

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S57.001	Emilie Schmitthaeusler	Coastal Environment	Oppose	We want to have a revaluation regarding the Natural significance (High Coastal Natural Character) of our land - 4456A Karamea Highway, Karamea. We want to have the area that contains Eucalyptus trees removed from the High Natural Character Overlay.	Accept
S58.001	Sander De Vries	Coastal Environment	Oppose	We want to have a revaluation regarding the Natural significance (High Natural Character) of our land - 4456A Karamea Highway, Karamea. We want to have the area that contains Eucalyptus trees removed from the High Natural Character Overlay.	Accept
S65.026	David Moore	NCA4	Support	Retain as notified	Accept in part
S65.027	David Moore	NCA6	Support	Retain as notified	Accept in part
S65.028	David Moore	NCA11	Support	Retain as notified	Accept in part
S65.029	David Moore	NCA13	Support	Retain as notified	Accept in part
S65.030	David Moore	NCA15	Support	Retain as notified	Accept in part
S65.031	David Moore	NCA18	Support	Retain as notified	Accept in part
S65.032	David Moore	NCA21	Support	Retain as notified	Accept in part
S65.033	David Moore	NCA24	Support	Retain as notified	Accept in part
S65.034	David Moore	NCA29	Support	Retain as notified	Accept in part
S65.035	David Moore	NCA30	Support	Retain as notified	Accept in part
S65.036	David Moore	NCA31	Support	Retain as notified	Accept in part
S65.037	David Moore	NCA32	Support	Retain as notified	Accept in part
S65.038	David Moore	NCA33	Support	Retain as notified	Accept in part
S65.039	David Moore	NCA34	Support	Retain as notified	Accept in part
S65.040	David Moore	NCA35	Support	Retain as notified	Accept in part
S65.041	David Moore	NCA36	Support	Retain as notified	Accept in part
S65.042	David Moore	NCA38	Support	Retain as notified	Accept in part
S65.043	David Moore	High Natural Character	Support	Modify map and extend NCA 041	Reject
S65.044	David Moore	NCA43	Support	Retain as notified	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S65.045	David Moore	NCA47	Support	Retain as notified	Accept in part
S65.046	David Moore	NCA48	Support	Retain as notified	Accept in part
S65.047	David Moore	NCA49	Support	Retain as notified	Accept in part
S65.048	David Moore	NCA52	Support	Retain as notified	Accept in part
S65.049	David Moore	NCA53	Support	Retain as notified	Accept in part
S65.050	David Moore	NCA54	Support	Retain as notified	Accept in part
S65.051	David Moore	NCA55	Support	Retain as notified	Accept in part
S65.052	David Moore	NCA57	Support	Retain as notified	Accept in part
S65.053	David Moore	NCA58	Support	Retain as notified	Accept in part
S65.054	David Moore	NCA60	Support	Retain as notified	Accept in part
S70.008	Michael Hill	NCA41	Amend	Modify TTPP HNC overlay on the map to include NCA 041	Reject
S96.012	Craig Schwitzer	NCA41	Support	Support the identification of the area as of High Natural Character. Seek greater monitoring of agricultural runoff and waste at southern end of Pakiroa Beach. No stock to be moved and no vehicles on the beach within the Marine reserve.	Reject
S96.013	Craig Schwitzer	CE - O1	Support	Retain this part of the plan	Accept
S96.014	Craig Schwitzer	CE - O2	Support	Retain this part of the plan	Accept
S96.015	Craig Schwitzer	CE - O3	Support	Retain this part of the plan	Accept
S96.016	Craig Schwitzer	CE - P4	Oppose	Remove the policy so that there is no provision for industrial primary production or mineral extraction within the coastal environment. Only allow for small scale primary production or mineral extraction in the coastal environment that is sustainable and environmentally complementary to the specific area.	Reject
S96.017	Craig Schwitzer	CE - P1	Support	Retain this part of the plan and implement immediately	Accept in part
S96.018	Craig Schwitzer	CE - P2	Support	Retain this part of the plan	Accept
S96.019	Craig Schwitzer	CE - P3	Support	Retain this part of the plan	Accept
S96.020	Craig Schwitzer	CE - P5	Support	Retain this part of the plan	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

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S96.021	Craig Schwitzer	CE - P6	Support	Retain this part of the plan	Accept
S96.022	Craig Schwitzer	CE - P7	Support	Retain this part of the plan	Accept
S96.023	Craig Schwitzer	CE - P8	Support	Retain this part of the plan	Accept
S101.006	Katherine Crick	High Natural Character	Amend	*The High Natural character overlay should be extended to include NCA-041 (Pakiroa Beach).	Reject
S101.015	Katherine Crick	High Natural Character	Support in part	Support the designation of Pakiroa/Barrytown Beach as an area of High Coastal Natural Character (NCA41). Reflect the value of this area by extending the overlay of high natural character on the map to include NCA41; in keeping with all the neighbouring surrounds on the map as either designated as high or outstanding natural character areas.	Reject
S150.004	Ruth Henschel	High Natural Character	Oppose	Remove the 'High Coastal Natural Character overlay from 4456B Karamea Highway.	Accept
S151.010	Misato Nomura	Coastal Environment	Oppose	To remove Kawatiri Place from the Coastal Environment Overlay, OR delete Coastal Environment Overlay and set the boundary to within 150m of Mean High Water Spring as per the Operative Buller District Plan.	Accept in part
S151.011	Misato Nomura	Coastal Environment	Support	Revert back to standards in Buller District Plan and identifying Coastal Environments using areas within 150m of the Mean High Water Springs instead.	Reject
S171.018	Te Tai o Poutini Plan Committee	SUB - R17	Amend	Amend Rule SUB - R17 to make it clear that within the Sites and Areas of Significance to Māori identified in SUB R5 subdivision is a Controlled Activity, and rule SUB - R17 does not apply.	Accept
FS154.031	Davis Ogilvie & Partners Ltd		Support	Allow	Accept
S181.025	Westland District Council	Coastal Environment	Support	Retain the objectives and policies	Accept
S181.026	Westland District Council	CE - R6	Amend	Replace CE - R6 3. 'There is no reduction in public access' with, 'Practical publicaccess is provided for'	Reject
S181.027	Westland District Council	CE - R9	Amend	Replace CE - R9 3. 'There is no reduction in public access' with, 'Practical publicaccess is provided for'	Reject
FS53.2	Herenga ā Nuku Aotearoa, Outdoor Access		Support	Allow	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Commission				
S190.431	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R16	Support	Retain rule.	Accept
S190.432	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R17	Support	Retain rule	Accept
S190.439	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	SUB - R24	Support	Retain rule.	Accept
S190.467	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.468	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - O1	Support	Retain objective.	Accept
S190.469	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - O2	Support	Retain objective.	Accept
S190.470	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - O3	Support	Retain objective.	Accept
S190.471	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - P1	Support	Retain policy.	Accept
S190.472	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - P2	Support	Retain policy.	Accept
S190.473	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - P3	Support	Retain policy.	Accept
S190.474	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - P4	Support	Retain policy.	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

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S190.475	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - P5	Support	Retain policy.	Accept
S190.476	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - P6	Support	Retain policy.	Accept
S190.477	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - P7	Support	Retain policy.	Accept
S190.478	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - P8	Support	Retain policy.	Accept
S190.479	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R1	Support		Accept
S190.480	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R2	Support		Accept
S190.481	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R3	Support	Retain rule.	Accept
S190.482	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R4	Support	Retain rule.	Accept
S190.483	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R5	Support	Retain rule.	Accept
S190.484	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R6	Support	Retain rule.	Accept
S190.485	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R7	Support	Retain rule.	Accept
S190.486	Te Mana Ora (Community	CE - R8	Support	Retain rule.	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	and Public Health) of the NPHS/ Te Whatu Ora				
S190.487	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R9	Support	Retain rule.	Accept
S190.488	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R10	Support	Retain rule.	Accept
S190.489	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R11	Support	Retain rule.	Accept
S190.490	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R12	Support	Retain rule.	Accept
S190.491	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R13	Support	Retain rule.	Accept
S190.492	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R14	Support	Retain rule.	Accept
S190.493	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R15	Support	Retain rule.	Accept
S190.494	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R16	Support	Retain rule.	Accept
S190.495	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R17	Support	Retain rule.	Reject
S190.496	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R18	Support	Retain rule.	Accept
S190.497	Te Mana Ora (Community and Public Health) of the	CE - R19	Support	Retain rule.	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	NPHS/ Te Whatu Ora				
S190.498	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R20	Support	Retain rule.	Accept
S190.499	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R21	Support	Retain rule.	Accept
S190.500	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CE - R22	Support	Retain rule.	Accept
S213.005	Joanne and Ken Dixon	Coastal Environment	Oppose	We request the Coastal Environment Overlay be removed from our and all properties in the Snodgrass Road area.	Reject
S216.001	Glenn Robinson	Coastal Environment	Oppose	High natural character values should not be applied to land. Area at 6A Stafford Loop Road should be reassessed.	Accept
S228.001	Jackie and Bart Mathers and Gillman	NCA54	Amend	Amend the plan to reflect an objective analysis and review of the NCA54 overlay.	Accept in part
S261.003	Gerard Nolan	Coastal Environment	Oppose	Remove Coastal Natural Character Overlay from Okuru	Accept in part
FS233.003	Hapuka Landing Limited		Support	Allow	Accept in part
S262.001	Jane Neale	Coastal Environment	Amend	Amend the Coastal Environment Overlay in the plan so that it is in agreement with the NZ Coastal Policy statement Policy 1, and reflect this in the maps.	Accept
S275.006	West Coast Penguin Trust	Overview	Amend	Add the following to the end of the Overview section: <u>The objectives, policies and rules in relation to clearance of indigenous vegetation or other vegetation where it provides habitat for indigenous species in the coastal environment are located in the ECO - Ecosystems and Biodiversity Chapter.</u>	Reject
FS33.28	Inger Perkins		Support	Allow	Reject
S275.007	West Coast Penguin Trust	Coastal Environment	Support	Review up to date aerial imagery to ensure that the coastal environment overlay map layer is updated, that the definition used in the NZ Coastal Policy Statement is used (areas where coastal processes apply or influence the land, vegetation, species, character etc) and best fits the entire coast and its areas with High Coastal Natural Character, Outstanding Coastal Natural Character and Coastal Natural Hazard.	Accept
FS218.002	Mike Spruce		Support	Not stated	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S275.015	West Coast Penguin Trust	Overview	Support	Expand the overview statement as follows: "The objectives policies and rules in relation to clearance of indigenous vegetation or other vegetation where it provides habitat for indigenous species in the coastal environment are located...."	Reject
S285.003	Richard Henschel	High Natural Character	Oppose in part	Remove the High Coastal Natural Character' overlay from 4456B Karamea Highway.	Accept
S290.001	John Caygill	Coastal Environment	Amend	Comprehensively map the full extent of the Coastal Environment across the West Coast.	Accept
S290.006	John Caygill	Coastal Environment	Amend	Amend the definition of the Coastal Environment throughout the plan to be consistent with the NZCPS1 and the RPS.	Accept
S296.006	Riarnne Klempel	Coastal Environment	Amend	Amend the plan to consider policy 11,12,13,14,15 and 17 in the New Zealand coastal policy statement.	Accept
S296.007	Riarnne Klempel	High Natural Character	Support	Retain NCA41 Pakiroa Beach	Reject
S299.060	Transpower New Zealand Limited	Coastal Environment	Support in part	Clarify the relationship between activities within the Energy Chapter and those within the Coastal Environment Chapter	Accept in part
FS34.033	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose in part	Allow in part	Accept
FS222.0362	Westpower Limited		Support in part	Not stated	Accept
S299.061	Transpower New Zealand Limited	CE - O1	Support	Retain this objective	Accept
S299.062	Transpower New Zealand Limited	CE - O3	Amend	Amend CE-O3 as follows: CE-O3 To provide for activities which have a functional need (or operational need in respect of the National Grid) to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features and biodiversity values are minimised	Accept in part
S299.063	Transpower New Zealand Limited	CE - P1	Support	Retain Policy CE-P1	Accept
S299.064	Transpower New Zealand Limited	CE - P2	Support	Retain the policy	Accept
S299.065	Transpower New Zealand Limited	CE - P3	Oppose in part	Amend the policy as follows: CE -P3 Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: The elements, patterns,	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding and high natural character, and outstanding coastal natural landscapes and outstanding coastal natural features are avoided; The development is of a size, scale and nature that is appropriate to the environment; It is for a Poutini Ngāi Tahu cultural purpose; or It is National Grid infrastructure that has a functional and operational need to locate in these areas.	
