

## 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>S564.174</b>	Catherine Smart-Simpson	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	Listed parcels to remain excluded.	Accept
<b>S565.001</b>	Joel and Jennifer Watkins	Outstanding Natural Character	Amend	Amend to align the ONC boundary with existing property lines.	Accept in part
<b>S565.003</b>	Joel and Jennifer Watkins	NCA38	Amend	Amend to align the HCNC boundary with existing property lines.	Accept in part
<b>S565.004</b>	Joel and Jennifer Watkins	NCA37	Amend	Amend to align the OCNC boundary with existing property lines.	Accept in part
<b>S565.017</b>	Joel and Jennifer Watkins	CE - O1	Support	Retain	Accept
<b>S565.021</b>	Joel and Jennifer Watkins	Coastal Environment Rules	Amend	Amend to provide for buildings and structures within the coastal environment of an appropriate scale.	Reject
<b>S565.022</b>	Joel and Jennifer Watkins	CE - P6	Support	Retain	Accept
<b>S565.023</b>	Joel and Jennifer Watkins	CE - P7	Support	Retain	Accept
<b>S565.024</b>	Joel and Jennifer Watkins	CE - R4	Amend	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE-R4.2.iii.I	Reject
<b>S565.025</b>	Joel and Jennifer Watkins	CE - R4	Support	Alternative relief: replace with a more appropriate ground floor area limit which appropriately provides for reasonably sized residential dwellings in within the coastal environment, in line with the operative District Plans in the region.	Reject
<b>S565.026</b>	Joel and Jennifer Watkins	CE - R8	Amend	Amend to remove height limit	Reject
<b>S565.027</b>	Joel and Jennifer Watkins	CE - R8	Amend	Alternative relief: set more appropriate height limit where subdivision is in place.	Reject
<b>S565.028</b>	Joel and Jennifer Watkins	CE - R11	Amend	Include access and building platforms as a permitted activity.	Reject
<b>S565.029</b>	Joel and Jennifer Watkins	CE - R16	Amend	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values.	Reject
<b>S565.030</b>	Joel and Jennifer Watkins	CE - R18	Amend	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
<b>S566.243</b>	Chris J Coll Surveying Limited	SUB - R16	Amend	Delete point 1.	Reject
<b>S566.244</b>	Chris J Coll Surveying Limited	SUB - R16	Amend	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status	Reject
<b>S566.245</b>	Chris J Coll Surveying	SUB - R17	Support	Retain	Accept

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	Limited				
<b>S566.255</b>	Chris J Coll Surveying Limited	SUB - R24	Oppose	Delete	Reject
<b>S566.277</b>	Chris J Coll Surveying Limited	Coastal Environment	Amend	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.	Accept in part
<b>S566.278</b>	Chris J Coll Surveying Limited	CE - O1	Support	Retain	Accept
<b>S566.279</b>	Chris J Coll Surveying Limited	CE - O2	Amend	Retain	Accept
<b>S566.280</b>	Chris J Coll Surveying Limited	CE - O3	Amend	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
<b>S566.281</b>	Chris J Coll Surveying Limited	CE - P1	Support	Retain	Accept
<b>S566.282</b>	Chris J Coll Surveying Limited	CE - P3	Support	Retain	Accept
<b>S566.283</b>	Chris J Coll Surveying Limited	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
<b>S566.284</b>	Chris J Coll Surveying Limited	CE - P5	Support	Amend point d. as follows: Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
<b>S566.286</b>	Chris J Coll Surveying Limited	CE - P6	Support	Retain	Accept
<b>S566.287</b>	Chris J Coll Surveying Limited	CE - R1	Support	Retain	Accept
<b>S566.288</b>	Chris J Coll Surveying Limited	CE - R2	Support	Retain	Accept
<b>S566.289</b>	Chris J Coll Surveying Limited	CE - R3	Support	Retain	Accept
<b>S566.290</b>	Chris J Coll Surveying Limited	CE - R4	Amend	Delete point 2. a. i.	Reject

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<b>S566.291</b>	Chris J Coll Surveying Limited	CE - R4	Amend	Delete point 2. a. iii.	Reject
<b>S566.292</b>	Chris J Coll Surveying Limited	Permitted Activities within the High Coastal Natural Character Overlay	Amend	Amend to be more enabling of development.	Reject
<b>S566.293</b>	Chris J Coll Surveying Limited	Permitted Activities within the Outstanding Coastal Environment Area	Support	Amend to be more enabling of development.	Reject
<b>S566.294</b>	Chris J Coll Surveying Limited	Controlled Activities	Support	Amend to be more enabling of development.	Reject
<b>S566.295</b>	Chris J Coll Surveying Limited	CE - R14	Amend	Amend to be more enabling of development.	Reject
<b>S566.297</b>	Chris J Coll Surveying Limited	CE - R15	Amend	Amend to be more enabling of development.	Reject
