Amend	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S612.059	Toka Tū Ake EQC	NHR26	Amend	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.	Reject
S612.060	Toka Tū Ake EQC	NHR27	Amend	Amend 'occupied building'	Reject
FS222.0351	Westpower Limited		Oppose	Disallow	Accept
S612.061	Toka Tū Ake EQC	NHR28	Amend	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.	Reject
S612.062	Toka Tū Ake EQC	NHR29	Amend	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.	Reject
S612.063	Toka Tū Ake EQC	NHR30	Amend	Amend 'occupied building'	Reject
FS222.0352	Westpower Limited		Oppose	Disallow	Reject
S612.064	Toka Tū Ake EQC	NHR31	Amend	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.	Reject
S612.065	Toka Tū Ake EQC	NHR32	Amend	Amendment of the Earthquake Hazard Zone to incorporate uncertainty and distributed fault deformation into earthquake hazard (fault avoidance) zones, as directed by the MfE guidelines for planning around active faults.	Reject
S612.066	Toka Tū Ake EQC	Land Instability Overlay	Support	Retain	Accept
S612.067	Toka Tū Ake EQC	NHR33	Support	Retain	Accept in part
S612.068	Toka Tū Ake EQC	NHR36	Support	Retain	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S612.069	Toka Tū Ake EQC	Lake Tsunami Hazard Overlay	Support	Retain	Reject
S612.077	Toka Tū Ake EQC	NHR47	Support	Retain	Reject
S612.078	Toka Tū Ake EQC	NHR48	Support	REtain	Reject
S612.079	Toka Tū Ake EQC	NHR49	Support	Retain	Reject
S612.080	Toka Tū Ake EQC	Hokitika Coastal Overlay	Amend	Amend to use the preferred nomenclature for flood hazard and coastal inundation of %AEP (annual exceedence probability).	Accept
S612.081	Toka Tū Ake EQC	NHR50	Amend	Amend to require minimum finished floor levels 500mm above the 100-year ARI coastal inundation level for residential properties and 300mm above the 100-year ARI coastal inundation level for commercial and industrial buildings for all structures within the Hokitika Coastal Hazard Zone.	Accept
S612.082	Toka Tū Ake EQC	NHR51	Support	Retain	Reject
S612.083	Toka Tū Ake EQC	Westport Hazard Overlay	Amend	Amend to use the preferred nomenclature for flood hazard and coastal inundation is using %AEP (annual exceedence probability), and to distinguish between flood ponding areas and flood stream/overland flow paths for lower and higher flood hazard, respectively.	Accept in part
FS109.014	Snodgrass Road Submitters		Oppose	Disallow	Reject
S612.084	Toka Tū Ake EQC	NHR52	Amend	Amend: minimum finished floor levels 500mm above the 100-year ARI coastal inundation level for residential properties and 300mm above the 100-year ARI coastal inundation level for commercial and industrial buildings for all structures within the Westport Hazard Zone.	Accept in part
FS109.035	Snodgrass Road Submitters		Oppose	Disallow	Reject
FS235.0103	Frank O'Toole		Oppose in part	Not stated	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S612.085	Toka Tū Ake EQC	NHR53	Support	Retain	Reject
S612.086	Toka Tū Ake EQC	SUB - O2	Amend	Define what constitutes a 'significant' natural hazard	Reject
FS58.065	Kāinga Ora - Homes and Communities		Support in part	Allow	Reject
FS58.0123	Kāinga Ora - Homes and Communities		Support in part	Allow	Reject
FS1.331	Grey District Council		Support	Allow	Reject
S612.090	Toka Tū Ake EQC	SUB - P4	Amend	Amend "Manage significant risks from natural hazards by restricting subdivision that:..." to "Manage significant risks from natural hazards by avoiding subdivision that:..."	Accept
FS154.027	Davis Ogilvie & Partners Ltd		Support	Allow	Accept
FS1.332	Grey District Council		Oppose	Disallow	Reject
S612.099	Toka Tū Ake EQC	Restricted Discretionary Activities	Amend	Amend to include of Natural hazards or geotechnical constraints as matters of discretion	Accept
S612.101	Toka Tū Ake EQC	SUB - R13	Amend	Amend The subdivision will not lead to use of the land within the Coastal Tsunami Overlay for critical response facilities; <b>The subdivision will not lead to use of the land within natural hazard overlays for critical response facilities;</b>	Reject
FS222.0355	Westpower Limited		Oppose	Disallow	Accept
S612.102	Toka Tū Ake EQC	SUB - R20	Support	Retain	Accept in part
S612.103	Toka Tū Ake EQC	SUB - R21	Support	Retain	Accept in part
S612.104	Toka Tū Ake EQC	SUB - R26	Support	Retain	Reject



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S612.105	Toka Tū Ake EQC	SUB - R28	Support	Retain	Reject
S612.114	Toka Tū Ake EQC	Natural Hazards	Amend	Amend Flood Severe hazard overlay to areas where flood waters in a 1% AEP flood are expected to be above 1 m, consistent with flood mapping in other NZ territorial authorities	Reject