S299.066	Transpower New Zealand Limited	CE - P5	Support	Retain the policy.	Accept
FS141.024	Radio New Zealand Limited (RNZ)		Support	Allow	Accept
S299.067	Transpower New Zealand Limited	CE - P6	Support	Retain the policy.	Accept
S299.068	Transpower New Zealand Limited	CE - P8	Support	Retain the policy	Accept
FS34.034	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose	Disallow	Reject
S299.069	Transpower New Zealand Limited	Coastal Environment Rules	Oppose	Amend the rules section to state that none of the rules in this chapter apply to Energy Activities, and that only the Energy Chapter applies - this may require shifting or drafting of new rules in the Energy Chapter. Alternatively, it should be very clear which rules apply to the National Grid and whether the rules in this Chapter apply in addition to the Energy Chapter rules. Note that ENG-P8 takes precedence for the National Grid over any policies in this chapter.	Reject
FS122.030	Department of Conservation		Oppose	Disallow	Accept
FS34.035	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Support	Disallow	Accept
S299.070	Transpower New Zealand Limited	CE - R4	Support	Retain the rule	Accept
FS34.036	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose in part	Disallow	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S299.071	Transpower New Zealand Limited	CE - R22	Amend	Amend Rule CE-R22 to clarify/amend the term 'destroy' and the application of the rule.	Reject
FS34.037	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose	Disallow	Accept
S305.001	Raylene Black	Outstanding Natural Character	Oppose	Remove outstanding coastal natural character areas over the property at the southern end of Hannah's Clearing settlement.	Accept
FS117.12	Vance & Carol Boyd		Support	Allow	Accept
S312.011	Teresa Wyndham-Smith	Permitted Activities within the High Coastal Natural Character Overlay	Amend	I would advocate for a rule to restrict development of tourist infrastructure within the Hartmount Place/Te Miko/Ross subdivision area, such as widening the road or sealing the surface to accommodate tourist traffic.	Accept in part
FS77.1	Marie Elder		Support	Allow	Accept in part
FS77.3	Marie Elder		Support	Allow	Accept in part
S318.001	John Helen & Brett Hadland	High Natural Character	Oppose	Remove the High Natural Character Overlay at Chesterfield Terrace	Reject
S318.002	John Helen & Brett Hadland	Coastal Environment	Oppose	Remove the Coastal Environment Overlay from our property [at 1298 Kumara Junction Highway]	Reject
S319.001	Delwyn Broadbent	High Natural Character	Oppose	Remove high natural character overlay from Chesterfield Terraces	Reject
S319.002	Delwyn Broadbent	NCA33	Oppose	Remove the High Natural Character Overlay NCA 33 at Chesterfield Terraces	Reject
S320.001	Lynne Lever & Greg Tinney	NCA33	Oppose	Remove the schedule 7 High Natural Character overlay identification for the terrace area south of chesterfield road to north of Waimea creek and want council to remove the	Reject
FS47.001	Gordon D Ferguson		Support	Not stated	Reject
S320.002	Lynne Lever & Greg Tinney	Coastal Environment	Amend	We want the coastal overlay boundaries amended for our property and realigned with the terrace edge.	Reject
S320.005	Lynne Lever & Greg Tinney	CE - R5	Amend	Increase the permitted new building footprint size to a realistic size	Accept
S320.006	Lynne Lever & Greg Tinney	CE - R7	Amend	Increased the list of permitted earthwork activities list in order to provide for basic west coast landowner needs.	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

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S320.007	Lynne Lever & Greg Tinney	High Natural Character	Oppose	Remove the high natural character overlay from the terrace area south of Chesterfield Road to north of Waimea Creek.	Reject
S342.003	Fernando Tarango	Outstanding Natural Character	Amend	Include "The Pyramid" feature at Karamea as an Outstanding Natural Character Area	Reject
FS125.005	Karamea Community Incorporated		Oppose	Disallow	Accept
FS148.005	William McLaughlin		Oppose	Disallow	Accept
FS155.005	Catherine Jane Smart-Simpson		Oppose	Disallow	Accept
FS155.005	Catherine Jane Smart-Simpson		Oppose	Disallow	Accept
FS156.005	Nathan Simpson		Oppose	Disallow	Accept
FS157.005	Geoff Volckman		Oppose	Disallow	Accept
FS158.005	Kathleen Beveridge		Oppose	Disallow	Accept
FS159.005	Maurice Beveridge		Oppose	Disallow	Accept
FS160.005	Frans Volckman		Oppose	Disallow	Accept
FS161.005	Tom Murton		Oppose	Disallow	Accept
FS162.005	Maryann Volckman		Oppose	Disallow	Accept
FS163.005	Kylie Volckman		Oppose	Disallow	Accept
FS164.005	Barbara Bjerring		Oppose	Disallow	Accept
FS165.005	Brian Patrick Jones		Oppose	Disallow	Accept
FS166.005	Bryan Rhodes		Oppose	Disallow	Accept
FS167.005	Frank Bjerring		Oppose	Disallow	Accept
FS168.005	Jane Garrett		Oppose	Disallow	Accept
FS169.005	Allwyn Gourley		Oppose	Disallow	Accept
FS170.005	Bevan Langford		Oppose	Disallow	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS171.005	Shaun Rhodes		Oppose	Disallow	Accept
FS172.005	Jack Simpson		Oppose	Disallow	Accept
FS173.005	Roger Gibson		Oppose	Disallow	Accept
FS174.005	Rachel Shearer		Oppose	Disallow	Accept
FS175.005	Gareth Guglebreten		Oppose	Disallow	Accept
FS176.005	Charlotte Aitken		Oppose	Disallow	Accept
FS177.005	Glen Kingan		Oppose	Disallow	Accept
FS178.005	Hayden Crossman		Oppose	Disallow	Accept
FS179.005	Susan Waide		Oppose	Disallow	Accept
FS180.005	Desirae Bradshaw		Oppose	Disallow	Accept
FS181.005	Andrew Bruning		Oppose	Disallow	Accept
FS182.005	Marty Syron		Oppose	Disallow	Accept
FS183.005	Kelvin Jeff Neighbours		Oppose	Disallow	Accept
FS184.005	J & M Syron Farms		Oppose	Disallow	Accept
FS185.005	Michelle Joy Stevenson		Oppose	Disallow	Accept
FS186.005	Marnie Stevenson		Oppose	Disallow	Accept
FS187.005	Sophie Fox		Oppose	Disallow	Accept
FS188.005	Ed Tinomana		Oppose	Disallow	Accept
FS189.005	Dave Webster		Oppose	Disallow	Accept
FS190.005	Aidan Corkill		Oppose	Disallow	Accept
FS191.005	Shanae Douglas		Oppose	Disallow	Accept
FS192.005	Danielle O'Toole		Oppose	Disallow	Accept
FS193.005	Aimee Milne		Oppose	Disallow	Accept
FS194.005	Michael O'Regan		Oppose	Disallow	Accept
FS195.005	Neal Gallagher		Oppose	Disallow	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS196.005	Arthur Neighbours		Oppose	Disallow	Accept
FS197.005	Mat Knudsen		Oppose	Disallow	Accept
FS198.005	Brendon Draper		Oppose	Disallow	Accept
FS199.005	Matthew Thomas		Oppose	Disallow	Accept
FS200.005	Philip O'Connor		Oppose	Disallow	Accept
FS201.005	Tracy Moss		Oppose	Disallow	Accept
FS202.005	James Dunlop Stevenson		Oppose	Disallow	Accept
FS203.005	Murray Aitken		Oppose	Disallow	Accept
FS204.005	Joel Hands		Oppose	Disallow	Accept
FS205.005	Peter Hands		Oppose	Disallow	Accept
FS206.005	Patrick John Hands		Oppose	Disallow	Accept
FS207.005	Jackie O'Connor		Oppose	Disallow	Accept
FS208.005	Maurice Douglas		Oppose	Disallow	Accept
FS209.005	Gary Donaldson		Oppose	Disallow	Accept
FS210.005	Joy Donaldson		Oppose	Disallow	Accept
FS211.005	Selwyn Lowe		Oppose	Disallow	Accept
FS212.005	Sheryl Marie Rhind		Oppose	Disallow	Accept
FS213.005	Stewart James Rhind		Oppose	Disallow	Accept
FS124.004	Oparara Valley Project Trust		Support	Disallow	Accept
FS123.005	Rosalie Sampson		Oppose	Disallow	Accept
FS225.005	John Milne		Oppose	Disallow	Accept
FS226.005	Jo-Anne Milne		Oppose	Disallow	Accept
FS227.005	Jessie Gallagher		Oppose	Disallow	Accept
FS228.005	Cheryl Gallagher		Oppose	Disallow	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS229.005	Margaret Jane Milne		Oppose	Disallow	Accept
FS238.005	Chris Lowe		Oppose	Disallow	Accept
S343.001	Tony Schroder	NCA33	Oppose	Remove the area South of Chesterfield and north of the Waimea Creek from the High Natural Character Schedule.	Reject
S343.002	Tony Schroder	High Natural Character	Oppose	Remove the area South of Chesterfield and the Road North of the Waimea Creek from being mapped within the High Natural Character overlay.	Reject
S343.003	Tony Schroder	Coastal Environment	Oppose	Move coastal environment boundary on our property and realign to the terrace edge	Reject
S360.020	John Brazil	SUB - R16	Oppose in part	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".	Reject
S360.026	John Brazil	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay. Listed parcel to remain excluded.	Reject
S360.027	John Brazil	CE - O1	Support	Retain as notified	Accept in part
S360.028	John Brazil	CE - O3	Support in part	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised	Accept in part
S360.029	John Brazil	CE - P1	Support	Retain as notified	Accept in part
S360.030	John Brazil	CE - P4	Support in part	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S360.031	John Brazil	CE - P5	Support in part	Amend point d. as follows: Have functional, technical, locational or operational need to locate within the coastal environment.	Reject
S360.032	John Brazil	CE - P6	Support	Retain as notified	Accept in part
S360.033	John Brazil	CE - R1	Support	Retain as notified	Accept in part
S360.037	John Brazil	CE - O2	Support	Retain as notified.	Accept in part
S360.038	John Brazil	CE - R4	Oppose in part	Delete point 2. A. i. Delete point 2. A. iii.	Reject
S360.039	John Brazil	Permitted Activities within	Oppose in part	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
		the High Coastal Natural Character Overlay			
S360.040	John Brazil	Permitted Activities within the Outstanding Coastal Environment Area	Oppose in part	Amend to be more enabling of development.	Reject
S360.041	John Brazil	Controlled Activities	Oppose in part	Amend to be more enabling of development.	Reject
S360.042	John Brazil	Restricted Discretionary Activities	Oppose in part	Amend to be more enabling of development.	Reject
S360.043	John Brazil	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S360.096	John Brazil	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support in part	Lot 1 DP 336364 (i.e. 261 Utopia Road Westport) to remain excluded.	Accept
S360.097	John Brazil	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support in part	Lot 1 DP 336364 (i.e. 261 Utopia Road Westport) to remain excluded,	Accept
S369.001	Emi Schroder	NCA33	Oppose	Remove the High Natural Character Overlay HNC33 for the terrace area South of Chesterfield Road to North of the Waimea Creek.	Reject
S369.002	Emi Schroder	Coastal Environment	Oppose	Remove the Coastal Environment Overlay from our property and back to the terrace edge (Chesterfield Terraces area).	Reject
S369.005	Emi Schroder	High Natural Character	Oppose	Remove the HCNC overlay from the terrace area South of Chesterfield Road to North of the Waimea Creek.	Reject
S377.011	Trevor Hayes	High Natural Character	Support in part	Amend the mapping of HNC 41 to include Pakiroa Beach and the area described in the Schedule.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S378.001	Robert Burdekin	Coastal Environment Rules	Neutral	Clarification of what the intent and anticipated outcome is for property identified as being in a "Coastal Environment" under the TTPP.	Accept in part
S381.002	Laurence Rueter	Outstanding Natural Character	Amend	Include the area known as "The Pyramid" at Karamea in Outstanding Coastal Natural Character.	Reject
FS125.008	Karamea Community Incorporated		Oppose	Disallow	Accept
FS148.008	William McLaughlin		Oppose	Disallow	Accept
FS155.007	Catherine Jane Smart-Simpson		Oppose	Disallow	Accept
FS155.007	Catherine Jane Smart-Simpson		Oppose	Disallow	Accept
FS156.007	Nathan Simpson		Oppose	Disallow	Accept
FS157.007	Geoff Volckman		Oppose	Disallow	Accept
FS158.007	Kathleen Beveridge		Oppose	Disallow	Accept
FS159.007	Maurice Beveridge		Oppose	Disallow	Accept
FS160.007	Frans Volckman		Oppose	Disallow	Accept
FS161.007	Tom Murton		Oppose	Disallow	Accept
FS162.007	Maryann Volckman		Oppose	Disallow	Accept
FS163.007	Kylie Volckman		Oppose	Disallow	Accept
FS164.007	Barbara Bjerring		Oppose	Disallow	Accept
FS165.007	Brian Patrick Jones		Oppose	Disallow	Accept
FS166.007	Bryan Rhodes		Oppose	Disallow	Accept
FS167.007	Frank Bjerring		Oppose	Disallow	Accept
FS168.007	Jane Garrett		Oppose	Disallow	Accept
FS169.007	Allwyn Gourley		Oppose	Disallow	Accept
FS170.007	Bevan Langford		Oppose	Disallow	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS171.007	Shaun Rhodes		Oppose	Disallow	Accept
FS172.007	Jack Simpson		Oppose	Disallow	Accept
FS173.007	Roger Gibson		Oppose	Disallow	Accept
FS174.007	Rachel Shearer		Oppose	Disallow	Accept
FS175.007	Gareth Guglebreten		Oppose	Disallow	Accept
FS176.007	Charlotte Aitken		Oppose	Disallow	Accept
FS177.007	Glen Kingan		Oppose	Disallow	Accept
FS178.007	Hayden Crossman		Oppose	Disallow	Accept
FS179.007	Susan Waide		Oppose	Disallow	Accept
FS180.007	Desirae Bradshaw		Oppose	Disallow	Accept
FS181.007	Andrew Bruning		Oppose	Disallow	Accept
FS182.007	Marty Syron		Oppose	Disallow	Accept
FS183.007	Kelvin Jeff Neighbours		Oppose	Disallow	Accept
FS184.007	J & M Syron Farms		Oppose	Disallow	Accept
FS185.007	Michelle Joy Stevenson		Oppose	Disallow	Accept
FS186.007	Marnie Stevenson		Oppose	Disallow	Accept
FS187.007	Sophie Fox		Oppose	Disallow	Accept
FS188.007	Ed Tinomana		Oppose	Disallow	Accept
FS189.007	Dave Webster		Oppose	Disallow	Accept
FS190.007	Aidan Corkill		Oppose	Disallow	Accept
FS191.007	Shanae Douglas		Oppose	Disallow	Accept
FS192.007	Danielle O'Toole		Oppose	Disallow	Accept
FS193.007	Aimee Milne		Oppose	Disallow	Accept
FS194.007	Michael O'Regan		Oppose	Disallow	Accept
FS195.007	Neal Gallagher		Oppose	Disallow	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS196.007	Arthur Neighbours		Oppose	Disallow	Accept
FS197.007	Mat Knudsen		Oppose	Disallow	Accept
FS198.007	Brendon Draper		Oppose	Disallow	Accept
FS199.007	Matthew Thomas		Oppose	Disallow	Accept
FS200.007	Philip O'Connor		Oppose	Disallow	Accept
FS201.007	Tracy Moss		Oppose	Disallow	Accept
FS202.007	James Dunlop Stevenson		Oppose	Disallow	Accept
FS203.007	Murray Aitken		Oppose	Disallow	Accept
FS204.007	Joel Hands		Oppose	Disallow	Accept
FS205.007	Peter Hands		Oppose	Disallow	Accept
FS206.007	Patrick John Hands		Oppose	Disallow	Accept
FS207.007	Jackie O'Connor		Oppose	Disallow	Accept
FS208.007	Maurice Douglas		Oppose	Disallow	Accept
FS209.007	Gary Donaldson		Oppose	Disallow	Accept
FS210.007	Joy Donaldson		Oppose	Disallow	Accept
FS211.007	Selwyn Lowe		Oppose	Disallow	Accept
FS212.007	Sheryl Marie Rhind		Oppose	Disallow	Accept
FS213.007	Stewart James Rhind		Oppose	Disallow	Accept
FS124.006	Oparara Valley Project Trust		Oppose	Disallow	Accept
FS123.007	Rosalie Sampson		Oppose	Disallow	Accept
FS225.007	John Milne		Oppose	Disallow	Accept
FS226.007	Jo-Anne Milne		Oppose	Disallow	Accept
FS227.007	Jessie Gallagher		Oppose	Disallow	Accept
FS228.007	Cheryl Gallagher		Oppose	Disallow	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS229.007	Margaret Jane Milne		Oppose	Disallow	Accept
FS238.007	Chris Lowe		Oppose	Disallow	Accept
S393.003	Karen Vincent	High Natural Character	Amend	I would like to see the HNC overlay on the map extended to include Barrytown beach.	Accept
S407.002	Gail Dickson	Coastal Environment	Oppose in part	Review the coastal environment overlay and clarify the reasons why some areas such as Karamea, and Westport encroach inland for a considerable way and others just show the little blue lines in a thin strip along the coast.	Accept
S415.008	G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited	CE	Oppose	Remove this section until adequate analysis has been done as layed out in Section 32. These areas have not been correctly identified. They need to be redone correctly. The private information gathered is to be kept private (Central Government required to find a solution to this).	Reject
FS50.002	Robin Alistair Nicholl		Support	Allow	Accept
S415.014	G.E. and C.J. Coates on behalf of Nikau Deer Farm Limited	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Oppose	Remove the overlay from our land.	Reject
FS50.002	Robin Alistair Nicholl		Support	Allow	Reject
S421.010	Lara Kelly	SUB - R16	Amend	Amend to be less restrictive and have no escalation to non-complying.	Reject
S421.012	Lara Kelly	SUB - R24	Amend	Amend the rule so is a Discretionary Activity.	Reject
S421.016	Lara Kelly	SUB - R24	Amend	Amend to discretionary (instead of Non-complying)	Reject
S440.039	Te Tumu Paeroa - The office of the Māori Trustee	CE - O2	Support in part	The Māori Trustee considers that 'ancestral lands' should be defined in the definitions chapter of the Proposed Plan.	Accept in part
S440.040	Te Tumu Paeroa - The office of the Māori Trustee	CE - P6	Support in part	The Māori Trustee considers that 'cultural uses' should be defined in the definitions chapter of the Proposed Plan.	Accept in part
S440.054	Te Tumu Paeroa - The office of the Māori Trustee	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support in part	N/A	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S440.055	Te Tumu Paeroa - The office of the Māori Trustee	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support in part	N/A	Accept
S441.022	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	CE - O3	Amend	Amend as follows: To provide for activities which have a functional need and/or an operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept
FS34.048	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose	Disallow	Reject
S441.023	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	CE - P5	Support	Retain as notified.	Accept in part
FS34.049	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose	Disallow	Reject
S441.024	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	CE - P6	Support	Retain as notified.	Accept in part
FS34.050	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose	Disallow	Reject
S441.025	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	CE - R4	Support	Retain as notified.	Accept in part
FS34.051	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose	Disallow	Reject
S442.073	KiwiRail Holdings Limited	CE - O3	Amend	Amend as follows: To provide for activities which have an operational or functional need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.	Accept
S442.074	KiwiRail Holdings Limited	CE - P3	Amend	Amend as follows: Only allow new subdivision, use and development within areas of	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided; The development is of a size, scale and nature that is appropriate to the environment; It is for a Poutini Ngāi Tahu cultural purpose; or It is National Grid infrastructure <u>or critical infrastructure</u> that has a functional and operational need to locate in these areas.	