<b>S566.298</b>	Chris J Coll Surveying Limited	CE - R15	Support	Amend to be more enabling of development.	Reject
<b>S566.299</b>	Chris J Coll Surveying Limited	CE - R16	Amend	Amend to be more enabling of development.	Reject
<b>S566.300</b>	Chris J Coll Surveying Limited	CE - R17	Amend	Amend to be more enabling of development.	Reject
<b>S566.301</b>	Chris J Coll Surveying Limited	CE - R18	Amend	Amend to be more enabling of development.	Reject
<b>S566.302</b>	Chris J Coll Surveying Limited	Discretionary Activities	Amend	Amend to be more enabling of development.	Reject
<b>S567.311</b>	William McLaughlin	SUB - R16	Amend	Delete point 1.	Reject
<b>S567.312</b>	William McLaughlin	SUB - R16	Amend	Activity status where there is non-compliance should be deleted as there should be no escalation to Non-Complying status	Reject
<b>S567.313</b>	William McLaughlin	SUB - R17	Support	Retain	Accept
<b>S567.322</b>	William McLaughlin	SUB - R24	Oppose	Delete	Reject

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<b>S567.342</b>	William McLaughlin	Coastal Environment	Amend	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.	Accept in part
<b>S567.343</b>	William McLaughlin	CE - O1	Support	Retain	Accept
<b>S567.344</b>	William McLaughlin	CE - O2	Amend	Retain	Accept
<b>S567.345</b>	William McLaughlin	CE - O3	Amend	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
<b>S567.346</b>	William McLaughlin	CE - P1	Support	Retain	Accept
<b>S567.347</b>	William McLaughlin	CE - P3	Support	Retain	Accept
<b>S567.348</b>	William McLaughlin	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
<b>S567.349</b>	William McLaughlin	CE - P5	Support	Amend point d. as follows: Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
<b>S567.350</b>	William McLaughlin	CE - P6	Support	Retain	Accept
<b>S567.351</b>	William McLaughlin	CE - R1	Support	Retain	Accept
<b>S567.352</b>	William McLaughlin	CE - R2	Support	Retain	Accept
<b>S567.353</b>	William McLaughlin	CE - R3	Support	Retain	Accept
<b>S567.354</b>	William McLaughlin	CE - R4	Amend	Delete point 2. a. i.	Reject
<b>S567.355</b>	William McLaughlin	CE - R4	Amend	Delete point 2. a. iii.	Reject
<b>S567.356</b>	William McLaughlin	Permitted Activities within the High Coastal Natural Character Overlay	Amend	Amend to be more enabling of development.	Reject
<b>S567.357</b>	William McLaughlin	Permitted Activities within the Outstanding Coastal Environment Area	Support	Amend to be more enabling of development.	Reject
<b>S567.358</b>	William McLaughlin	Controlled Activities	Support	Amend to be more enabling of development.	Reject

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<b>S567.359</b>	William McLaughlin	CE - R14	Amend	Amend to be more enabling of development.	Reject
<b>S567.360</b>	William McLaughlin	CE - R15	Amend	Amend to be more enabling of development.	Reject
<b>S567.361</b>	William McLaughlin	CE - R15	Support	Amend to be more enabling of development.	Reject
<b>S567.362</b>	William McLaughlin	CE - R16	Amend	Amend to be more enabling of development.	Reject
<b>S567.363</b>	William McLaughlin	CE - R17	Amend	Amend to be more enabling of development.	Reject
<b>S567.364</b>	William McLaughlin	CE - R18	Amend	Amend to be more enabling of development.	Reject
<b>S567.365</b>	William McLaughlin	Discretionary Activities	Amend	Amend to be more enabling of development.	Reject
<b>S568.012</b>	Cape Foulwind Staple 2 Ltd	CE - R4	Amend	Amend the rule (reduce the height limit) so that as a permitted activity, this rule enable a single storey dwelling of up to 400m2 within the Coastal Environment. Amend Rule CE - R4 as follows: (2)(a)(i) i Maximum height is <u>5.5m</u> for new buildings (2)(a)(iii)(i) iii The gross ground floor area is: i. A maximum of <u>400m2</u> per building for new buildings	Reject
<b>S568.013</b>	Cape Foulwind Staple 2 Ltd	Coastal Environment Rules	Amend	Consider whether there needs to be a specific maximum building coverage within the Coastal Environment depending on Zone.	Reject
<b>S569.014</b>	Minerals West Coast	CE - O1	Amend	Delete term <del>preserve</del>	Reject
<b>S569.015</b>	Minerals West Coast	CE - O3	Amend	Amend to read To provide for activities which have a <u>locational, functional, technical and operational need...</u>	Accept in part
<b>S569.016</b>	Minerals West Coast	CE - P3	Amend	We urge council planners to exercise care in defining outstanding natural features and landscapes.	Accept