FS222.0358	Westpower Limited		Oppose	Disallow	Accept
S612.115	Toka Tū Ake EQC	Natural Hazards	Amend	Include potentially liquefiable land in maps.	Reject
FS222.0359	Westpower Limited		Oppose	Disallow	Accept
S612.116	Toka Tū Ake EQC	Natural Hazards Rules	Support	Set rules for building on liquefiable land that are consistent with MBIE guidance on liquefiable land.	Reject
S612.117	Toka Tū Ake EQC	Other Relevant Provisions	Amend	Investigate hazards to all lakes	Accept in part
S612.118	Toka Tū Ake EQC	Other Relevant Provisions	Support	Amend to add a framework for an appropriate management method for areas subject to multiple hazards including their identification and then managing them by taking a multi-hazard, precautionary approach limiting future development or sensitive/ post emergency response activities within the area.	Reject
FS222.0340	Westpower Limited		Oppose	Disallow	Accept
S612.119	Toka Tū Ake EQC	NHR1	Amend	Prohibit reconstruction of buildings used for critical response, health, community, education or hazardous facilities within any natural hazard overlay.	Accept in part
FS222.0346	Westpower Limited		Oppose	Disallow	Reject
S612.120	Toka Tū Ake EQC	NHR1	Amend	Require buildings reconstructed within the Flood Susceptibility Overlay to have the same finished floor level above the 1% AEP flood level as a new building in the same category.	Accept
S612.121	Toka Tū Ake EQC	Flood Severe Overlay and Flood	Amend	Amend to distinguish between flood ponding areas and flood stream/overland flow paths for lower and higher flood	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
		Susceptibility Overlay		hazard, respectively	
S612.122	Toka Tū Ake EQC	Natural Hazards	Support	Retain %AEP (annual exceedance probability)	Accept
S612.123	Toka Tū Ake EQC	NHR8	Amend	Add a new condition: 3. Flood early warning systems and evacuation plans are mandated for all occupied buildings.	Reject
S612.124	Toka Tū Ake EQC	NHR8	Amend	Add a condition: 4. All critical response facilities to be relocated out of the flood severe area and preferably the flood susceptibility area, unless their location is a critical part of their purpose/function	Reject
S612.125	Toka Tū Ake EQC	NHR12	Amend	Add matter for discretion: h. The installation of flood early warning systems and implementation of evacuation plans.	Reject
S612.129	Toka Tū Ake EQC	SUB - P4	Support	define what constitutes a significant hazard.	Reject
S614.030	Karamea Lime Company	Flood Severe Overlay and Flood Susceptibility Overlay	Support	Retain no land use rules for the Flood Plain Overlay.	Accept
S614.031	Karamea Lime Company	Natural Hazards Objectives	Amend	Add a new objective: <b>To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.</b>	Reject
S614.032	Karamea Lime Company	NHP12	Support	Retain	Accept in part
S614.033	Karamea Lime Company	NHR1	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S614.034	Karamea Lime Company	NHR12	Support	Retain	Reject
S614.035	Karamea Lime Company	NHR13	Support	Retain	Reject
S614.076	Karamea Lime Company	SUB - R13	Support	Retain	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S614.081	Karamea Lime Company	SUB - R23	Support	Retain	Reject
S615.030	Peter Langford	Flood Severe Overlay and Flood Susceptibility Overlay	Support	Retain no land use rules for the Flood Plain Overlay.	Accept
S615.031	Peter Langford	Natural Hazards Objectives	Amend	Add a new objective: <b>To ensure the role of hazard mitigation played by protective structures and works that minimise impacts of hazards including rock walls and stopbanks is recognised and protected.</b>	Reject
S615.032	Peter Langford	NHP12	Support	Retain	Accept in part
S615.033	Peter Langford	NHR1	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit.	Reject
S615.034	Peter Langford	NHR12	Support	Retain	Reject
S615.035	Peter Langford	NHR13	Support	Retain	Reject
S615.076	Peter Langford	SUB - R13	Support	Retain	Accept in part
S615.081	Peter Langford	SUB - R23	Support	Retain	Reject
S617.011	Scoped Planning and Design Limited	NHR1	Oppose	Delete rule NH-R1(1-5)	Accept in part
FS79.8	Westland District Council		Support	Allow	Accept in part
S617.012	Scoped Planning and Design Limited	NHR4	Oppose	NH-R4 moved to full discretionary activity status	Reject
FS79.9	Westland District Council		Support	Allow	Reject
S617.013	Scoped Planning and Design Limited	NHR7	Amend	Amend to state <b>unoccupied buildings of no more than 50m2</b>	Reject

## Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS79.10	Westland District Council		Support	Allow	Reject
S617.014	Scoped Planning and Design Limited	NHR10	Oppose	Move NH-R10 to controlled activity status	Reject
FS79.11	Westland District Council		Support	Allow	Reject
S617.015	Scoped Planning and Design Limited	NHR10	Amend	Amend to read: Any new buildings or additions and alteration have a finished floor level <b>a minimum</b> of 500mm above the 1%AEP flood event	Reject
FS79.12	Westland District Council		Support	Allow	Reject
S617.019	Scoped Planning and Design Limited	All Natural Hazard Overlays	Amend	Include an additional overlay and associated maps for landslide risk to Franz Josef Township	Reject
FS79.14	Westland District Council		Support	Allow	Reject
S617.020	Scoped Planning and Design Limited	Natural Hazards	Amend	Rule framework to prohibit all development in landslide risk area to Franz Josef Township	Reject
FS79.3	Westland District Council		Support	Allow	Reject
S619.003	Snodgrass Road submitters	Flood Severe Overlay and Flood Susceptibility Overlay	Oppose	Remove Westport Flood Hazard zoning or amend the flood hazard objectives, policies and rules with apply to these properties as per their submission points.	Reject
FS235.092	Frank O'Toole		Support	Allow	Reject
S619.004	Snodgrass Road submitters	Flood Severe Overlay and Flood Susceptibility Overlay	Oppose	That the Flood Hazard Susceptibility Overlay be removed in its entirety from this property	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S619.009	Snodgrass Road submitters	Natural Hazards Objectives	Amend	Amend for site-specific allowance such that the site specific circumstances of their properties can be accommodated as per the submission on policies and rules below.	Reject
S619.010	Snodgrass Road submitters	Natural Hazards Policies	Amend	Retain Policies NH-P1 - NHP13 subject to the specific amendments to Policy NH-P13 set out in the submission below.	Reject
S619.011	Snodgrass Road submitters	NHP13	Amend	Include additional provisions in Policy NH-P13 insofar as they apply to the Snodgrass Road submitters properties, which direct that <b>...subdivision, use and development on Snodgrass Road properties be allowed in circumstances where the specified minimum floor levels are not achieved but: a. It involves: i. Construction of buildings which do not house people; or ii. Reconstruction of existing dwellings which are damaged or destroyed; or iii. The extension of the floor area of a dwelling by 25 - 50 m<sup>2</sup> over any continuous 10 year period without meeting the finished floor area standards set out above (the intent being to allow for addition of a bedroom or similar); or b. It includes: i. Mitigation measures avoid risk to life and minimise risk to property and the environment; and ii. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.</b>	Reject
S619.012	Snodgrass Road submitters	NHR1	Amend	Amend Rule NH-R1 so reconstruction and Replacement of Lawfully Established Buildings in the Westport Hazard Overlay is permitted within a <b>5 year</b> timeframe.	Reject
S619.013	Snodgrass Road submitters	NHR2	Support	Retain Rule NH-R2.	Accept in part
S619.014	Snodgrass Road submitters	NHR3	Support	Retain Rule NH-R3.	Accept in part
S619.015	Snodgrass Road submitters	NHR4	Support	Retain Rule NH-R4.	Accept in part
S619.016	Snodgrass Road submitters	NHR5	Support	Retain Rule NH-R5.	Reject
S619.017	Snodgrass Road submitters	NHR6	Support	Retain Rule NH-R6.	Reject
S619.018	Snodgrass Road submitters	NHR7	Support	Retain Rule NH-R7.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S619.019	Snodgrass Road submitters	NHR10	Amend	Amend Rule NH-R10 to allow the floor area of a dwelling in the Snodgrass Road submitters' properties to be extended by 25 - 50 m <sup>2</sup> over any continuous 10-year period without meeting the finished floor area standards set out in Rule NH-R10(1).	Reject
S619.020	Snodgrass Road submitters	NHR13	Support	Retain provision	Reject
S619.025	Snodgrass Road submitters	NHR47	Support	Retain provision.	Reject
S619.026	Snodgrass Road submitters	NHR48	Support	Retain provision.	Reject
S619.027	Snodgrass Road submitters	NHR49	Support	Retain provision.	Reject
S619.028	Snodgrass Road submitters	NHR52	Amend	Amend Rule NH-R52 to allow the floor area of a dwelling in the Snodgrass Road properties to be extended by 25 - 50 m <sup>2</sup> over any continuous 10 year period without meeting the finished floor area standards set out in Rule NH-R52.	Reject
S619.029	Snodgrass Road submitters	NHR53	Support	Retain Rule NH-R53.	Reject