S442.075	KiwiRail Holdings Limited	CE - P5	Support	Retain as proposed	Accept in part
S442.076	KiwiRail Holdings Limited	CE - P8	Amend	Amend as follows: Enable the maintenance, repair and operation of <u>critical infrastructure</u> and the National Grid. Where new development and upgrades of <u>critical infrastructure</u> and the National Grid are required, seek to avoid and otherwise remedy or mitigate adverse effects on Overlay Chapter areas.	Reject
S442.077	KiwiRail Holdings Limited	CE - R1	Amend	Amend as follows: Maintenance and repair of lawfully established structures, network utilities, <u>critical infrastructure</u> , <u>railway</u> , renewable electricity generation, fence lines and tracks within the Coastal Environment.	Accept in part
S442.078	KiwiRail Holdings Limited	CE	Support	Retain as proposed	Accept in part
S442.079	KiwiRail Holdings Limited	CE - R7	Support	Retain as proposed	Accept in part
S442.080	KiwiRail Holdings Limited	CE - R10	Support	Retain as proposed	Accept in part
S443.032	Suzanne Hills	Coastal Environment	Amend	Review the mapping of the coastal environment to ensure it is consistent with the NZCPS.	Accept
S443.033	Suzanne Hills	Coastal Environment	Amend	Review this section to ensure consistency with the NZCPS.	Accept
S444.012	Clare Backes	Coastal Environment	Amend	Amend the plan so that it is in agreement with the NZ Coastal Policy statement Policy 1, and reflect this in the maps.	Accept
S446.058	Margaret Montgomery	SUB - R17	Oppose in part	Amend so that notification is not required if iwi are engaged.	Accept in part
FS41.181	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu		Support in part	Allow	Accept in part
S446.063	Margaret Montgomery	SUB - R24	Not Stated	Review in light of Permitted Baseline.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S447.006	Vance & Carol Boyd	Outstanding Natural Character	Oppose	Do not include the following properties at Hannah's Clearing within the Outstanding Natural Character: <ul style="list-style-type: none"> • Lots 1,2 and 3 DP7973 • Rapid 1976B 	Accept
S447.007	Vance & Carol Boyd	High Natural Character	Amend	Do not include the following properties at Hannah's Clearing within the High Natural Character Overlay: <ul style="list-style-type: none"> • Lots 1,2 and 3 DP7973 • Rapid 1976B 	Accept
S447.011	Vance & Carol Boyd	NCA4	Amend	Include spatial description of the HNC within the schedule so that it is clear that properties at settlements such as Hannah's Clearing are not included.	Reject
S447.012	Vance & Carol Boyd	NCA5	Amend	Include spatial description of the ONC within the schedule so that it is clear that properties at settlements such as Hannah's Clearing are not included.	Reject
S450.131	Waka Kotahi NZ Transport Agency	CE - O3	Support in part	Amend the objective: To provide for activities which have a functional need <u>and operational need</u> to locate in the coastal environment....	Accept
FS149.013	Buller District Council		Support	Allow	Accept
S450.132	Waka Kotahi NZ Transport Agency	CE - P1	Support	Retain as proposed.	Accept in part
FS101.019	Silver Fern Farms Limited		Support	Allow	Accept in part
S450.133	Waka Kotahi NZ Transport Agency	CE - P3	Support in part	Amend the policy to add: <u>f. It is for critical infrastructure that has a functional or operational need to locate in these areas.</u>	Reject
FS149.014	Buller District Council		Support	Allow	Reject
S450.134	Waka Kotahi NZ Transport Agency	CE - P5	Support	Retain as proposed.	Accept in part
S450.135	Waka Kotahi NZ Transport Agency	CE - R1	Support	Retain as proposed.	Accept in part
S450.136	Waka Kotahi NZ Transport Agency	CE - R4	Support in part	Amend the rule to provide a definition for statutory agency and ensure that the state highway network is excluded from the schedules in R4.1.a.-d.	Accept in part
S450.137	Waka Kotahi NZ Transport Agency	CE - R5	Support	Retain as proposed.	Accept in part
S450.138	Waka Kotahi NZ Transport Agency	CE - R6	Support in part	Amend the rule to replace the term 'minimum' with a set figure; Clarify the intent of R6.4; and	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Define 'statutory agency'.	
S450.139	Waka Kotahi NZ Transport Agency	CE - R7	Support	Retain as proposed.	Accept in part
S450.140	Waka Kotahi NZ Transport Agency	CE - R8	Support in part	Amend the rule to provide consideration on the ability for additions or alterations to occur at multiple stages without triggering the rule.	Accept
S450.141	Waka Kotahi NZ Transport Agency	CE - R9	Support in part	Amend the rule to replace the term 'minimum' with a set figure; Clarify the intent of R9.4; and Define 'statutory agency'.	Accept
S450.142	Waka Kotahi NZ Transport Agency	CE - R10	Support	Retain as proposed.	Accept in part
S450.143	Waka Kotahi NZ Transport Agency	CE - R11	Support	Retain as proposed.	Accept in part
S450.144	Waka Kotahi NZ Transport Agency	CE - R12	Support	Amend rule reference in the advice note if required.	Accept in part
S450.145	Waka Kotahi NZ Transport Agency	CE	Support	Retain as proposed.	Accept in part
S456.019	Ministry of Education Te Tāhuhu o Te Mātauranga	CE - O3	Support in part	Amend as follows To provide for activities which have an <u>operational and functional</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features and biodiversity values are minimised.	Accept
S456.020	Ministry of Education Te Tāhuhu o Te Mātauranga	CE - P5	Support	Retain as proposed.	Accept in part
S456.021	Ministry of Education Te Tāhuhu o Te Mātauranga	CE - P6	Support in part	Recognise that there are existing settlements and urban areas located within the coastal environment of the West Coast/Tai o Poutini including parts of Westport, Greymouth and Hokitika and enable new subdivision, buildings and structures within and expansion of towns and settlements where: These are located in areas already modified by built development or primary production activities, or Where located in unmodified areas, any adverse impact on natural character can be mitigated; <u>There is sufficient infrastructure capacity to service growth, including educational facilities</u> In areas of outstanding or high natural character: Provide for lawfully established land uses and activities to continue; Allow for other uses with a functional need to locate in the coastal environment Allow for Poutini Ngāi Tahu cultural uses;	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Avoid encroachment into unmodified areas of the coastal environment; and Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns and processes that contribute to natural character are minimised.	
S462.019	Inger Perkins	CE - O1	Support	Expand the objective to consider both current and future needs of people and communities in accordance with sustainable development principles.	Reject
S462.020	Inger Perkins	Coastal Environment Objectives	Amend	Include Objective CE-04 which provides a proactive and comprehensive approach to mitigation and reduction of the effects of climate change. "	Reject
S462.021	Inger Perkins	Coastal Environment Rules	Amend	Amend the Permitted Activity rules that allow clearance of vegetation in the coastal environment to prevent clearance of any vegetation that provides habitat for indigenous coastal species.	Reject
FS222.0169	Westpower Limited		Oppose	Disallow	Reject
S462.022	Inger Perkins	Coastal Environment Rules	Amend	Include additional Advice Note to the Permitted Activity Rules as follows: "Any clearance of vegetation that may provide habitat for indigenous coastal species is subject to the provisions of the Ecosystems and Indigenous Biodiversity Chapter." Or adapt Point 1: "Any indigenous vegetation clearance (or other vegetation clearance that may provide habitat for indigenous coastal species) associated with maintenance and repair is subject to the provisions in the Ecosystems and Indigenous Biodiversity Chapter."	Reject
FS74.5	Paul Elwell-Sutton		Support	Allow	Reject
S462.023	Inger Perkins	Coastal Environment	Amend	Review the coastal environment mapping so that it meets the requirements of the NZCPS.	Accept
FS74.4	Paul Elwell-Sutton		Support	Allow	Accept
S464.007	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Coastal Environment Rules	Amend	Exclude Settlement Zone areas from Coastal Environment provisions.	Reject
FS233.009	Hapuka Landing Limited		Support	Allow	Reject
S464.047	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	CE - R4	Oppose in part	i. Activity Status Permitted Where: These are not located within: An Outstanding Natural Landscape identified in Schedule Five; An Outstanding Natural Feature identified in Schedule Six; An area of High Coastal Natural Character identified in Schedule Seven and subject to Rule	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>CE - R5; An area of Outstanding Coastal Natural Character identified in Schedule Eight; and These: Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone: Maximum height is 7m for new buildings; No height limits apply where this is replacement of a lawfully established building with another building of the same height, in the same location; and . The gross ground floor area is: I. A maximum of 200m² per building for new buildings; II. No maximum area where this is the replacement of a lawfully established building with another building of the same ground floor area, in the same location; or ... This rule does not apply to existing supermarkets within a centre.</p>	
S467.005	Jane Whyte & Jeff Page	Coastal Environment	Amend	Review coastal environment overlays to enable tourism development at Punakaiki village	Reject
S467.034	Jane Whyte & Jeff Page	Coastal Environment	Oppose	Remove coastal environment overlay from Punakaiki village	Reject
S467.035	Jane Whyte & Jeff Page	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support in part	Do not schedule land within Punakaiki Village	Reject
S467.036	Jane Whyte & Jeff Page	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	Do not schedule land within Punakaiki Village	Reject
S467.037	Jane Whyte & Jeff Page	Coastal Environment Rules	Oppose	Do not apply these rules to Punakaiki Village	Reject
S473.014	Katherine Gilbert	Coastal Environment	Amend	Amend plan to comprehensively map the full extent of the Coastal Environment across the entire West Coast region.	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S477.002	Russell and Joanne Smith	High Natural Character	Oppose	Align the HCNC boundary with existing property lines	Accept in part
S477.010	Russell and Joanne Smith	CE - O1	Support	Retain as notified	Accept in part
S477.011	Russell and Joanne Smith	CE - P5	Oppose	Include as additional text: a. Are existing lawfully established structures <u>or sites</u> ;	Reject
FS118.6	Bert Hofmans		Support	Allow	Reject
S477.012	Russell and Joanne Smith	CE - P6	Support	Retain as notified	Accept in part
S477.013	Russell and Joanne Smith	CE - P7	Support	Retain as notified	Accept in part
S477.014	Russell and Joanne Smith	CE - R4	Oppose	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.i. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,	Reject
S477.015	Russell and Joanne Smith	CE - R8	Oppose	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.	Reject
S477.017	Russell and Joanne Smith	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
S477.018	Russell and Joanne Smith	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
S478.001	Frank and Jo Dooley	Coastal Environment	Amend	Review the Coastal Environment overlay and reduce the extent of area it covers.	Accept in part
FS235.038	Frank O'Toole		Support	Not stated	Accept in part
S478.002	Frank and Jo Dooley	Coastal Environment Rules	Oppose	Revise the rules to make more enabling of development.	Reject
S482.002	Tim Macfarlane	High Natural Character	Oppose	Align the HCNC boundary with existing property lines	Accept
S482.010	Tim Macfarlane	CE - O1	Support	Retain as notified	Accept in part
S482.011	Tim Macfarlane	CE - P5	Oppose	Include as additional text: a. Are existing lawfully established structures <u>or sites</u> ;	Reject
S482.012	Tim Macfarlane	CE - P6	Support	Retain as notified	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S482.013	Tim Macfarlane	CE - P7	Support	Retain as notified	Accept in part
S482.014	Tim Macfarlane	CE - R4	Oppose	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.1. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,	Reject
S482.015	Tim Macfarlane	CE - R8	Oppose	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.	Reject
S482.017	Tim Macfarlane	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
S482.018	Tim Macfarlane	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
S486.044	Horticulture New Zealand	CE - P4	Support	Retain CE-P4	Accept in part
S486.045	Horticulture New Zealand	CE - R4	Support	Retain CE-R4	Accept in part
S488.010	West Coast Regional Council	High Natural Character	Amend	Remove the High Natural Character Overlay from Karamea River (west end of Karamea Domain stopbank), Kongahu (Granite Creek) and Mokihinui (adjoining the downstream end of the bay) all have a small area within the High Coastal Natural Character Overlay.	Reject
S491.029	Bathurst Resources Limited and BT Mining Limited	CE - O3	Amend	Amend: To provide for activities which have a functional <u>or operational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised . <u>avoided, remedied, mitigated, offset or compensated</u> .	Reject
FS138.018	Buller Electricity Limited		Support	Allow	Reject
S491.030	Bathurst Resources Limited and BT Mining Limited	CE - R4	Amend	Amend: Where 1. ... 2. These: a. Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone, MINZ Minerals Extraction Zone and BCZ - Buller Coalfields Zone:	Reject
S492.002	Michael Snowden	High Natural Character	Oppose	Remove the HNC from the privately owned farmland southwest of Okuru-Turnbull	Accept in part
S493.070	TiGa Minerals and Metals Limited	CE - O1	Support	Retain as notified.	Accept in part
S493.071	TiGa Minerals and Metals Limited	CE - O3	Amend	Amend CE - O3 as follows: To provide for activities which have a functional <u>or operational</u> need to locate in the coastal environment in such a way that the impacts on natural	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				character, landscape, natural features, access and biodiversity values are minimised.	