<b>S569.035</b>	Minerals West Coast	CE - O3	Amend	Amend: ... impacts on natural character, landscape, natural features, access and biodiversity values are <del>minimised</del> avoided, remedied, mitigated, offset and/or compensated.	Reject
<b>FS1.196</b>	Grey District Council		Support	Allow	Accept
<b>S570.001</b>	Dean Van Mierlo	Coastal Environment	Amend	Amend the maps to remove the high natural character in the coastal environment overlay from the mapping of section Lot 2 DP 307444, Blk V Brighton SD.	Reject
<b>S570.005</b>	Dean Van Mierlo	Outstanding Natural Character	Amend	Amend the maps to remove the "Outstanding Coastal Natural Character" overlay from Lot 43 DP 3558 Blk IX Brighton SD.	Reject
<b>S570.007</b>	Dean Van Mierlo	CE - R8	Support	Amend permitted activity standard 2. The maximum height of building and structures above ground is 5m or the height of the existing building (whichever is the greater).	Accept

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<b>S570.008</b>	Dean Van Mierlo	CE - R8	Amend	Alternative relief: The maximum height of building and structures above ground is <del>5m</del> 7m.	Reject
<b>S570.009</b>	Dean Van Mierlo	CE - R10	Amend	Amend permitted activity standard 5 as follows; 5. For agricultural pastoral and horticultural activities, <u>or residential activities</u> , or an accessory building ...	Reject
<b>FS1.199</b>	Grey District Council		Support	Allow	Reject
<b>S571.008</b>	Greg Maitland	NCA33	Oppose	Delete Chesterfield/Waimea Terraces from High Coastal Natural Character	Reject
<b>S571.009</b>	Greg Maitland	CE - R7	Amend	Amend Condition 2. based on a percentage of area of the total land	Reject
<b>S571.012</b>	Greg Maitland	Coastal Environment Rules	Amend	Make rules more enabling of development	Reject
<b>S572.002</b>	Jon Barltrop	High Natural Character	Amend	Amend High Natural Character area with a view to the boundaries being shifted to South of the stand of Pine trees, to allow us to use our usable portion of our land.	Reject
<b>S574.277</b>	Laura Coll McLaughlin	Coastal Environment	Amend	Amend and reduce the inland extent of the Coastal Environment Overlay especially in areas where there is settlement and agricultural use.	Accept in part
<b>S574.278</b>	Laura Coll McLaughlin	CE - O1	Support	Retain	Accept
<b>S574.279</b>	Laura Coll McLaughlin	CE - O2	Amend	Retain	Accept
<b>S574.280</b>	Laura Coll McLaughlin	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
<b>S574.281</b>	Laura Coll McLaughlin	CE - P1	Support	Retain	Accept
<b>S574.282</b>	Laura Coll McLaughlin	CE - P3	Support	Retain	Accept
<b>S574.283</b>	Laura Coll McLaughlin	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
<b>S574.284</b>	Laura Coll McLaughlin	CE - P5	Support	Amend point d. as follows: Have a functional, <u>technical</u> , <u>locational</u> or operational need to locate within the coastal environment.	Reject
<b>S574.286</b>	Laura Coll McLaughlin	CE - P6	Support	Retain	Accept
<b>S574.287</b>	Laura Coll McLaughlin	CE - R1	Support	Retain	Accept
<b>S574.288</b>	Laura Coll McLaughlin	CE - R2	Support	Retain	Accept
<b>S574.289</b>	Laura Coll McLaughlin	CE - R3	Support	Retain	Accept

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<b>S574.290</b>	Laura Coll McLaughlin	CE - R4	Amend	Delete point 2. a. i.	Reject
<b>S574.291</b>	Laura Coll McLaughlin	CE - R4	Amend	Delete point 2. a. iii.	Reject
<b>S574.292</b>	Laura Coll McLaughlin	Permitted Activities within the High Coastal Natural Character Overlay	Amend	Amend to be more enabling of development.	Reject
<b>S574.293</b>	Laura Coll McLaughlin	Permitted Activities within the Outstanding Coastal Environment Area	Support	Amend to be more enabling of development.	Reject
<b>S574.294</b>	Laura Coll McLaughlin	Controlled Activities	Support	Amend to be more enabling of development.	Reject
<b>S574.302</b>	Laura Coll McLaughlin		Amend	Amend to be more enabling of development.	Reject
<b>S576.008</b>	Brian Anderson	Coastal Environment	Amend	Amend accuracy of maps	Accept
<b>S576.018</b>	Brian Anderson	Outstanding Natural Character	Support	Amend Outstanding Coast Natural Character boundaries based on landscape values, not the underlying land tenure.	Accept
<b>S579.017</b>	Tim and Phaedra Robins	CE - O1	Support	Retain	Accept
<b>S579.018</b>	Tim and Phaedra Robins	CE - P5	Amend	Amend: a. Are existing lawfully established structures <u>or sites</u> ;	Reject
<b>S579.019</b>	Tim and Phaedra Robins	CE - P6	Support	Retain	Accept
<b>S579.020</b>	Tim and Phaedra Robins	CE - P7	Support	Retain	Accept