S619.035	Snodgrass Road submitters	SUB - P6	Amend	Delete Policy SUB-P6(f).	Reject
S619.036	Snodgrass Road submitters	SUB - R20	Support	Retain Rule SUB-R20 and discretionary activity status for subdivision of the Snodgrass Road submitters properties.	Accept
S619.055	Snodgrass Road submitters	Flood Severe Overlay and Flood Susceptibility Overlay	Amend	Amend	Reject
S620.098	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHO4	Amend	Amend the objective as follows: To ensure the role of hazard mitigation played by natural features <b>in hazard mitigation</b> that minimises the impact of hazards, including wetland and dunes, is recognised and protected.	Reject
S620.099	Te Runanga o Ngai Tahu, Te	NHR33	Amend	Amend to include the following wording: .... (b) Requirements for geotechnical certification that subject to	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Runanga o Ngati Waewae, Te Runanga o Makaawhio			those measures specified: i. The proposed building or structure will not be likely to be subject to damage from slope instability during its useful life; and ii. The proposed works will not be likely to result in or contribute to damage to any adjoining or downslope property <b>or a Site or Area of Significance to Māori listed in schedule three</b> within or adjoining the natural hazard overlay - land instability alert.	
<b>S663.035</b>	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	All Natural Hazard Overlays	Amend	Add a new rule applying to all hazard overlays that critical infrastructure, or in the alternative telecommunications infrastructure, is a permitted activity in all natural hazard overlays See additional submission points on natural hazards in the HAZ chapter at the end of this table as the templete will not expand out the NH provisions of the HAZ chapter"	Reject
<b>S663.039</b>	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	NHO3	Support	Retain provision as notified	Accept in part
<b>S663.040</b>	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	NHO6	Support	Retain provision as notified	Accept in part
<b>S663.041</b>	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	NHP3	Support	Retain provision as notified	Accept in part
<b>S663.042</b>	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	NHP5	Support	Retain provision as notified	Reject
<b>S663.043</b>	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	NHP12	Support	Retain provision as notified	Accept in part
<b>S190.1230</b>	Te Mana Ora (Community and Public Health) of	Overview	Support		Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	the NPHS/ Te Whatu Ora				
S190.1245	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S602.00239	Department of Conservation	NHR50	Amend	<p>Add new Restricted Discretionary Rule and Non-Complying Rules:<b>NH-RXX New Buildings in the Hokitika Coastal Overlay</b>Where new buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event:</p> <p><b>Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event;</b></p> <p><b>Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise coastal event.</b>Discretion is restricted to:<b>An assessment and consideration of coastal erosion risk;</b></p> <p><b>The effects of natural hazards on people and property;</b></p> <p><b>The location and design of proposed buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;</b></p> <p><b>The management of vegetation or other natural features to mitigate natural hazard risk;</b></p> <p><b>The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</b></p> <p><b>The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site and adjacent properties;</b></p> <p><b>Adverse effects on ecosystems and indigenous biodiversity;</b></p> <p><b>Any other adverse effects on the environment of any proposed natural hazard mitigation measures; and</b></p> <p><b>Alternative methods to avoid or mitigate the identified hazard risks.</b></p> <p><b>Activity status where compliance not achieved:</b></p> <p><b>DiscretionaryNH-RXX New Buildings in the Hokitika Coastal Overlay not meeting Restricted Activity StandardsActivity Status DiscretionaryActivity status where compliance not achieved: N/A</b></p>	Reject



**Appendix 2 – Natural Hazards: s42A Author Recommendations on Submissions and Further Submissions**

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<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Provision</b>	<b>Position</b>	<b>Summary of Decision Requested</b>	<b>Officer recommendation</b>
FS222.083	Westpower Limited		Oppose	Disallow	Accept