S493.072	TiGa Minerals and Metals Limited	CE - P3	Amend	Amend CE - P3 as follows: Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where: a. ... e. It is National Grid infrastructure <u>an activity</u> that has a functional and operational need to locate in these areas.	Reject
S493.073	TiGa Minerals and Metals Limited	CE - P5	Support	Retain as notified.	Accept in part
S493.074	TiGa Minerals and Metals Limited	CE - R4	Oppose	Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is inline with what is permitted in the current District Plans.	Reject
S504.009	Bert Hofmans	CE - O3	Amend	Delete reference to "functional need"	Reject
S504.010	Bert Hofmans	CE - P5	Amend	Delete reference to "functional need"	Reject
S505.009	Lindy Millar	CE - O3	Amend	Delete reference to "functional need"	Reject
S505.010	Lindy Millar	CE - P5	Amend	Delete reference to "functional need"	Reject
S506.002	Claire & John West	High Natural Character	Oppose	Align the HCNC boundary with existing property lines	Accept in part
S506.010	Claire & John West	CE - O1	Support	Retain as notified	Accept in part
S506.011	Claire & John West	CE - P5	Oppose	Include as additional text: a. Are existing lawfully established structures <u>or sites</u> ;	Reject
S506.012	Claire & John West	CE - P6	Support	Retain as notified	Accept in part
S506.013	Claire & John West	CE - P7	Support	Retain as notified	Accept in part
S506.014	Claire & John West	CE - R4	Oppose	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.I. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,	Reject
S506.015	Claire & John West	CE - R8	Oppose	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.	Reject
S506.017	Claire & John West	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
S506.018	Claire & John West	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S507.054	Leonie Avery	SUB - R16	Oppose in part	Delete point 1. Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status.	Reject
S507.055	Leonie Avery	SUB - R17	Support	Retain as notified.	Accept
S507.062	Leonie Avery	Coastal Environment	Oppose	Amend overlay extent to exclude our properties.	Accept in part
S507.063	Leonie Avery	CE - P5	Support	Retain as notified.	Accept in part
S507.064	Leonie Avery	CE - P6	Support	Retain as notified.	Accept in part
S507.065	Leonie Avery	CE - R1	Support	Retain as notified.	Accept in part
S507.066	Leonie Avery	CE - R4	Oppose in part	Delete point 2. a. i. Delete point 2. a. iii.	Reject
S507.067	Leonie Avery	CE - R12	Support	Retain as notified.	Reject
S507.068	Leonie Avery	CE - R19	Support	Retain as notified.	Reject
S507.083	Leonie Avery	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay.	Reject
S507.084	Leonie Avery	CE - O1	Support	Retain as notified.	Accept in part
S507.085	Leonie Avery	CE - O2	Support	Retain as notified.	Accept in part
S507.086	Leonie Avery	CE - O3	Support in part	Amend as follows: To provide for activities which have a functional, <u>technical, operational</u> or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S507.087	Leonie Avery	CE - P1	Support	Retain as notified.	Reject
S507.088	Leonie Avery	CE - P4	Support in part	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S507.089	Leonie Avery	CE - P5	Support in part	Amend point d. as follows: Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
S507.090	Leonie Avery	CE - P6	Support	Retain as notified.	Accept in part
S507.091	Leonie Avery	CE - R1	Support	Retain as notified.	Accept in part
S507.092	Leonie Avery	CE - R4	Oppose in part	Delete point 2. A. i. Delete point 2. A. iii.	Reject
S507.093	Leonie Avery	CE - R5	Oppose in	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
			part		
S507.094	Leonie Avery	CE - R6	Oppose in part	Amend to be more enabling of development.	Reject
S507.095	Leonie Avery	CE - R7	Oppose in part	Amend to be more enabling of development.	Reject
S507.096	Leonie Avery	CE - R8	Oppose in part	Amend to be more enabling of development.	Reject
S507.097	Leonie Avery	CE - R9	Oppose in part	Amend to be more enabling of development.	Reject
S507.098	Leonie Avery	CE - R10	Oppose in part	Amend to be more enabling of development.	Reject
S507.099	Leonie Avery	CE - R11	Oppose in part	Amend to be more enabling of development.	Reject
S507.100	Leonie Avery	CE - R12	Oppose in part	Amend to be more enabling of development.	Reject
S507.101	Leonie Avery	CE - R14	Oppose in part	Amend to be more enabling of development.	Reject
S507.102	Leonie Avery	CE - R15	Oppose in part	Amend to be more enabling of development.	Reject
S507.103	Leonie Avery	CE - R16	Oppose in part	Amend to be more enabling of development.	Reject
S507.104	Leonie Avery	CE - R17	Oppose in part	Amend to be more enabling of development.	Reject
S507.105	Leonie Avery	CE - R18	Oppose in part	Amend to be more enabling of development.	Reject
S507.106	Leonie Avery	CE - R19	Oppose in part	Amend to be more enabling of development.	Reject
S507.107	Leonie Avery	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S508.054	Jared Avery	SUB - R16	Oppose in part	Delete point 1. Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S508.055	Jared Avery	SUB - R17	Support	Retain as notified.	Accept in part
S508.062	Jared Avery	Coastal Environment	Oppose	Amend overlay extent to exclude our properties.	Accept in part
S508.063	Jared Avery	CE - P5	Support	Retain as notified.	Accept in part
S508.064	Jared Avery	CE - P6	Support	Retain as notified.	Accept in part
S508.065	Jared Avery	CE - R1	Support	Retain as notified.	Accept in part
S508.066	Jared Avery	CE - R4	Oppose in part	Delete point 2. a. i. Delete point 2. a. iii.	Reject
S508.067	Jared Avery	CE - R12	Support	Retain as notified.	Accept in part
S508.068	Jared Avery	CE - R19	Support	Retain as notified.	Accept in part
S508.083	Jared Avery	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
S508.084	Jared Avery	CE - O1	Support	Retain as notified.	Accept in part
S508.085	Jared Avery	CE - O2	Support	Retain as notified.	Accept in part
S508.086	Jared Avery	CE - O3	Support in part	Amend as follows: To provide for activities which have a functional, <u>technical, operational or locational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S508.087	Jared Avery	CE - P1	Support	Retain as notified.	Accept in part
S508.088	Jared Avery	CE - P4	Support in part	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S508.089	Jared Avery	CE - P5	Support in part	Amend point d. as follows: Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
S508.090	Jared Avery	CE - P6	Support	Retain as notified.	Accept in part
S508.091	Jared Avery	CE - R1	Support	Retain as notified.	Accept in part
S508.092	Jared Avery	CE - R4	Oppose in part	Delete point 2. A. i. Delete point 2. A. iii.	Reject
S508.093	Jared Avery	CE - R5	Oppose in part	Amend to be more enabling of development.	Reject
S508.094	Jared Avery	CE - R6	Oppose in	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
			part		
S508.095	Jared Avery	CE - R7	Oppose in part	Amend to be more enabling of development.	Reject
S508.096	Jared Avery	CE - R8	Oppose in part	Amend to be more enabling of development.	Reject
S508.097	Jared Avery	CE - R9	Oppose in part	Amend to be more enabling of development.	Reject
S508.098	Jared Avery	CE - R10	Oppose in part	Amend to be more enabling of development.	Reject
S508.099	Jared Avery	CE - R11	Oppose in part	Amend to be more enabling of development.	Reject
S508.100	Jared Avery	CE - R12	Oppose in part	Amend to be more enabling of development.	Reject
S508.101	Jared Avery	CE - R14	Oppose in part	Amend to be more enabling of development.	Reject
S508.102	Jared Avery	CE - R15	Oppose in part	Amend to be more enabling of development.	Reject
S508.103	Jared Avery	CE - R16	Oppose in part	Amend to be more enabling of development.	Reject
S508.104	Jared Avery	CE - R17	Oppose in part	Amend to be more enabling of development.	Reject
S508.105	Jared Avery	CE - R18	Oppose in part	Amend to be more enabling of development.	Reject
S508.106	Jared Avery	CE - R19	Oppose in part	Amend to be more enabling of development.	Reject
S508.107	Jared Avery	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S509.054	Kyle Avery	SUB - R16	Oppose in part	Delete point 1. Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status.	Reject
S509.055	Kyle Avery	SUB - R17	Support	Retain as notified.	Accept
S509.062	Kyle Avery	Coastal	Oppose	Amend overlay extent to exclude our properties.	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
		Environment			
S509.063	Kyle Avery	CE - P5	Support	Retain as notified.	Accept in part
S509.064	Kyle Avery	CE - P6	Support	Retain as notified.	Accept in part
S509.065	Kyle Avery	CE - R1	Support	Retain as notified.	Accept in part
S509.066	Kyle Avery	CE - R4	Oppose in part	Delete point 2. a. i. Delete point 2. a. iii.	Reject
S509.067	Kyle Avery	CE - R12	Support	Retain as notified.	Accept in part
S509.068	Kyle Avery	CE - R19	Support	Retain as notified.	Accept in part
S509.083	Kyle Avery	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
S509.084	Kyle Avery	CE - O1	Support	Retain as notified.	Accept in part
S509.085	Kyle Avery	CE - O2	Support	Retain as notified.	Accept in part
S509.086	Kyle Avery	CE - O3	Support in part	Amend as follows: To provide for activities which have a functional, <u>technical</u> , <u>operational</u> or <u>locational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S509.087	Kyle Avery	CE - P1	Support	Retain as notified.	Accept in part
S509.088	Kyle Avery	CE - P4	Support in part	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S509.089	Kyle Avery	CE - P5	Support in part	Amend point d. as follows: Have a functional, <u>technical</u> , <u>locational</u> or operational need to locate within the coastal environment.	Reject
S509.090	Kyle Avery	CE - P6	Support	Retain as notified.	Accept in part
S509.091	Kyle Avery	CE - R1	Support	Retain as notified.	Accept in part
S509.092	Kyle Avery	CE - R4	Oppose in part	Delete point 2. A. i. Delete point 2. A. iii.	Reject
S509.093	Kyle Avery	CE - R5	Oppose in part	Amend to be more enabling of development.	Reject
S509.094	Kyle Avery	CE - R6	Oppose in part	Amend to be more enabling of development.	Reject
S509.095	Kyle Avery	CE - R7	Oppose in	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
			part		
S509.096	Kyle Avery	CE - R8	Oppose in part	Amend to be more enabling of development.	Reject
S509.097	Kyle Avery	CE - R9	Oppose in part	Amend to be more enabling of development.	Reject
S509.098	Kyle Avery	CE - R10	Oppose in part	Amend to be more enabling of development.	Reject
S509.099	Kyle Avery	CE - R11	Oppose in part	Amend to be more enabling of development.	Reject
S509.100	Kyle Avery	CE - R12	Oppose in part	Amend to be more enabling of development.	Reject
S509.101	Kyle Avery	CE - R14	Oppose in part	Amend to be more enabling of development.	Reject
S509.102	Kyle Avery	CE - R15	Oppose in part	Amend to be more enabling of development.	Reject
S509.103	Kyle Avery	CE - R16	Oppose in part	Amend to be more enabling of development.	Reject
S509.104	Kyle Avery	CE - R17	Oppose in part	Amend to be more enabling of development.	Reject
S509.105	Kyle Avery	CE - R18	Oppose in part	Amend to be more enabling of development.	Reject
S509.106	Kyle Avery	CE - R19	Oppose in part	Amend to be more enabling of development.	Reject
S509.107	Kyle Avery	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S510.054	Avery Bros	SUB - R16	Oppose in part	Delete point 1. Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status.	Reject
S510.055	Avery Bros	SUB - R17	Support	Retain as notified.	Accept
S510.062	Avery Bros	Coastal Environment	Oppose	Amend overlay extent to exclude our properties.	Accept in part
FS223.014	Frida Inta		Oppose	Not stated	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS224.014	Buller Conservation Group		Oppose	Not stated	Accept in part
S510.063	Avery Bros	CE - P5	Support	Retain as notified.	Accept in part
S510.064	Avery Bros	CE - P6	Support	Retain as notified.	Accept in part
S510.065	Avery Bros	CE - R1	Support	Retain as notified.	Accept in part
S510.066	Avery Bros	CE - R4	Oppose in part	Delete point 2. a. i. Delete point 2. a. iii.	Reject
S510.067	Avery Bros	CE - R12	Support	Retain as notified.	Accept in part
S510.068	Avery Bros	CE - R19	Support	Retain as notified.	Accept in part
S510.083	Avery Bros	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
S510.084	Avery Bros	CE - O1	Support	Retain as notified.	Accept in part
S510.085	Avery Bros	CE - O2	Support	Retain as notified.	Accept in part
S510.086	Avery Bros	CE - O3	Support in part	Amend as follows: To provide for activities which have a functional, <u>technical, operational or locational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S510.087	Avery Bros	CE - P1	Support	Retain as notified.	Accept in part
S510.088	Avery Bros	CE - P4	Support in part	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S510.089	Avery Bros	CE - P5	Support in part	Amend point d. as follows: Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
S510.090	Avery Bros	CE - P6	Support	Retain as notified.	Accept in part
S510.091	Avery Bros	CE - R1	Support	Retain as notified.	Accept in part
S510.092	Avery Bros	CE - R4	Oppose in part	Delete point 2. A. i. Delete point 2. A. iii.	Reject
S510.093	Avery Bros	CE - R5	Oppose in part	Amend to be more enabling of development.	Reject
S510.094	Avery Bros	CE - R6	Oppose in part	Amend to be more enabling of development.	Reject
S510.095	Avery Bros	CE - R7	Oppose in	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
			part		
S510.096	Avery Bros	CE - R8	Oppose in part	Amend to be more enabling of development.	Reject
S510.097	Avery Bros	CE - R9	Oppose in part	Amend to be more enabling of development.	Reject
S510.098	Avery Bros	CE - R10	Oppose in part	Amend to be more enabling of development.	Reject
S510.099	Avery Bros	CE - R11	Oppose in part	Amend to be more enabling of development.	Reject
S510.100	Avery Bros	CE - R12	Oppose in part	Amend to be more enabling of development.	Reject
S510.101	Avery Bros	CE - R14	Oppose in part	Amend to be more enabling of development.	Reject
S510.102	Avery Bros	CE - R15	Oppose in part	Amend to be more enabling of development.	Reject
S510.103	Avery Bros	CE - R16	Oppose in part	Amend to be more enabling of development.	Reject
S510.104	Avery Bros	CE - R17	Oppose in part	Amend to be more enabling of development.	Reject
S510.105	Avery Bros	CE - R18	Oppose in part	Amend to be more enabling of development.	Reject
S510.106	Avery Bros	CE - R19	Oppose in part	Amend to be more enabling of development.	Reject
S510.107	Avery Bros	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S511.054	Bradshaw Farms	SUB - R16	Oppose in part	Delete point 1. Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status.	Reject
S511.055	Bradshaw Farms	SUB - R17	Support	Retain as notified.	Accept in part
S511.062	Bradshaw Farms	Coastal Environment	Oppose	Amend overlay extent to exclude our properties.	Accept in part
S511.063	Bradshaw Farms	CE - P5	Support	Retain as notified.	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S511.064	Bradshaw Farms	CE - P6	Support	Retain as notified.	Accept in part
S511.065	Bradshaw Farms	CE - R1	Support	Retain as notified.	Accept in part
S511.066	Bradshaw Farms	CE - R4	Oppose in part	Delete point 2. a. i. Delete point 2. a. iii.	Reject
S511.067	Bradshaw Farms	CE - R12	Support	Retain as notified.	Accept in part
S511.068	Bradshaw Farms	CE - R19	Support	Retain as notified.	Accept in part
S511.083	Bradshaw Farms	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
S511.084	Bradshaw Farms	CE - O1	Support	Retain as notified.	Accept in part
S511.085	Bradshaw Farms	CE - O2	Support	Retain as notified.	Accept in part
S511.086	Bradshaw Farms	CE - O3	Support in part	Amend as follows: To provide for activities which have a functional, <u>technical, operational</u> or <u>locational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S511.087	Bradshaw Farms	CE - P1	Support	Retain as notified.	Accept in part
S511.088	Bradshaw Farms	CE - P4	Support in part	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S511.089	Bradshaw Farms	CE - P5	Support in part	Amend point d. as follows: Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
S511.090	Bradshaw Farms	CE - P6	Support	Retain as notified.	Accept in part
S511.091	Bradshaw Farms	CE - R1	Support	Retain as notified.	Accept in part
S511.092	Bradshaw Farms	CE - R4	Oppose in part	Delete point 2. A. i. Delete point 2. A. iii.	Reject
S511.093	Bradshaw Farms	CE - R5	Oppose in part	Amend to be more enabling of development.	Reject
S511.094	Bradshaw Farms	CE - R6	Oppose in part	Amend to be more enabling of development.	Reject
S511.095	Bradshaw Farms	CE - R7	Oppose in part	Amend to be more enabling of development.	Reject
S511.096	Bradshaw Farms	CE - R8	Oppose in	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
			part		
S511.097	Bradshaw Farms	CE - R9	Oppose in part	Amend to be more enabling of development.	Reject
S511.098	Bradshaw Farms	CE - R10	Oppose in part	Amend to be more enabling of development.	Reject
S511.099	Bradshaw Farms	CE - R11	Oppose in part	Amend to be more enabling of development.	Reject
S511.100	Bradshaw Farms	CE - R12	Oppose in part	Amend to be more enabling of development.	Reject
S511.101	Bradshaw Farms	CE - R14	Oppose in part	Amend to be more enabling of development.	Reject
S511.102	Bradshaw Farms	CE - R15	Oppose in part	Amend to be more enabling of development.	Reject
S511.103	Bradshaw Farms	CE - R16	Oppose in part	Amend to be more enabling of development.	Reject
S511.104	Bradshaw Farms	CE - R17	Oppose in part	Amend to be more enabling of development.	Reject
S511.105	Bradshaw Farms	CE - R18	Oppose in part	Amend to be more enabling of development.	Reject
S511.106	Bradshaw Farms	CE - R19	Oppose in part	Amend to be more enabling of development.	Reject
S511.107	Bradshaw Farms	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S512.054	Paul Avery	SUB - R16	Oppose in part	Delete point 1. Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status.	Reject
S512.055	Paul Avery	SUB - R17	Support	Retain as notified.	Reject
S512.062	Paul Avery	Coastal Environment	Oppose	Amend overlay extent to exclude our properties.	Accept in part
S512.063	Paul Avery	CE - P5	Support	Retain as notified.	Accept in part
S512.064	Paul Avery	CE - P6	Support	Retain as notified.	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S512.065	Paul Avery	CE - R1	Support	Retain as notified.	Accept in part