<b>S579.021</b>	Tim and Phaedra Robins	CE - R4	Oppose	Delete CE-R4.2.iii.I	Reject
<b>S579.022</b>	Tim and Phaedra Robins	CE - R4	Amend	Alternative relief, replace with a more appropriate ground floor area limit which appropriately provides for reasonably sized residential dwellings	Reject
<b>S579.023</b>	Tim and Phaedra Robins	CE - R8	Oppose	Remove height limit	Reject
<b>S579.024</b>	Tim and Phaedra Robins	CE - R8	Amend	alternative relief: amend to set more appropriate height limit where subdivision is in place.	Reject
<b>S579.025</b>	Tim and Phaedra Robins	CE - R11	Amend	Amend to Include access and building platforms as a permitted activity.	Reject
<b>S579.026</b>	Tim and Phaedra Robins	CE - R16	Amend	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject

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<b>S579.027</b>	Tim and Phaedra Robins	CE - R18	Support	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values	Reject
<b>S591.003</b>	Karen and Dana Vincent	NCA34	Support	Amend the HNC overlay on the map extended to include Barrytown beach.	Reject
<b>S599.073</b>	WMS Group (HQ) Limited and WMS Land Co. Limited	Overview	Amend	Amend the overview as follows: The narrow strip of land between the mountains and the sea in the West Coast/Te Tai o Poutini means that most of the community lives on or near the coast - with three of the four major towns and many small settlements being located on or near the coast. <u>A significant proportion of activities also occur within the coastal environment, some have a functional or operational need to occur there, and the coastal environment is therefore vital to providing for the economic well-being of the region.</u>	Accept in part
<b>FS1.243</b>	Grey District Council		Support	Allow	Accept in part
<b>S599.074</b>	WMS Group (HQ) Limited and WMS Land Co. Limited	CE - O1	Support	Retain as notified.	Accept in part
<b>S599.075</b>	WMS Group (HQ) Limited and WMS Land Co. Limited	CE - O3	Amend	Amend CE - O3 as follows: To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept
<b>S599.076</b>	WMS Group (HQ) Limited and WMS Land Co. 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. The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; b. Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided; c. The development is of a size, scale and nature that is appropriate to the environment; d. It is for a Poutini Ngāi Tahu cultural purpose; or e. It is <del>National Grid infrastructure</del> <u>National Grid infrastructure</u> an activity that has a functional and operational need to locate in these areas."	Reject
<b>S599.077</b>	WMS Group (HQ) Limited and WMS Land Co. Limited	CE - P4	Support	Retain as notified.	Accept in part
<b>S599.078</b>	WMS Group (HQ) Limited and WMS Land Co. Limited	CE - P5	Support	Retain as notified.	Accept in part



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<b>S599.079</b>	WMS Group (HQ) Limited and WMS Land Co. Limited	CE - R4	Oppose	Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is in line with what is permitted in the current District Plans.	Reject
<b>S601.054</b>	Birchfield Coal Mines Ltd	CE - O1	Support	Retain as notified.	Accept in part
<b>S601.055</b>	Birchfield Coal Mines Ltd	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 character, landscape, natural features, access and biodiversity values are minimised.	Accept
<b>FS134.006</b>	MBD Contracting Limited		Support	Allow	Reject
<b>S601.056</b>	Birchfield Coal Mines Ltd	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. ... d. It is for a Poutini Ngāi Tahu cultural purpose; or e. It is <del>National Grid infrastructure</del> an activity that has a functional and operational need to locate in these areas.	Reject
<b>FS122.029</b>	Department of Conservation		Oppose	Disallow	Accept
<b>FS134.007</b>	MBD Contracting Limited		Support	Allow	Reject
<b>S601.057</b>	Birchfield Coal Mines Ltd	CE - P5	Support	Retain as notified.	Accept in part
<b>S601.058</b>	Birchfield Coal Mines Ltd	CE - R4	Oppose	Delete Section 2of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is in line with what is permitted in the current District Plans.	Reject
<b>S601.059</b>	Birchfield Coal Mines Ltd	CE - R8	Amend	Amend CE - R8 as follows: Additions and Alterations to Buildings and Structures in the Outstanding Coastal Environment Area Activity Status Permitted Where: 1. The addition or alteration increases the building footprint or footprint of the structure by no more than <del>50</del> <u>100</u> m <sup>2</sup> ;	Reject
<b>S601.060</b>	Birchfield Coal Mines Ltd	CE - R11	Amend	Amend CE - R11 as follows: CE - R11 Earthworks, <u>excluding minerals extraction, exploration and prospecting</u> , in the Outstanding Coastal Environment	Reject
<b>S601.124</b>	Birchfield Coal Mines Ltd	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 character, landscape, natural features, access and biodiversity values are minimised.	Accept
<b>S601.127</b>	Birchfield Coal Mines Ltd	CE - R8	Amend	Amend to remove the Outstanding Coastal Natural Character Overlay from the Birchfield Coal Mines site and Kiwirail designated land at Rapahoe.	Accept in part
<b>FS134.008</b>	MBD Contracting Limited		Support	Allow	Accept in part
<b>FS1.236</b>	Grey District Council		Support	Allow	Accept in part

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<b>S602.137</b>	Department of Conservation	Overview	Amend	Amend Paragraph 3: Approach to managing the coastal environment Te Tai o Poutini Plan must give effect to the New Zealand Coastal Policy Statement 2010 (NZCPS), which requires a strategic approach to managing development on the West Coast/Te Tai o Poutini. Te Tai o Poutini Plan achieves this by identifying and mapping a Coastal Environment overlay that recognises the extent and characteristics of the coastal environment where coastal natural character and coastal processes (including coastal erosion), influences or qualities are significant. Within this coastal environment overlay, adverse effects on the coastal environment are appropriately managed through Te Tai o Poutini Plan rules, and close collaboration with other bodies and agencies with functions relevant to the coastal environment is required.	Reject
<b>S602.138</b>	Department of Conservation	Coastal Environment	Amend	Map the entire coastal environment down to the CMA in accordance with the NZCPS and Policy CE-P1.	Accept
<b>FS222.093</b>	Westpower Limited		Oppose	Disallow	Reject
<b>FS45.14</b>	West Coast Penguin Trust		Support	Allow	Accept
<b>S602.139</b>	Department of Conservation	Permitted Activities within the High Coastal Natural Character Overlay	Oppose	Amend all zoning and overlay maps so they do not extend over the CMA.	Accept
<b>S602.140</b>	Department of Conservation	Coastal Environment	Oppose	Zone offshore islands and map these within the coastal environment.	Accept
<b>S602.141</b>	Department of Conservation	CE - O1	Amend	Amend: To preserve the natural character, landscapes and biodiversity of the coastal environment, and protect these values from inappropriate subdivision, use and development, while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment.	Accept
<b>FS104.046</b>	TiGa Minerals and Metals Limited		Oppose	Disallow	Reject
<b>FS231.049</b>	WMS Group (HQ) Limited and WMS Land Co. Limited		Oppose	Disallow	Reject
<b>S602.142</b>	Department of Conservation	CE - O3	Amend	Amend: To provide in appropriate places for activities which have a functional need to locate in the coastal environment in such a way that the impacts while ensuring adverse effects on natural character, landscape, natural features, access and biodiversity values are minimised.	Accept
<b>FS149.0132</b>	Buller District Council		Support	Allow	Reject
<b>S602.143</b>	Department of Conservation	CE - P1	Amend	Amend: Identify and map a Coastal Environment overlay that recognises and provides for the extent of the coastal environment and different areas, elements or characteristics within it,	Accept

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				including: a. Areas where coastal processes, influences or qualities are significant, <u>including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;</u> b. Elements and features that contribute to the natural character, landscape, visual qualities or amenity values; c. Areas along the coast and river mouths where coastal erosion and coastal inundation is likely, and within the wider coastal environment where there is a potential hazard risk <del>should</del> <del>accelerated sea level rise occur;</del> d. Historic heritage and Poutini Ngāi Tahu cultural areas or features; <del>islands;</del> f. <u>inter-related coastal marine and terrestrial systems, including the intertidal zone;</u> g. Areas of significant coastal vegetation and habitat of indigenous coastal flora and fauna species, <u>including migratory birds;</u> and h. The built environment and infrastructure which have modified the coastal environment.	