S512.066	Paul Avery	CE - R4	Oppose in part	Delete point 2. a. i. Delete point 2. a. iii.	Reject
S512.067	Paul Avery	CE - R12	Support	Retain as notified.	Accept in part
S512.068	Paul Avery	CE - R19	Support	Retain as notified.	Accept in part
S512.083	Paul Avery	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
S512.084	Paul Avery	CE - O1	Support	Retain as notified.	Accept in part
S512.085	Paul Avery	CE - O2	Support	Retain as notified.	Accept in part
S512.086	Paul Avery	CE - O3	Support in part	Amend as follows: To provide for activities which have a functional, <u>technical, operational or locational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S512.087	Paul Avery	CE - P1	Support	Retain as notified.	Accept in part
S512.088	Paul Avery	CE - P4	Support in part	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S512.089	Paul Avery	CE - P5	Support in part	Amend point d. as follows: Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
S512.090	Paul Avery	CE - P6	Support	Retain as notified.	Accept in part
S512.091	Paul Avery	CE - R1	Support	Retain as notified.	Accept in part
S512.092	Paul Avery	CE - R4	Oppose in part	Delete point 2. A. i. Delete point 2. A. iii.	Reject
S512.093	Paul Avery	CE - R5	Oppose in part	Amend to be more enabling of development.	Reject
S512.094	Paul Avery	CE - R6	Oppose in part	Amend to be more enabling of development.	Reject
S512.095	Paul Avery	CE - R7	Oppose in part	Amend to be more enabling of development.	Reject
S512.096	Paul Avery	CE - R8	Oppose in part	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S512.097	Paul Avery	CE - R9	Oppose in part	Amend to be more enabling of development.	Reject
S512.098	Paul Avery	CE - R10	Oppose in part	Amend to be more enabling of development.	Reject
S512.099	Paul Avery	CE - R11	Oppose in part	Amend to be more enabling of development.	Reject
S512.100	Paul Avery	CE - R12	Oppose in part	Amend to be more enabling of development.	Reject
S512.101	Paul Avery	CE - R14	Oppose in part	Amend to be more enabling of development.	Reject
S512.102	Paul Avery	CE - R15	Oppose in part	Amend to be more enabling of development.	Reject
S512.103	Paul Avery	CE - R16	Oppose in part	Amend to be more enabling of development.	Reject
S512.104	Paul Avery	CE - R17	Oppose in part	Amend to be more enabling of development.	Reject
S512.105	Paul Avery	CE - R18	Oppose in part	Amend to be more enabling of development.	Reject
S512.106	Paul Avery	CE - R19	Oppose in part	Amend to be more enabling of development.	Reject
S512.107	Paul Avery	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S513.054	Brett Avery	SUB - R16	Oppose in part	Delete point 1. Activity status where there is noncompliance should be deleted as there should be no escalation to Non-Complying status.	Reject
S513.055	Brett Avery	SUB - R17	Support	Retain as notified.	Accept in part
S513.062	Brett Avery	Coastal Environment	Oppose	Amend overlay extent to exclude our properties.	Accept in part
S513.063	Brett Avery	CE - P5	Support	Retain as notified.	Accept in part
S513.064	Brett Avery	CE - P6	Support	Retain as notified.	Accept in part
S513.065	Brett Avery	CE - R1	Support	Retain as notified.	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S513.066	Brett Avery	CE - R4	Oppose in part	Delete point 2. a. i. Delete point 2. a. iii.	Reject
S513.067	Brett Avery	CE - R12	Support	Retain as notified.	Accept in part
S513.068	Brett Avery	CE - R19	Support	Retain as notified.	Accept in part
S513.083	Brett Avery	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
S513.084	Brett Avery	CE - O1	Support	Retain as notified.	Accept in part
S513.085	Brett Avery	CE - O2	Support	Retain as notified.	Accept in part
S513.086	Brett Avery	CE - O3	Support in part	Amend as follows: To provide for activities which have a functional, <u>technical, operational or locational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S513.087	Brett Avery	CE - P1	Support	Retain as notified.	Accept in part
S513.088	Brett Avery	CE - P4	Support in part	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S513.089	Brett Avery	CE - P5	Support in part	Amend point d. as follows: Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
S513.090	Brett Avery	CE - P6	Support	Retain as notified.	Accept in part
S513.091	Brett Avery	CE - R1	Support	Retain as notified.	Accept in part
S513.092	Brett Avery	CE - R4	Oppose in part	Delete point 2. A. i. Delete point 2. A. iii.	Reject
S513.093	Brett Avery	CE - R5	Oppose in part	Amend to be more enabling of development.	Reject
S513.094	Brett Avery	CE - R6	Oppose in part	Amend to be more enabling of development.	Reject
S513.095	Brett Avery	CE - R7	Oppose in part	Amend to be more enabling of development.	Reject
S513.096	Brett Avery	CE - R8	Oppose in part	Amend to be more enabling of development.	Reject
S513.097	Brett Avery	CE - R9	Oppose in part	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S513.098	Brett Avery	CE - R10	Oppose in part	Amend to be more enabling of development.	Reject
S513.099	Brett Avery	CE - R11	Oppose in part	Amend to be more enabling of development.	Reject
S513.100	Brett Avery	CE - R12	Oppose in part	Amend to be more enabling of development.	Reject
S513.101	Brett Avery	CE - R14	Oppose in part	Amend to be more enabling of development.	Reject
S513.102	Brett Avery	CE - R15	Oppose in part	Amend to be more enabling of development.	Reject
S513.103	Brett Avery	CE - R16	Oppose in part	Amend to be more enabling of development.	Reject
S513.104	Brett Avery	CE - R17	Oppose in part	Amend to be more enabling of development.	Reject
S513.105	Brett Avery	CE - R18	Oppose in part	Amend to be more enabling of development.	Reject
S513.106	Brett Avery	CE - R19	Oppose in part	Amend to be more enabling of development.	Reject
S513.107	Brett Avery	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S514.002	Hapuka Landing Limited	CE - R4	Amend	Amending CE-R4 to ensure that standards are appropriate for residential use, including by increasing the permitted gross ground floor area of new buildings.	Reject
S514.003	Hapuka Landing Limited	CE - R5	Amend	Amending CE-R5 to increase the permitted ground floor area and building footprint limits to allow for appropriate residential use.	Reject
S516.057	Steve Croasdale	SUB - R16	Amend	Amend "Non-complying" to "N/A" under "Activity status where compliance not achieved".	Reject
S516.058	Steve Croasdale	SUB - R17	Support	Retain	Accept
S516.060	Steve Croasdale	SUB - R24	Oppose	Delete	Reject
S516.064	Steve Croasdale	Coastal Environment	Amend	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
S516.065	Steve Croasdale	CE - O1	Support	Retain	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S516.066	Steve Croasdale	CE - O2	Support	Retain	Accept
S516.067	Steve Croasdale	CE - O3	Amend	Amend as follows: To provide for activities which have a functional, <u>technical, operational or locational</u> need to locate in the coastal environment in such a way that the...	Accept in part
S516.068	Steve Croasdale	CE - P1	Support	Retain	Accept in part
S516.069	Steve Croasdale	CE - P4	Amend	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment	Reject
S516.070	Steve Croasdale	CE - P5	Amend	Amend point d. as follows: Have a functional, <u>technical, locational or operational</u> need to locate within the coastal environment.	Reject
S516.071	Steve Croasdale	CE - P6	Support	Retain	Accept in part
S516.072	Steve Croasdale	CE - R1	Support	Retain	Accept in part
S516.073	Steve Croasdale	CE - R2	Support	Retain	Accept in part
S516.074	Steve Croasdale	CE - R4	Amend	Delete point 2. a. i.	Reject
S516.075	Steve Croasdale	CE - R4	Amend	Delete point 2. a. iii.	Reject
S516.076	Steve Croasdale	Permitted Activities within the High Coastal Natural Character Overlay	Amend	Amend to be more enabling of development.	Reject
S516.077	Steve Croasdale	Permitted Activities within the Outstanding Coastal Environment Area	Amend	Amend to be more enabling of development.	Reject
S516.078	Steve Croasdale	CE - R12	Amend	Amend to be more enabling of development.	Reject
S516.079	Steve Croasdale	CE - R14	Amend	Amend to be more enabling of development.	Reject
S516.080	Steve Croasdale	CE - R15	Amend	Amend to be more enabling of development.	Reject
S516.081	Steve Croasdale	CE - R16	Amend	Amend to be more enabling of development.	Reject
S516.082	Steve Croasdale	CE - R17	Amend	Amend to be more enabling of development.	Reject
S516.083	Steve Croasdale	CE - R18	Amend	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S516.084	Steve Croasdale	CE - R19	Amend	Amend to be more enabling of development.	Reject
S516.085	Steve Croasdale	CE - R21	Amend	Amend to be more enabling of development.	Reject
S516.158	Steve Croasdale	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support	Retain	Accept
S516.159	Steve Croasdale	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	Retain	Accept
S519.033	New Zealand Defence Force	Coastal Environment Rules	Amend	Include a new Rule CE - RX to state: <u>Temporary Military Training Activity within the Coastal Environment Activity Status Permitted Advice Note: 1. Any indigenous vegetation clearance associated with a Temporary Military Training Activity is subject to the provisions in the Ecosystems and Indigenous Biodiversity Chapter. 2. Works shall not undermine or have an adverse effect on any hazard mitigation /protection measure that exists within the coastal environment. 3. All buildings and structures associated with TMTA shall meet the permitted activity standards of CE-R4 to CE - R11 as relevant. 4. Where activities occur within Scheduled areas included within other Overlay Chapter Areas, then the relevant Overlay Chapter Rules also apply. Activity status where compliance not achieved: Restricted Discretionary</u>	Reject
S524.086	Federated Farmers of New Zealand	CE - O1	Support	Retain as notified.	Accept in part
S524.087	Federated Farmers of New Zealand	CE - P1	Support	This overlay must be identified and mapped	Accept in part
S524.088	Federated Farmers of New Zealand	CE - P4	Support	Retain as notified and include the definition for primary production activities from the National Planning Standards.	Accept in part
S524.089	Federated Farmers of New Zealand	CE - R1	Support	Retain as notified.	Accept in part
S524.090	Federated Farmers of New Zealand	CE - R4	Not Stated	Increase the building height to 10m, and 500m2	Reject
S524.091	Federated Farmers of New Zealand	CE - R7	Support	Retain as notified.	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S524.131	Federated Farmers of New Zealand	CE - O2	Support	Retain as notified.	Accept in part
S524.132	Federated Farmers of New Zealand	CE - O3	Support	Retain as notified.	Accept in part
S532.004	Denis and Wendy Cadigan	CE - R4	Oppose	Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by deleting CE-R4.2.iii.I	Reject
S533.002	Lauren Nyhan Anthony Phillips	High Natural Character	Oppose	Align the HCNC boundary with existing property lines	Accept in part
S533.010	Lauren Nyhan Anthony Phillips	CE - O1	Support	Retain as notified	Accept in part
S533.011	Lauren Nyhan Anthony Phillips	CE - P5	Oppose	Include as additional text: a. Are existing lawfully established structures <u>or sites</u> ;	Reject
S533.012	Lauren Nyhan Anthony Phillips	CE - P6	Support	Retain as notified	Accept in part
S533.013	Lauren Nyhan Anthony Phillips	CE - P7	Support	Retain as notified	Accept in part
S533.014	Lauren Nyhan Anthony Phillips	CE - R4	Oppose	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.I. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,	Reject
S533.015	Lauren Nyhan Anthony Phillips	CE - R8	Oppose	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.	Reject
S533.017	Lauren Nyhan Anthony Phillips	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
S533.018	Lauren Nyhan Anthony Phillips	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
S535.027	Neil Mouat	SUB - R16	Oppose in part	Delete point 1. Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status.	Reject
S535.030	Neil Mouat	SUB - R24	Oppose	Delete	Reject
S535.033	Neil Mouat	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S535.034	Neil Mouat	CE - O1	Support	Retain as notified.	Accept in part
FS54.1	Neil Mouat		Support	Allow	Accept in part
S535.035	Neil Mouat	CE - O2	Support	Retain as notified.	Accept in part
FS54.2	Neil Mouat		Support	Allow	Accept in part
S535.036	Neil Mouat	CE - O3	Support in part	Amend as follows: To provide for activities which have a functional, technical, operational or locational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
FS54.3	Neil Mouat		Support	Allow	Accept in part
S535.037	Neil Mouat	CE - P1	Support	Retain as notified.	Accept in part
FS54.4	Neil Mouat		Support in part	Allow in part	Accept in part
FS54.5	Neil Mouat		Support in part	Allow in part	Accept in part
S535.038	Neil Mouat	CE - P4	Support in part	Include a point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S535.039	Neil Mouat	CE - P5	Support in part	Amend point d. as follows: Have a functional, technical, locational or operational need to locate within the coastal environment.	Reject
S535.040	Neil Mouat	CE - P6	Support	Retain as notified.	Accept in part
S535.041	Neil Mouat	CE - R1	Support	Retain as notified.	Accept in part
S535.042	Neil Mouat	CE - R4	Oppose in part	Delete point 2. A. i. Delete point 2. A. iii.	Reject
S535.043	Neil Mouat	CE - R5	Oppose in part	Amend to be more enabling of development.	Reject
S535.044	Neil Mouat	CE - R6	Oppose in part	Amend to be more enabling of development.	Reject
S535.045	Neil Mouat	CE - R7	Oppose in part	Amend to be more enabling of development.	Reject
S535.046	Neil Mouat	CE - R8	Oppose in	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
			part		
S535.047	Neil Mouat	CE - R9	Oppose in part	Amend to be more enabling of development.	Reject
S535.048	Neil Mouat	CE - R10	Oppose in part	Amend to be more enabling of development.	Reject
S535.049	Neil Mouat	CE - R11	Oppose in part	Amend to be more enabling of development.	Reject
S535.050	Neil Mouat	CE - R12	Oppose in part	Amend to be more enabling of development.	Reject
S535.051	Neil Mouat	CE - R14	Oppose in part	Amend to be more enabling of development.	Reject
S535.052	Neil Mouat	CE - R15	Oppose in part	Amend to be more enabling of development.	Reject
S535.053	Neil Mouat	CE - R16	Oppose in part	Amend to be more enabling of development.	Reject
S535.054	Neil Mouat	CE - R17	Oppose in part	Amend to be more enabling of development.	Reject
S535.055	Neil Mouat	CE - R18	Oppose in part	Amend to be more enabling of development.	Reject
S535.056	Neil Mouat	CE - R19	Oppose in part	Amend to be more enabling of development.	Reject
S535.057	Neil Mouat	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S535.069	Neil Mouat	CE - P6	Support	Retain as notified.	Accept in part
S535.079	Neil Mouat	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Oppose in part	Amend overlay extent.	Accept in part
S535.082	Neil Mouat	Outstanding Natural Character	Oppose in part	Amend overlay extent.	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S536.033	Straterra	Natural Features and Landscapes	Amend	Review boundary of overlay to exclude Rapahoe Coal Yard	Accept in part
S536.034	Straterra	Outstanding Natural Character	Amend	Review boundary of overlay to exclude Rapahoe Coal Yard	Accept in part
S536.035	Straterra	High Natural Character	Amend	Review boundary of overlay to exclude Rapahoe Coal Yard	Accept in part
S536.064	Straterra	CE - O1	Amend	Replace "preserve" with "protect".	Reject
S538.269	Buller District Council	SUB - R16	Support	Retain as notified.	Accept in part
S538.285	Buller District Council	Coastal Environment Objectives	Support	Retain as notified. Objectives CE-O1 - O3; Policies CE-P1 - P8	Accept in part
S538.286	Buller District Council	Coastal Environment Policies	Support	Retain as notified. Objectives CE-O1 - O3; Policies CE-P1 - P8	Accept in part
S538.287	Buller District Council	Coastal Environment Rules	Oppose in part	Review the Rule headings to ensure consistency across the rule framework and improve readability e.g. The headings for Rules 6 and 7 could be shortened to: Maintenance, Alteration, Repair and Reconstruction of Natural Hazard Mitigation Structures and associated earthworks in the Coastal Environment within identified in Schedule Seven. Earthworks within the Coastal Environment in the High Coastal Natural Character Overlay identified in Schedule Seven	Accept
S538.288	Buller District Council	CE - R1	Support	Retain as notified.	Accept in part
S538.289	Buller District Council	CE - R2	Support	Retain as notified.	Accept in part
S538.290	Buller District Council	CE - R3	Support	Retain as notified.	Accept in part
S538.291	Buller District Council	CE - R4	Oppose in part	Amend Rule 4 as follows: (2) These: (a) Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone:.... (iii) The gross ground floor area is: (1) A maximum of 200 <u>300</u> m ² per building for new buildings	Reject
FS109.030	Snodgrass Road Submitters		Support in part	Disallow in part	Reject
FS1.426	Grey District Council		Support	Allow	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.292	Buller District Council	CE - R5	Oppose in part	a. Amend Rule 5 as follows: (4) In all other zones: Any new building is no more than 100 150m ² ground floor area; Any addition increases the total building footprint by no more than 50m ² ; The maximum height above ground level is for any building or structure is 7m.	Accept in part
S538.293	Buller District Council	CE - R6	Oppose in part	Amend Rule 6 as follows: 6. The activity is undertaken by a Statutory Agency or their designated contractor.	Accept in part
S538.294	Buller District Council	CE - R7	Support	Retain as notified.	Accept in part
S538.295	Buller District Council	CE - R8	Support	Retain as notified.	Accept in part
S538.296	Buller District Council	CE - R9	Oppose in part	Amend Rule 9 as follows: 6. The activity is undertaken by a Statutory Agency or their designated contractor.	Accept in part
S538.297	Buller District Council	CE - R10	Oppose in part	Amend Rule 10 as follows: (5) For <u>residential</u> , agricultural, pastoral and horticultural activities or an accessory building; and (i) The height of any building or structure does not exceed 5m above ground level; and (ii) The gross floor area of any building does not exceed 100 150m ² ground floor area.	Reject
S538.298	Buller District Council	CE - R11	Support	Retain as notified.	Accept in part
S538.299	Buller District Council	CE - R12	Support	Retain as notified.	Accept in part
S538.300	Buller District Council	CE - R13	Support	Retain as notified.	Accept in part
S538.301	Buller District Council	CE - R14	Support	Retain as notified.	Accept in part
S538.302	Buller District Council	CE - R15	Support	Retain as notified.	Accept in part
S538.303	Buller District Council	CE - R16	Support	Retain as notified.	Accept in part
S538.304	Buller District Council	CE - R17	Support	Retain as notified.	Accept in part
S538.305	Buller District Council	CE - R18	Support	Retain as notified.	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.306	Buller District Council	CE - R19	Support	Retain as notified.	Accept in part
S538.307	Buller District Council	CE - R20	Support	Retain as notified.	Accept in part
S538.308	Buller District Council	CE - R21	Support	Retain as notified.	Accept in part
S538.309	Buller District Council	CE - R22	Support	Retain as notified.	Accept in part
S538.310	Buller District Council	Permitted Activities within the High Coastal Natural Character Overlay	Oppose in part	<p>Council seeks that the urban area of Westport is excluded from the Coastal Environment overlay and Elley Drive, all of Carters Beach and Beach Road (Charleston) are included.</p> <p>Council seeks that the Coastal Environment boundary in the Little Wanganui and Karamea areas is reviewed and retracted.</p> <p>Council requests that careful consideration is given to any individual submissions regarding the accuracy of the Coastal Environment boundary.</p>	Accept in part
FS109.032	Snodgrass Road Submitters		Support in part	Allow in part	Accept in part
FS32.1	Tauranga Bay Holdings Ltd		Support	Allow	Accept in part
S538.311	Buller District Council	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support in part	<p>Council requests that careful consideration is given to any individual submissions regarding the land use implications of any Coastal overlay and the accuracy of the High and Outstanding Coastal Natural Character overlay boundaries.</p> <p>Council seeks that the High and Outstanding Natural Coastal Character overlays show the identifier number of the scheduled site that they relate to.</p>	Accept in part
FS50.003	Robin Alistair Nicholl		Support in part	Allow in part	Accept in part
FS119.1	Ruth Henschel		Support	Allow	Accept in part
S547.012	Westpower Limited	General Coastal Environment Area	Amend	Clarify the definition of urban area.	Accept in part
S547.013	Westpower Limited	General Coastal Environment Area	Amend	<p>Amend the description and add an advice note to Coastal Environment Chapter and relevant zone provisions to advise, <u>Advice Note: The coastal environment overlay does not apply in the Urban Area or Zone as defined in this plan.</u></p> <p>(note: if the "urban area" is intended to be different to the "urban zone" then clarification is required for the advice note.)</p>	Accept in part
FS1.354	Grey District Council		Support	Allow	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.014	Westpower Limited	General Coastal Environment Area	Amend	Amend maps to remove urban areas from the coastal environment overlay	Accept
FS45.12	West Coast Penguin Trust		Oppose	Disallow	Reject
S547.404	Westpower Limited	Coastal Environment	Amend	Ensure identification of outstanding natural features, landscapes character (including high natural character) appropriately recognise and provide for the existing energy activities and infrastructure located within them.	Accept
S547.405	Westpower Limited	Coastal Environment	Amend	Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities.	Accept
S547.406	Westpower Limited	Overview	Amend	Add a new paragraph 2: <u>Development, Energy Activities and Infrastructure Given the topography of the West Coast a significant level of development, including energy activities and infrastructure, occurs in and through the coastal environment. These activities are important and integral components in ensuring resilience, and enabling the social, cultural and economic wellbeing, of communities throughout the West Coast. As well as the spatial location of communities there is a requirement to recognise the network of communities and the linkages between them in managing activities within the coastal environment as a whole. Both national policies, ie NZCPS and NPSREG, and regional policies, ie RPS, recognise the need for activities, including energy activities and infrastructure, to be undertaken within or through the coastal environment. The plan must appropriately provide for activities taking in to account the topography, conditions, existing and required activities and development and values present in the coastal environment.</u>	Accept in part
FS1.360	Grey District Council		Support	Allow	Accept in part
S547.407	Westpower Limited	Overview	Amend	Add references to Strategic Objectives and Policies as per previous chapters.	Accept
S547.408	Westpower Limited	CE - O1	Amend	Amend: To; a) <u>Protect indigenous biological diversity;</u> b) <u>Preserve natural character, and protect it from inappropriate subdivision, use and development;</u> andc) <u>Protect natural features and natural landscapes from inappropriate subdivision, use and development.</u>	Reject
S547.409	Westpower Limited	CE - O1	Amend	Add a new CE-10A: <u>Provide for appropriate subdivision, use and development in the coastal environment to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.</u>	Reject
S547.410	Westpower Limited	CE - O3	Amend	Amend To provide for activities which <u>due to technical, locational, functional or operational constraints or requirements need to be undertaken</u> in the coastal environment while <u>managing adverse effects on natural character, landscape, natural features, access and biodiversity values.</u>	Accept in part
S547.411	Westpower Limited	Coastal	Amend	(1) Add a new Policy: <u>Provide for new and existing renewable electricity generation activities</u>	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
		Environment Policies		in the coastal environment, including having particular regard to: a) The need to locate where the renewable energy resource is available; b) The technical, functional or operational needs of renewable electricity generation activities (2) Ensure matters in Policy 3, Chapter 9 of the RPS are given effect in policies providing for subdivision, use and development in this section of the plan.	
FS122.028	Department of Conservation		Oppose	Disallow	Accept
S547.412	Westpower Limited	CE - P1	Amend	(1) Amend item f., "f. The built environment and infrastructure, including energy activities and critical infrastructure, which have modified the coastal environment." (2) Clearly identify existing energy activities and infrastructure within values assessments. (3) Ensure these matters are identified and shown on relevant maps for the coastal environment, including the extent of Urban Areas not forming part of the coastal environment overlay.	Accept in part
S547.414	Westpower Limited	Coastal Environment	Amend	Ensure the built environment and infrastructure, including energy activities and critical infrastructure are identified and shown on relevant maps for the coastal environment, including the extent of Urban Areas not forming part of the coastal environment overlay.	Accept in part
S547.415	Westpower Limited	CE - P2	Amend	Amend the first paragraph: Preserve natural character and protect natural character and natural features and landscapes from inappropriate subdivision use and development within the coastal environment that have; ...	Accept in part
S547.416	Westpower Limited	CE - P3	Amend	1) Amend the first paragraph, "Allow new subdivision, use ...". (2) Amend item e., "e. It is National Grid infrastructure or other energy activity, including energy aspects of infrastructure and critical infrastructure, that due to technical, locational, functional or operational constraints and requirements needs to be undertaken within or through these areas.".	Reject
S547.417	Westpower Limited	CE - P4	Amend	Amend e. It is National Grid infrastructure or other energy activity, including energy aspects of infrastructure and critical infrastructure, that due to technical, locational, functional or operational constraints and requirements needs to be undertaken within or through these areas.	Reject
S547.418	Westpower Limited	CE - P5	Amend	Amend: Provide Allow buildings and structures ... features where these:...	Reject
S547.419	Westpower Limited	CE - P5	Amend	Amend item a. Any existing lawfully established buildings or structures; or ...	Accept
S547.420	Westpower Limited	CE - P5	Amend	Amend item c. Are in parts of the coastal environment that have been historically modified by built development, energy activities and infrastructure (including critical infrastructure), and primary production activities; or ...	Reject
S547.421	Westpower Limited	CE - P5	Amend	Amend d. Have a technical, locational, functional or operational constraint or requirements to be undertaken within or through to locate within the coastal environment.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.422	Westpower Limited	CE - P6	Amend	Amend the first paragraph: Recognise that there are existing settlements and urban areas ... Hokitika and enable new subdivision, use and development (including buildings and structures) within and expansion of towns and settlements where: ...	Accept in part
S547.423	Westpower Limited	CE - P6	Amend	Amend c. In areas of <u>outstanding natural landscape and/or</u> in areas of outstanding or high natural character: ...	Accept
S547.424	Westpower Limited	CE - P6	Amend	Amend c.ii. Allow for other uses with a activities which, due to technical, locational, functional or operational constraints or requirements need to be undertaken within or through the coastal environment.	Reject
S547.425	Westpower Limited	CE - P6	Amend	Amend item c.iv. <u>Manage</u> encroachment into unmodified areas of the coastal environment to <u>enable appropriate subdivision, use or development to occur.</u>	Reject
S547.426	Westpower Limited	CE - P6	Amend	Amend c.v. Ensure that subdivision and development is of ... that contribute to natural character are <u>avoided, remedied or mitigated.</u>	Accept
S547.427	Westpower Limited	CE - P7	Amend	Amend: Reduction in public access to the coastal environment can be considered when ... significant natural hazard threat <u>or for health and safety reasons.</u> When assessing proposals natural hazard structures for a reduction in public access <u>methods</u> to minimise potential effects on public access should <u>will</u> be considered and ways to minimise them found, including: a ... b. Provision of public amenity or opportunity for environmental benefit along the, <u>including along any natural hazard mitigation structure,</u> provided that the physical integrity and function of the structure, and health and safety is maintained.	Accept
FS53.1	Herenga ā Nuku Aotearoa, Outdoor Access Commission		Oppose in part	Disallow in part	Reject
S547.428	Westpower Limited	CE - R1	Oppose	Avoid conflict between this rule and rules in the areas of High Coastal Natural Character and Outstanding Coast Environment by deleting item "1." In its entirety.	Reject
S547.429	Westpower Limited	CE - R1	Amend	Amend heading to read: <u>Operation, maintenance, repair, minor upgrade and upgrade</u> of lawfully established structures, network utilities, renewable energy generation, <u>energy activities and critical infrastructure,</u> fence lines and tracks within the Coastal Environment.	Reject
FS122.032	Department of Conservation		Oppose	Disallow	Accept
S547.430	Westpower Limited	CE - R4	Support	Retain	Accept in part
S547.431	Westpower Limited	CE - R5	Amend	Minor upgrading definition to be inserted as per submission above.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.432	Westpower Limited	CE - R5	Amend	Amend 1. These buildings and ... And repair of network utilities, <u>including energy activities and critical infrastructure</u> , or renewable electricity generation activities; or	Reject
S547.433	Westpower Limited	CE - R7	Amend	Amend b. Operation, maintenance, repair, upgrade of existing and/or installation of new network utility infrastructure, <u>including energy activities and critical infrastructure</u> , or renewable electricity generation; or	Reject
S547.434	Westpower Limited	CE - R8	Amend	Amend 2. The maximum height of <u>any addition or alteration to a building or structure is 5m above ground level.</u>	Accept
S547.435	Westpower Limited	CE - R10	Amend	Minor upgrading definition to be inserted as per submission above.	Reject
S547.436	Westpower Limited	CE - R10	Amend	Amend the heading of Rule: Buildings <u>and/or</u> Structures in the Outstanding Coastal Area	Accept
S547.437	Westpower Limited	CE - R10	Amend	Amend 3. Required for the maintenance ... repair of network utilities, <u>including energy activities and critical infrastructure</u> , or renewable electricity generation activities; or	Reject
S547.438	Westpower Limited	CE - R11	Amend	Amend b. Operation ... of network utility infrastructure, <u>including energy activities and critical infrastructure</u> , or renewable electricity generation <u>activities</u> .	Reject
S547.439	Westpower Limited	CE - R12	Support	Retain	Accept in part
S547.440	Westpower Limited	CE - R14	Amend	Add k. The benefits arising from the proposed activity.	Reject
FS104.050	TiGa Minerals and Metals Limited		Support	Allow	Reject
FS231.053	WMS Group (HQ) Limited and WMS Land Co. Limited		Support	Allow	Reject
S547.441	Westpower Limited	CE - R14	Amend	Add l. <u>The technical, locational, functional or operational constraints and/or requirements of the activity.</u>	Reject
FS231.054	WMS Group (HQ) Limited and WMS Land Co. Limited		Support	Allow	Reject
S547.442	Westpower Limited	CE - R15	Amend	Add n. The benefits arising from the proposed activity.	Reject
S547.443	Westpower Limited	CE - R15	Amend	Add o. <u>The technical, locational, functional or operational constraints and/or requirements of the activity.</u>	Reject
S547.444	Westpower Limited	CE - R16	Amend	(1) Amend item 3.i., "i. A network utility, <u>energy activity, critical infrastructure</u> , or electricity generation activity." (2) Add a new item m., "m. <u>The benefits arising from the proposed activity.</u> " (3) Add a new n., "n. <u>The technical, locational, functional or operational constraints and/or requirements of the activity.</u> "	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.447	Westpower Limited	CE - R17	Amend	(1) Add a new item l., "l. The benefits arising from the proposed activity." (2) Add a new m., "m. The technical, locational, functional or operational constraints and/or requirements of the activity."	Reject
S547.448	Westpower Limited	CE - R17	Amend	Add m. The technical, locational, functional or operational constraints and/or requirements of the activity.	Reject
S547.449	Westpower Limited	CE - R18	Amend	Amend 1.iii. Installation of network utility infrastructure, energy activity infrastructure, critical infrastructure, or renewable electricity generation activities.	Reject
S547.450	Westpower Limited	CE - R18	Amend	Add l. The benefits arising from the proposed activity.	Reject
S547.451	Westpower Limited	CE - R18	Amend	Add m. The technical, locational, functional or operational constraints and/or requirements of the activity.	Reject
S547.452	Westpower Limited	CE - R19	Amend	1. These will not destroy ... or the values which together make it Outstanding; except ...	Reject
S547.453	Westpower Limited	CE - R21	Amend	Amend 1. These will not destroy ... or the values which together make it Outstanding.	Reject
S547.454	Westpower Limited	CE - R22	Amend	Amend heading: Activities in the Coastal Environment that would ... or the values which together make it Outstanding	Reject
S550.004	Westland Farm Services	CE - O1	Support	Retain	Accept in part
S550.005	Westland Farm Services	CE - P5	Support	retain	Accept in part
S550.006	Westland Farm Services	CE - P6	Support	retain	Accept in part
S550.007	Westland Farm Services	CE - R4	Oppose	Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by deleting CE-R4.2.iii.I Alternatively, replace with a more appropriate ground floor area limit which appropriately provides for rural activities within the coastal environment, in line with the operative District Plans in the region.	Reject
S552.012	Buller Conservation Group	Coastal Environment	Amend	Move Section to Natural Environment Values	Reject
S552.126	Buller Conservation Group	Overview	Oppose	put 'Coastal Environment' should be in the Natural Environment Values chapter	Reject
S552.127	Buller Conservation Group	CE - O1	Amend	separate into 2 objectives	Reject
S552.128	Buller Conservation Group	CE - P5	Amend	(e) adverse effects on natural character, natural landscapes and natural features are avoided;	Reject
S552.129	Buller Conservation Group	CE - P6	Support	b. Where located in unmodified areas, any adverse impact on natural character can be mitigated;	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S552.130	Buller Conservation Group	CE - P8	Amend	Where new development and upgrades of the National Grid are required in areas indicated in Overlay Chapter areas, seek to avoid and or otherwise remedy or mitigate adverse effects	Reject
S552.131	Buller Conservation Group	CE - R4	Amend	<u>1.e. unmodified coastal area or area of high natural biodiversity</u>	Reject
S552.132	Buller Conservation Group	CE - R5	Amend	Lower height restriction in Coastal Environment	Reject
S552.133	Buller Conservation Group	CE - R16	Amend	change R16 to Discretionary	Accept
S552.134	Buller Conservation Group	CE - R17	Amend	1.L. <u>There is a functional need to be located in that area</u>	Reject
S552.135	Buller Conservation Group	CE - R17	Oppose	delete	Accept
S552.136	Buller Conservation Group	CE - R22	Oppose	delete	Reject
S552.206	Buller Conservation Group	NCA55	Amend	Mokihinui Extensive saltwater lagoon enclosed by a vast exposed beach and dunefield and fed by the Mokihinui Orewaiti River.	Accept