<b>FS45.16</b>	West Coast Penguin Trust		Support	Allow	Accept
<b>FS45.38</b>	West Coast Penguin Trust		Support	Allow	Accept
<b>S602.144</b>	Department of Conservation	CE - P2	Support	Retain Policy CE-P2 as notified.	Accept in part
<b>S602.145</b>	Department of Conservation	CE - P3	Amend	Amend: 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. The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; <u>b. adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided;</u> c. Significant adverse effects on natural character, natural landscapes and natural features, <del>and are avoided, and are otherwise managed in accordance with the effects management hierarchy;</del> <del>and d. adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided;</del> e. The development is of a size, scale and nature that is appropriate to the environment; f. It is for a Poutini Ngāi Tahu cultural purpose; or g. It is National Grid infrastructure that has a functional and operational need to locate in these areas; and <u>h. All other effects on the coastal environment are managed in accordance with the effects management hierarchy</u>	Reject
<b>S602.146</b>	Department of Conservation	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: a. These are existing lawfully established activities; or b. The use and any associated buildings and structures <del>does not</del> degrade the elements,	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				patterns or processes that contribute to the <del>outstanding</del> or high values;	
<b>S602.147</b>	Department of Conservation	CE - P5	Amend	Amend: Provide 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: a. Are existing lawfully established structures; or b. Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; or c. Have a functional or operational need to locate within the coastal environment; <u>and d. adverse effects on amenity, natural character, historic and cultural values, and biodiversity are appropriately managed;</u> and e. are of a size, scale and nature that is appropriate to the area; <u>and</u> f. is consistent with the NZCPS	Accept in part
<b>FS222.094</b>	Westpower Limited		Oppose	Disallow	Accept in part
<b>FS233.006</b>	Hapuka Landing Limited		Oppose	Disallow	Accept in part
<b>S602.148</b>	Department of Conservation	CE - P6	Oppose	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 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 <u>and the adverse effects on amenity, natural character, historic and cultural values, and biodiversity are appropriately managed,</u> or Where located in unmodified areas, any adverse impact on natural character <u>are managed in accordance with the effects management hierarchy can be mitigated;</u> <del>In areas of outstanding or high natural character: Provide for lawfully established land uses and activities to continue;</del> —Allow for other uses with a functional need to locate in the coastal environment where adverse effects are managed in accordance with the effects management hierarchy; Allow for Poutini Ngāi Tahu cultural uses; 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. <u>Significant adverse effects on natural character are avoided;</u> <u>Adverse effects on natural character are avoided in areas of outstanding natural character.</u>	Accept in part
<b>FS222.095</b>	Westpower Limited		Oppose	Disallow	Accept in part
<b>FS89.025</b>	Bathurst Resources Limited and BT Mining Limited		Oppose	Disallow	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS233.008	Hapuka Landing Limited		Oppose	Disallow	Accept in part
S602.149	Department of Conservation	CE - P8	Amend	Amend: Enable the maintenance, repair and operation of the National Grid. Where new development and upgrades of the National Grid are required, <del>seek to avoid and otherwise remedy or mitigate</del> apply the effects management hierarchy to manage adverse effects on Overlay Chapter areas.	Reject
FS110.040	Transpower NZ Ltd		Oppose	Disallow	Accept
FS149.0131	Buller District Council		Support	Allow	Reject
S602.150	Department of Conservation	CE - R4	Oppose	<p>Amend: Activity Status Permitted Where:</p> <p><del>1. These are not located within: an Overlay Area; and 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 CE - R5; An area of Outstanding Coastal Natural Character identified in Schedule Eight; and</del></p> <p>1. These:</p> <p>a. Are set back more than 25m from the Coastal Marine Area; and b. 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:</p> <p>i. Maximum height is 7m for new buildings;</p> <p>ii. 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</p> <p>iii. The gross ground floor area is:</p> <p>I. A maximum of 200m<sup>2</sup> per building for new buildings;</p> <p>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; <del>or Are Energy Activities or Network Utilities, including ancillary earthworks, subject to provisions in the Energy, Infrastructure and Transport Chapters of the Plan; or Are natural hazard mitigation structures constructed by a Statutory Agency or their authorised contractor. - Advice Note: Refer to the Natural Hazards, Sites and Areas of Significance to Māori, Historic Heritage, Natural Character and Margins of Waterbodies Overlay Chapters and Zone Chapters for additional rules in relation to buildings and structures in these areas.</del></p> <p>Activity status where compliance not achieved: <del>Outside of the scheduled overlay chapter areas and the Rural Zones, the relevant zone rules apply. In the case of Energy Activities and Network Utilities the relevant Energy, Infrastructure or Transport Rules apply. Otherwise Restricted Discretionary</del></p>	Reject