S553.012	Frida Inta	Coastal Environment	Amend	Move Section to Natural Environment Values	Reject
S553.126	Frida Inta	Overview	Oppose	put 'Coastal Environment' should be in the Natural Environment Values chapter	Reject
S553.127	Frida Inta	CE - O1	Amend	separate into 2 objectives	Reject
S553.128	Frida Inta	CE - P5	Amend	(e) adverse effects on natural character, natural landscapes and natural features are avoided;	Reject
S553.129	Frida Inta	CE - P6	Support	b. Where located in unmodified areas, any adverse impact on natural character can be mitigated;	Accept
S553.130	Frida Inta	CE - P8	Amend	Where new development and upgrades of the National Grid are <u>required in areas indicated in Overlay Chapter areas</u> , seek to avoid and or otherwise remedy or mitigate adverse effects. on Overlay Chapter areas.	Reject
FS110.041	Transpower NZ Ltd		Oppose	Disallow	Accept
S553.131	Frida Inta	CE - R4	Amend	<u>1.e. unmodified coastal area or area of high natural biodiversity</u>	Reject
S553.132	Frida Inta	CE - R5	Amend	Lower height restriction in Coastal Environment	Reject
S553.133	Frida Inta	CE - R16	Amend	change R16 to Discretionary	Accept
S553.134	Frida Inta	CE - R17	Amend	1.L. <u>There is a functional need to be located in that area</u>	Reject
S553.135	Frida Inta	CE - R17	Oppose	Delete	Accept
S553.136	Frida Inta	CE - R22	Oppose	Delete	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S553.206	Frida Inta	NCA55	Amend	Mokihinui Extensive saltwater lagoon enclosed by a vast exposed beach and dunefield and fed by the Mokihinui Orewaiti River.	Accept
S558.243	Chris & Jan Coll	SUB - R16	Amend	Delete point 1.	Reject
S558.244	Chris & Jan Coll	SUB - R16	Amend	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status	Reject
S558.245	Chris & Jan Coll	SUB - R17	Support	Retain	Accept
S558.255	Chris & Jan Coll	SUB - R24	Oppose	Delete	Reject
S558.277	Chris & Jan Coll	Coastal Environment	Amend	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.	Reject
S558.278	Chris & Jan Coll	CE - O1	Support	Retain	Accept in part
S558.279	Chris & Jan Coll	CE - O2	Amend	Retain	Accept in part
S558.280	Chris & Jan Coll	CE - O3	Amend	Amend as follows: To provide for activities which have a functional, <u>technical</u> , <u>operational</u> or <u>locational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S558.281	Chris & Jan Coll	CE - P1	Support	Retain	Accept
S558.282	Chris & Jan Coll	CE - P3	Support	Retain	Accept
S558.283	Chris & Jan Coll	CE - P4	Amend	Include a point c. <u>provides for activities that have a functional, technical, operational or locational need to locate in the coastal environment.</u>	Reject
S558.284	Chris & Jan Coll	CE - P5	Support	Amend point d. as follows: Have a functional, <u>technical</u> , <u>locational</u> or <u>operational</u> need to locate within the coastal environment.	Reject
S558.286	Chris & Jan Coll	CE - P6	Support	Retain	Accept
S558.287	Chris & Jan Coll	CE - R1	Support	Retain	Accept
S558.288	Chris & Jan Coll	CE - R2	Support	Retain	Accept
S558.289	Chris & Jan Coll	CE - R3	Support	Retain	Accept
S558.290	Chris & Jan Coll	CE - R4	Amend	Delete point 2. a. i.	Reject
S558.291	Chris & Jan Coll	CE - R4	Amend	Delete point 2. a. iii.	Reject
S558.292	Chris & Jan Coll	Permitted	Amend	Amend to be more enabling of development.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
		Activities within the High Coastal Natural Character Overlay			
S558.293	Chris & Jan Coll	Permitted Activities within the Outstanding Coastal Environment Area	Support	Amend to be more enabling of development.	Reject
S558.294	Chris & Jan Coll		Support	Amend to be more enabling of development.	Reject
S558.295	Chris & Jan Coll	CE - R14	Amend	Amend to be more enabling of development.	Reject
S558.297	Chris & Jan Coll	CE - R15	Amend	Amend to be more enabling of development.	Reject
S558.298	Chris & Jan Coll	CE - R15	Support	Amend to be more enabling of development.	Reject
S558.299	Chris & Jan Coll	CE - R16	Amend	Amend to be more enabling of development.	Reject
S558.300	Chris & Jan Coll	CE - R17	Amend	Amend to be more enabling of development.	Reject
S558.301	Chris & Jan Coll	CE - R18	Amend	Amend to be more enabling of development.	Reject
S558.302	Chris & Jan Coll	Discretionary Activities	Amend	Amend to be more enabling of development.	Reject
S559.002	Stewart & Catherine Nimmo	High Natural Character	Oppose	Align the HCNC boundary with existing property lines	Accept in part
S559.010	Stewart & Catherine Nimmo	CE - O1	Support	Retain as notified	Accept in part
S559.011	Stewart & Catherine Nimmo	CE - P5	Oppose	Include as additional text: a. Are existing lawfully established structures <u>or sites</u> ;	Reject
S559.012	Stewart & Catherine Nimmo	CE - P6	Support	Retain as notified	Accept in part
S559.013	Stewart & Catherine Nimmo	CE - P7	Support	Retain as notified	Accept in part
S559.014	Stewart & Catherine Nimmo	CE - R4	Oppose	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE - R4.2.iii.I. Alternatively replace with a more appropriate ground floor area limit which provides for reasonably sized residential dwellings within the coastal environment in line with the operative District Plans.,	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S559.015	Stewart & Catherine Nimmo	CE - R8	Oppose	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.	Reject
S559.017	Stewart & Catherine Nimmo	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
S559.018	Stewart & Catherine Nimmo	CE - R16	Oppose	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
S560.002	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment	Amend	Ensure provisions align with NZCPS.	Accept
FS104.060	TiGa Minerals and Metals Limited		Oppose	Disallow	Reject
FS150.034	Birchfields Ross Ltd		Oppose	Disallow	Reject
FS215.035	Phoenix Minerals Limited		Oppose	Disallow	Reject
FS222.0276	Westpower Limited		Oppose	Disallow	Reject
S560.031	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment	Amend	Map the Coastal Environment again using appropriate experts to identify the extent by applying Policy 1 of the NZCPS.	Accept
FS1.407	Grey District Council		Support in part	Allow in part	Accept
S560.032	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment	Amend	Until it is mapped accurately, include a default coastal environment of 2km landward of the CMA.	Reject
FS222.0327	Westpower Limited		Oppose	Disallow	Accept
FS45.17	West Coast Penguin Trust		Support	Allow	Reject
S560.037	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R20	Amend	Amend Rule CE-R20 to include areas of High natural coastal character and the rule activity status to non-complying.	Reject
S560.038	Royal Forest and Bird	Coastal	Amend	Add a new Rule discretionary rule for Afforestation with Plantation Forestry in the Coastal	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Protection Society of New Zealand Inc. (Forest & Bird)	Environment Rules		environment outside High Coastal Natural Character and Outstanding Coastal Environment Area overlays which is subject to the condition that the area for afforestation does not include any biodiversity meeting the significance criteria in Appendix 1 of the WCRPS.	
FS60.059	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	COASTAL ENVIRONMENT	Amend	Amend the definition to mean those areas described in Policy 1 of the NZCPS landward of the CMA and as shown on the Planning maps.	Reject
FS149.059	Buller District Council		Oppose in part	Allow in part	Reject
FS149.060	Buller District Council		Oppose in part	Disallow in part	Accept
FS222.0212	Westpower Limited		Oppose	Disallow	Accept
FS45.13	West Coast Penguin Trust		Support	Allow	Reject
S560.277	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Overview	Amend	Amend the CE-Overview to clarify the approach taken to mapping the coastal environment with reference to the Planning map overlay. If that overlay is updated as sought in this submission to fully identify the extent of CE consistent with Policy 1 of the NZCPS then reference to the maps can be relied on. However, if that identification of extent has not been included then reference to coastal areas meeting Policy 1 of the NZCPS should be included in the overview explanation.	Accept in part
FS33.29	Inger Perkins		Support	Allow	Accept in part
FS45.15	West Coast Penguin Trust		Support	Allow	Accept in part
FS45.37	West Coast Penguin Trust		Support	Allow	Accept in part
S560.278	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - O1	Amend	Amend: "To preserve the natural character, landscapes and biodiversity of the coastal environment while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment."	Accept in part
FS101.018	Silver Fern Farms Limited		Oppose	Disallow	Accept in part
FS104.045	TiGa Minerals and Metals Limited		Oppose	Disallow	Accept in part
FS89.073	Bathurst Resources Limited and BT Mining Limited		Oppose	Disallow	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS231.048	WMS Group (HQ) Limited and WMS Land Co. Limited		Oppose	Disallow	Accept in part
S560.279	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - O3	Oppose in part	Amend CE - O3 as follows: "To consider providing e- for activities which have a functional need to locate in the coastal environment in such a way that where the impacts on natural character, landscape, natural features, access, and biodiversity values are <u>appropriately avoided, remedied or mitigated</u> minimised .	Reject
S560.280	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - P1	Amend	Amend the policy to accurately reflect Policy 1 as it applies to the coastal environment beyond the coastal marine area.	Accept
S560.281	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - P2	Amend	Amend CE - P2 to accurately capture Policies 13 and 15 of the NZCPS.	Accept in part
FS222.0281	Westpower Limited		Oppose	Disallow	Accept in part
S560.282	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - P3	Oppose in part	Amend CE - P3: "Only consider allowing new subdivision, use and development within the Coastal Environment areas of outstanding and high coastal natural character, outstanding coastal natural landscapes, and outstanding coastal natural features where: The elements, patterns, processes, and qualities that contribute to the outstanding or high natural character or landscape are maintained; Significant adverse effects on natural character, natural landscapes and natural features; and adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided; <u>and bb. outside the areas in b., significant adverse effects on natural character, natural landscapes and natural features are avoided;</u> <u>and bbb. Other adverse effects on the matters in bb. are avoided, remedied, or mitigated;</u> <u>and</u> The development is of a size, scale and nature that is appropriate to the environment.; It is for a Poutini Ngāi Tahu cultural purpose; or It is National Grid infrastructure that has a functional and operational need to locate in these areas."	Reject
FS110.038	Transpower NZ Ltd		Oppose	Disallow	Accept
FS89.074	Bathurst Resources Limited and BT Mining Limited		Oppose	Disallow	Accept
FS233.004	Hapuka Landing Limited		Oppose	Disallow	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S560.283	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment Policies	Amend	Add new policy: <u>Manage adverse effects of activities outside of outstanding coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features by avoiding significant adverse effects and avoiding, remedying or mitigating other adverse effects of activities on natural character, natural landscapes and features in the coastal environment in accordance with Policy 13 and 15 NZCPS.</u>	Reject
FS104.047	TiGa Minerals and Metals Limited		Oppose	Disallow	Accept
FS222.0279	Westpower Limited		Oppose	Disallow	Accept
FS231.050	WMS Group (HQ) Limited and WMS Land Co. Limited		Oppose	Disallow	Accept
S560.284	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - P4	Amend	Amend: Provide for primary production activities within the outstanding and high natural character, outstanding natural landscapes, and outstanding natural features within the coastal environment where: These are existing lawfully established activities; or <u>and The use does not degrade protects</u> the elements, patterns or processes that contribute to the outstanding or high values.	Accept
S560.285	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - P5	Amend	Amend: Consider P <u>providing</u> for buildings and structures within the coastal environment outside of areas of outstanding coastal natural character, outstanding natural landscape, and outstanding natural features where these: Are existing lawfully established structures; or Are of a size, scale and nature that is appropriate to the area; or c. Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; or d. Have a functional or operational need to locate within the coastal environment."	Reject
FS89.075	Bathurst Resources Limited and BT Mining Limited		Oppose	Disallow	Accept
S560.286	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - P6	Amend	Amend: Recognise that there are existing settlements and urban areas located within the coastal environment of the West Coast/Te Tai o Poutini including parts of Westport, Greymouth and Hokitika and where it may be appropriate to: <u>1. enable new subdivision, buildings, and structures within and expansion of towns and settlements where when: These activities are located in areas already modified by built development; and or primary production activities, or the area is not subject to a natural hazard overlay Where located in unmodified areas, any adverse impact on natural character can be mitigated; and</u> In areas of outstanding or high natural character: i. Avoid encroachment into unmodified areas of the coastal environment; and ii. Ensure subdivision and development is of a scale and design where adverse effects on the	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				elements, patterns and processes that contribute to natural character are avoided, remedied, or mitigated consistent with CE-PX [new policy giving effect to Policy 13 (a) and (b) of the NZCPS]; and d. significant natural areas are protected; 2. make provisions for lawfully established land uses and activities that manage adverse effects in accordance with provisions of this Plan to continue; 3ii. Allow for consider other uses with a functional need to locate in the coastal environment; 4iii. Allow for Poutini Ngāi Tahu cultural uses; and 5. where the area is subject to a natural hazard overlay the activity is consistent with achieving NH objectives. Avoid encroachment into unmodified areas of the coastal environment; and Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns	
FS222.0283	Westpower Limited		Oppose	Disallow	Accept
FS89.076	Bathurst Resources Limited and BT Mining Limited		Oppose	Disallow	Accept
FS233.007	Hapuka Landing Limited		Oppose	Disallow	Accept
S560.287	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment Policies	Amend	Add a new policy to restrict vehicle access onto beaches other than where appropriate areas are identified as per Policy 20 of the NZCPS.	Reject
S560.288	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - P8	Oppose	Delete	Reject
FS110.039	Transpower NZ Ltd		Oppose	Disallow	Accept
S560.289	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment Rules	Amend	Amend and restructure the CE rules so that: <ul style="list-style-type: none"> • Conditions for earthworks are included within the same rule as the activities to which they, unless the EW rules can be relied upon in which case a condition or information note to that effect should be included. • There in one permitted activity rule for maintenance and repair of lawfully established activities which includes the more restrictive requirement within overlays 	Reject
FS222.0284	Westpower Limited		Oppose	Disallow	Accept
S560.290	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest &	CE - R1	Amend	Delete "lawfully established" from the rule heading	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Bird)				
FS89.077	Bathurst Resources Limited and BT Mining Limited		Oppose	Disallow	Accept
S560.291	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R2	Oppose	Delete	Reject
S560.292	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R3	Amend	Amend the heading: and buildings	Reject
S560.293	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R4	Oppose in part	Consider amending CE - R4 to capture new structures and buildings including for High and Outstanding areas from R5 and R10	Reject
S560.294	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R5	Oppose in part	Consider deleting Rule CE - R5 and combining into other rules as appropriate to separate maintenance and repair from other activities.	Reject
S560.295	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R6	Amend	<p>Consider combining CE - R9 into R6 and as a consequence delete CE - R9. Amend CE - R6 as follows: Amend the heading of CE - R6:</p> <ul style="list-style-type: none"> Delete "Reconstruction" from the title of the rule and ensure that activity is captured under other rules as for new activities. Amend condition 2. To include limits as follows: "Earthworks and land disturbance is the minimum required to undertake the activity and are within 2m of the <u>structure and involves no more than 100m³ of material excavated, deposited or remove;</u> <p>Retain other aspects of the rule.</p>	Reject
FS222.0289	Westpower Limited		Oppose	Disallow	Accept
S560.296	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R7	Amend	<p>Consider combining provisions for maintenance (including operation), repair and minor upgrades of National Grid to CE - R1. Delete condition 1. a. "a. Walking/cycling tracks, roads, farm tracks or fences; or" Amend condition 1. b.</p>	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				"b. Operation, maintenance, repair, upgrade to lawfully established or installation of new network utility infrastructure or renewable electricity generation; or" Amend condition 1. c. "c. Establishment of a building platform and access to a building site in an approved subdivision or where there is no existing <u>at the date this Plan becomes operative</u> residential building on the site;" Retain condition 2.	