FS149.0133	Buller District Council		Support in part	Allow in part	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S602.151</b>	Department of Conservation	CE - R5	Amend	<p>Amend: Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. These buildings and structures are required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or</li> <li>2. Within the Open Space and Recreation Zones, this is parks facilities or parks furniture; or</li> <li>3. Within the Māori Purpose Zone, these are Māori Purpose Activities; or</li> <li>4. In all other zones: <ol style="list-style-type: none"> <li>1. Any new building is no more than 100m<sup>2</sup> ground floor area;</li> <li>2. Any addition increases the total building footprint by no more than 50m<sup>2</sup>;</li> <li>3. The maximum height above ground level is for any building or structure is 7m; <u>and</u></li> <li>4. <u>Buildings and structures are set back more than 30m from the Coastal Marine Area; and</u></li> <li>5. <u>They are not located within any other Overlay Area.</u></li> </ol> </li> <li>5. Advice Note:</li> <li>6. Refer to the <u>Natural Hazards, Sites and Areas of Significance to Māori, Historic Heritage, Natural Character and Margins of Waterbodies Overlay Chapters and Zone Chapters for additional rules in relation to buildings and structures in these areas.</u></li> </ol> <p>Activity status where compliance not achieved: Restricted Discretionary</p>	Accept in part
<b>FS89.026</b>	Bathurst Resources Limited and BT Mining Limited		Oppose	Disallow	Accept in part
<b>S602.152</b>	Department of Conservation	CE - R6	Oppose	<p>Amend: <del>CE-R7 Maintenance, Alteration, and Repair and Reconstruction of Natural Hazard Mitigation Structures and associated earthworks in the Coastal Environment within the High Coastal Natural Character Overlay identified in Schedule Seven</del> Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. The structure has been lawfully established;</li> <li>2. Earthworks and land disturbance is <del>the minimum required to undertake the activity contained wholly within the footprint of the mitigation structure;</del></li> <li>3. There is no reduction in public access;</li> <li>4. The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure;</li> <li>5. There is no change to more than 10% to the overall dimensions, orientation or</li> </ol>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>outline of structure from the consented structure, and an assessment is provided by a suitably qualified professional confirming the adverse effects are no greater than the consented structure; and</p> <p>6. The activity is undertaken by a Statutory Agency or their designated contractor.</p> <p>Advice Note:</p> <ol style="list-style-type: none"> <li>The rules in the Earthworks Chapter do not apply to Permitted Activities under Rule CE - R6.</li> <li>Earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.</li> <li>Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.</li> </ol> <p>Activity status where compliance not achieved: <del>Controlled</del> Restricted Discretionary</p>	
<b>FS62.0010</b>	Waka Kotahi NZTA		Oppose in part	Disallow in part	Accept in part
<b>FS149.0135</b>	Buller District Council		Support in part	Allow in part	Accept in part
<b>FS222.097</b>	Westpower Limited		Oppose	Disallow	Accept in part
<b>S602.153</b>	Department of Conservation	CE - R7	Amend	<p>Amend: Activity Status Permitted</p> <p>Where:</p> <p>These are for:</p> <ol style="list-style-type: none"> <li><u>Operation, maintenance, repair, or upgrade of existing</u> Walking/cycling tracks, roads, <u>or</u> farm tracks;</li> <li><del>or</del> fences;</li> <li>Operation, maintenance, repair, <u>or</u> upgrade <u>of existing</u> <del>or installation of new</del> network utility infrastructure or renewable electricity generation; or</li> <li>Establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; <u>and</u></li> <li><u>The cut height or fill depth does not exceed one metre vertically;</u></li> <li>Any fill, excavation or removal is not more than <u>250m<sup>2</sup>/ha and 2500m<sup>3</sup>/ha where earthworks are set back more than 30m from the Coastal Marine Area;</u></li> <li><u>Any fill, excavation or removal is not more than 100m<sup>2</sup>/ha and 100m<sup>3</sup>/ha where earthworks are within 30m from the Coastal Marine Area.</u></li> </ol> <p>Advice Note:</p> <ol style="list-style-type: none"> <li>Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.</li> <li>Any earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of</li> </ol>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Waterbodies Chapters. 3. This rule also applies to plantation forestry activities, where this provision is more stringent than the NES - PF. Activity status where compliance not achieved: Restricted Discretionary	
<b>FS233.012</b>	Hapuka Landing Limited		Oppose	Disallow	Accept in part
<b>S602.154</b>	Department of Conservation	CE - R8	Amend	Amend: Additions and Alterations to <u>Lawfully Established</u> Buildings and Structures in the Outstanding Coastal Environment Area...	Accept
<b>FS149.0136</b>	Buller District Council		Support	Allow	Accept