S560.297	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R8	Amend	Amend CE- R8 so that it applies to the CE generally as well as for Outstanding overlays.	Reject
FS222.0290	Westpower Limited		Oppose	Disallow	Accept
S560.298	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R9	Oppose	Combine with R6 and as a result Delete R9 Extend the combined rule to the full coastal environment.	Reject
FS222.0292	Westpower Limited		Oppose	Disallow	Accept
S560.299	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R10	Amend	Amend Rule CE - R10 to be a restricted discretionary Activity	Reject
FS222.0293	Westpower Limited		Oppose	Disallow	Accept
S560.300	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R11	Oppose	Delete	Reject
FS222.0295	Westpower Limited		Oppose	Disallow	Accept
S560.301	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R12	Amend	Amend the rule heading to apply to the Coastal Environment	Reject
FS222.0297	Westpower Limited		Oppose	Disallow	Accept
S560.302	Royal Forest and Bird Protection Society of New	CE - R13	Oppose	Make amendments to CE - R13 so in the	Accept in part

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Zealand Inc. (Forest & Bird)			Outstanding Coastal Environment a Discretionary activity status applies.	
FS41.036	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu		Oppose	Disallow	Accept in part
S560.303	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R14	Amend	Consider combining CE - R14 and CE - R15	Reject
FS222.0300	Westpower Limited		Oppose	Disallow	Accept
S560.304	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R15	Amend	Consider combining CE - R14 and CE - R15	Reject
FS222.0303	Westpower Limited		Oppose	Disallow	Accept
S560.305	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R16	Amend	Combine CE - R16 with CE - 21 so that the activity is Discretionary on the same condition for natural features.	Accept in part
FS222.0304	Westpower Limited		Oppose	Disallow	Reject
S560.306	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R17	Amend	Amend: Maintenance, repair, alteration and reconstruction of Natural Hazard Mitigation Structures and Activities in the High Coastal Natural Character Overlay not meeting Controlled Activity Standards of CE - R12 Activity Status Restricted Discretionary Where: 1. These are not within the Outstanding Coastal Environment Area. Discretion is restricted to: a. whether the natural hazard mitigation structure is lawfully established; ab. Any requirements for landscape evaluation; bc. Effects on habitats of any threatened or protected flora or fauna species; ed. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification; e. Effects on ecological functioning and the life supporting capacity of air, water, soil, and ecosystems; f. Effects on the intrinsic values of ecosystems; Effects on public access; g. Effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three; h. Landscape and visual effects; di. The extent to which the site is visible from a road or public place; ej. Any effects on the natural character of the coast; k. Location, dimensions, and appearance of the structure.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Activity status where compliance not achieved: Discretionary Non-complying	
FS222.0305	Westpower Limited		Oppose	Disallow	Accept
S560.307	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R18	Not Stated	Amend: Activities and Earthworks within the Outstanding Coastal Environment Area not provided for as a Permitted Activity	Reject
FS222.0306	Westpower Limited		Oppose	Disallow	Accept
S560.308	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R19	Amend	Amend CE - R19 as follows: "Where CE - R17 is not complied with or for New Natural Hazard Mitigation Structures and Natural Hazard Mitigation Activities in the Outstanding Coastal Environment not meeting Rule CE - R11 Activity Status Discretionary Where: These will not adversely affect destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding; except Where a written report of a suitably qualified natural hazards professional identifies that the Outstanding Natural Feature is a severe risk to people or property. Activity status where compliance not achieved: Non-complying prohibited	Reject
FS222.0307	Westpower Limited		Oppose	Disallow	Accept
S560.309	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Discretionary Activities	Oppose	Add a new Discretionary rule for Plantation forestry as follows: <u>CE - R20A Afforestation with Plantation Forestry in the Coastal environment outside High Coastal Natural Character and Outstanding Coastal Environment Area overlays Activity Status Discretionary Where: the area of afforestation does not include any biodiversity meeting the significance criteria in Appendix 1 of the WCRPS. Advice Note: 1. When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required. 2. This rule also applies to Plantation forestry activities where this provision is more stringent than the NES - PF.</u> Activity status where compliance not achieved: NC	Accept in part
S560.310	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R21	Amend	Amend to a non-complying rule	Reject
FS222.0309	Westpower Limited		Oppose	Disallow	Accept
S560.311	Royal Forest and Bird	CE - R22	Oppose	Amend CE- E22:	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Protection Society of New Zealand Inc. (Forest & Bird)			"Activities in the Coastal Environment that would destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding or activities not meeting CE - R19 in the Outstanding Coastal Environment Area" Amend to a prohibited activity status.	
FS222.0310	Westpower Limited		Oppose	Disallow	Accept
S560.312	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment Rules	Not Stated	Add a discretionary rule for activities in the Coastal Environment that are not specifically provided for under the other CE rules.	Reject
FS104.048	TiGa Minerals and Metals Limited		Oppose	Disallow	Accept
FS222.0285	Westpower Limited		Oppose	Disallow	Accept
FS231.051	WMS Group (HQ) Limited and WMS Land Co. Limited		Oppose	Disallow	Accept
S560.404	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support	Retain	Accept
S560.405	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	Retain	Accept
S560.414	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment	Amend	Consider including the WCRPS definition for "Significant indigenous biological diversity" for use in the CE Chapter with respect to the coastal environment and Policy 11 of the NZCPS.	Reject
S560.417	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment	Amend	Amend coastal environment mapping meets the requirements of NZCPS Policy 1.	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS222.0277	Westpower Limited		Oppose	Disallow	Reject
S560.418	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment Policies	Support	Amend to include policy direction that areas mapped as CE outside of Outstanding Coastal Natural Character/Natural Landscape and High Coastal Natural Character overlays, that can be determined as beyond the coastal environment through a consent process will not be subject to CE chapter provisions.	Reject
FS222.0280	Westpower Limited		Oppose	Disallow	Accept
S560.420	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment	Amend	Redo and update the mapping of the Coastal Environment using appropriate experts to identify the extent by applying Policy 1 of the NZCPS landward of the CMA and identifying any further areas of High natural character or Outstanding coastal environment.	Accept
FS222.0328	Westpower Limited		Oppose	Disallow	Reject
S560.529	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Overview	Amend	Amend the overview to clearly set out how Policy 11 is given effect to in the Plan and explain the relationship between vegetation clearance and the policy 13 and 15 matters addressed in the CE chapter.	Accept in part
FS222.0278	Westpower Limited		Oppose	Disallow	Accept in part
S560.530	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - P1	Amend	Clarify terminology throughout the Plan so it is clear whether the Coastal Environment is an "overlay" or just a map layer.	Accept in part
S560.531	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R14	Amend	Add matters of discretion for " <u>effects on natural character, including High natural character, natural landscapes and features of the coastal environment.</u> "	Reject
FS222.0301	Westpower Limited		Oppose	Disallow	Accept
S560.532	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - P2	Amend	<p>Make additional amendments as necessary to ensure that vegetation clearance which may adversely affect natural character, natural landscapes and features beyond outstanding and high overlays avoids significant adverse effects and avoids, remedies, or mitigates other adverse effects. This will include:</p> <ul style="list-style-type: none"> the amendments sought to ECO-R1 and ECO - R2 above are as it restricts indigenous vegetation clearance in the CE to certain purposes within limits. A matter of discretion in ECO - R5 for consideration of adverse effects on natural character, natural landscapes, and features in the CE. 	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS222.0282	Westpower Limited		Oppose	Disallow	Accept
S560.533	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment Rules	Amend	Amend: Additions and alterations are addressed across the coastal environment within the same rule as for new buildings and structures	Reject
S560.534	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Coastal Environment Rules	Amend	Amend: That provision for minor upgrades on the National Grid may be appropriate at the permitted level given the distinction from other upgrades under the NPS for ET, but that other upgrades for infrastructure more restricted requirements as for new activities should apply.	Accept in part
FS222.0286	Westpower Limited		Oppose	Disallow	Accept in part
S561.002	Fiona McDonald	High Natural Character	Amend	Review the High Natural Character boundary on the property at 5186 State Highway, Punakaiki	Reject
S563.056	Geoff Volckman	Coastal Environment	Oppose in part	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
S563.057	Geoff Volckman	CE - O1	Support	Retain	Accept
S563.058	Geoff Volckman	CE - O2	Support	Retain	Accept
S563.059	Geoff Volckman	CE - O3	Amend	Amend: To provide for activities which have a functional, <u>technical, operational or locational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S563.060	Geoff Volckman	CE - P1	Support	Retain	Accept
S563.061	Geoff Volckman	CE - P4	Amend	Add c. Provide for activities which have a <u>functional, technical, operational or locational need to locate in the coastal environment</u>	Reject
S563.062	Geoff Volckman	CE - P5	Amend	Amend: d. Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
S563.063	Geoff Volckman	CE - P6	Support	Retain	Accept
S563.064	Geoff Volckman	CE - R1	Support	Retain	Accept
S563.065	Geoff Volckman	CE - R4	Oppose in part	Delete point 2. A. i.	Reject
S563.066	Geoff Volckman	CE - R4	Oppose in part	Delete point 2. A. iii.	Reject

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S563.067	Geoff Volckman	CE - R5	Oppose	Amend to be more enabling of development.	Reject
S563.068	Geoff Volckman	CE - R6	Oppose in part	Amend to be more enabling of development.	Reject
S563.069	Geoff Volckman	CE - R12	Amend	Amend to be more enabling of development.	Reject
S563.070	Geoff Volckman	CE - R14	Amend	Amend to be more enabling of development.	Reject
S563.071	Geoff Volckman	CE - R15	Amend	Amend to be more enabling of development.	Reject
S563.072	Geoff Volckman	CE - R16	Amend	Amend to be more enabling of development.	Reject
S563.073	Geoff Volckman	CE - R17	Amend	Amend to be more enabling of development.	Reject
S563.074	Geoff Volckman	CE - R18	Amend	Amend to be more enabling of development.	Reject
S563.075	Geoff Volckman	CE - R19	Amend	Amend to be more enabling of development.	Reject
S563.076	Geoff Volckman	CE - R21	Oppose in part	Amend to be more enabling of development.	Reject
S563.164	Geoff Volckman	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support	Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD Listed parcels to remain excluded.	Accept
S563.165	Geoff Volckman	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	Lot 1 DP 483059, Section 1 SO 15488 and Section 50 Blk IX Oparara SD to remain excluded.	Accept
S564.062	Catherine Smart-Simpson	Coastal Environment	Amend	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
S564.063	Catherine Smart-Simpson	CE - O1	Support	Retain	Accept in part
S564.064	Catherine Smart-Simpson	CE - O2	Support	Retain	Accept in part
S564.065	Catherine Smart-Simpson	CE - O3	Amend	Amend: To provide for activities which have a functional, <u>technical, operational or locational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept in part
S564.066	Catherine Smart-Simpson	CE - P1	Support	Retain	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S564.067	Catherine Smart-Simpson	CE - P4	Amend	Add point c. that provides for activities which have a functional, technical, operational or locational need to locate in the coastal environment.	Reject
S564.068	Catherine Smart-Simpson	CE - P5	Amend	Amend point d.: Have a functional, technical, locational or operational need to locate within the coastal environment.	Reject
S564.069	Catherine Smart-Simpson	CE - P6	Amend	Retain	Accept
S564.070	Catherine Smart-Simpson	CE - R1	Support	Retain	Accept
S564.071	Catherine Smart-Simpson	CE - R4	Amend	Delete point 2. A. i.	Reject
S564.072	Catherine Smart-Simpson	CE - R4	Amend	Delete point 2. A. iii.	Reject
S564.073	Catherine Smart-Simpson	CE - R5	Amend	Amend to be more enabling of development.	Reject
S564.074	Catherine Smart-Simpson	CE - R6	Amend	Amend to be more enabling of development.	Reject
S564.075	Catherine Smart-Simpson	CE - R7	Amend	Amend to be more enabling of development.	Reject
S564.076	Catherine Smart-Simpson	CE - R8	Amend	Amend to be more enabling of development.	Reject
S564.077	Catherine Smart-Simpson	CE - R9	Amend	Amend to be more enabling of development.	Reject
S564.078	Catherine Smart-Simpson	CE - R10	Amend	Amend to be more enabling of development.	Reject
S564.079	Catherine Smart-Simpson	CE - R11	Amend	Amend to be more enabling of development.	Reject
S564.080	Catherine Smart-Simpson	CE - R12	Amend	Amend to be more enabling of development.	Reject
S564.081	Catherine Smart-Simpson	CE - R14	Amend	Amend to be more enabling of development.	Reject
S564.082	Catherine Smart-Simpson	CE - R15	Amend	Amend to be more enabling of development.	Reject
S564.083	Catherine Smart-Simpson	CE - R16	Amend	Amend to be more enabling of development.	Reject
S564.084	Catherine Smart-Simpson	CE - R17	Amend	Amend to be more enabling of development.	Reject
S564.085	Catherine Smart-Simpson	CE - R18	Amend	Amend to be more enabling of development.	Reject
S564.086	Catherine Smart-Simpson	CE - R19	Amend	Amend to be more enabling of development.	Reject
S564.087	Catherine Smart-Simpson	CE - R21	Amend	Amend to be more enabling of development.	Reject
S564.173	Catherine Smart-Simpson	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL	Support	Listed parcels to remain excluded.	Accept

Appendix 2 – Part 1 – Officer Recommendations on Submissions Points. Coastal Environment Chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
		CHARACTER			