<b>S602.155</b>	Department of Conservation	CE - R9	Oppose	Amend: CE-R9 Maintenance, Alteration, and Repair <del>and Reconstruction</del> of Natural Hazard Mitigation Structures within the Outstanding Coastal Environment Area Activity Status Permitted Where: <ol style="list-style-type: none"> <li>1. The structure has been lawfully established;</li> <li>2. Earthworks and land disturbance is <del>the minimum required to undertake the activity contained wholly within the footprint of the mitigation structure;</del></li> <li>3. There is no reduction in public access;</li> <li>4. The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure;</li> <li>5. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from the consented structure, and an assessment is provided by a suitably qualified professional confirming the effects are no greater than the consented structure; and</li> <li>6. The activity is undertaken by a Statutory Agency or their designated contractor.</li> </ol> Advice Note: <ol style="list-style-type: none"> <li>1. The rules in the Earthworks Chapter do not apply to Permitted Activities under Rule CE - R9.</li> <li>2. Earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.</li> <li>3. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.</li> </ol> Activity status where compliance not achieved: <del>Controlled</del> Discretionary	Accept
<b>FS62.011</b>	Waka Kotahi NZTA		Oppose in part	Disallow in part	Reject
<b>FS149.0137</b>	Buller District Council		Support in part	Allow in part	Accept in part



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>FS222.098</b>	Westpower Limited		Oppose	Disallow	Reject
<b>S602.156</b>	Department of Conservation	CE - R10	Amend	<p>Amend: Activity Status Permitted Where the structure is:</p> <ol style="list-style-type: none"> <li>1. A fence; or</li> <li>2. Associated with stock water reticulation including tanks, pipes and water troughs; or</li> <li>3. Required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or</li> <li>4. For a network utility customer connections, or environmental monitoring and extreme weather event monitoring; or</li> <li>5. For agricultural pastoral and horticultural activities or an accessory building; and</li> </ol> <p>i. The height of any building or structure does not exceed 53m above ground level; and ii. The gross floor area of any building does not exceed 50±00m<sup>2</sup></p> <p>Advice Note:</p> <ol style="list-style-type: none"> <li>1. Any indigenous vegetation clearance or disturbance is subject to the relevant rules in the Ecosystems and Biodiversity Chapter.</li> <li>2. Any earthworks are also subject to relevant rules in the Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees, and Natural Character and Margins of Waterbodies Chapters.</li> </ol> <p>Activity status where compliance not achieved: <del>Restricted</del> Discretionary</p>	Accept in part
<b>FS222.099</b>	Westpower Limited		Oppose	Disallow	Accept in part
<b>S602.157</b>	Department of Conservation	CE - R11	Amend	<p>Amend: Where these are for:</p> <ol style="list-style-type: none"> <li>a. Maintenance repair or upgrade of <u>existing</u> walking/cycling tracks, roads, farm tracks or fences;</li> <li>b. Operation, maintenance, repair and upgrade of <u>existing</u> network utility infrastructure or renewable electricity generation; and</li> <li>c. The earthworks are wholly contained within the <u>footprint of the walking/cycling track, road, farm track, fence, network utility infrastructure, or renewable electricity generation infrastructure;</u>...</li> </ol>	Accept in part
<b>FS149.0138</b>	Buller District Council		Support	Allow	Accept in part
<b>FS222.0100</b>	Westpower Limited		Support	Disallow	Accept in part
<b>S602.158</b>	Department of Conservation	CE - R12	Oppose	<p>Amend : Activity Status <del>Controlled</del> <del>Restricted</del> <del>Discretionary</del> <del>Where: These are to protect the coastal State Highway, Special Purpose Roads or other Critical Infrastructure; These are Westport flood and coastal protection works constructed by a statutory agency or its authorised contractor. Matters of control are: Discretion is restricted to: Effects on habitats of any threatened or protected flora or fauna species; indigenous vegetation and habitats of indigenous fauna;</del></p> <p>Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;</p> <p>Effects on ecological functioning and the life supporting capacity of air, water, soil and</p>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>ecosystems;  Effects on the intrinsic values of ecosystems;  Effects on recreational values of public land;  Effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three;  Landscape and visual effects;  Effects on natural character and natural features;  Location, dimensions and appearance of the structure;  Effects on public access to the coast; <u>Adverse effects on amenity, natural character, and historic heritage; and Consideration of the extent to which hard protection structures are avoided.</u>  <del>Advice Note: The rules in the Earthworks Chapter do not apply to Controlled Activities under Rule CE - R11. This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.</del>  Activity status where compliance not achieved: <del>NA Restricted Discretionary except Discretionary where these are within the Outstanding Coastal Environment Area</del></p>	
<b>FS222.0101</b>	Westpower Limited		Oppose	Disallow	Reject
<b>S602.159</b>	Department of Conservation	CE - R14	Amend	<p>Amend: Activity Status Restricted Discretionary  Discretion is restricted to:  Any requirements for landscape evaluation;  The extent to which the site is visible from a road or public place;  The effects on the natural character of the coast;  The effects on Poutini Ngāi Tahu values or any Site and Areas of Significance to Māori identified in Schedule Three;  The effects on potential or current public access to the coast;  Design and location of any buildings, structures or earthworks;  Volume and area of earthworks;  Area and location of any vegetation clearance; <u>Adverse effects on amenity;</u>  <u>Adverse effects on historic heritage;</u>  <u>Adverse effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; Impacts Adverse effects on biodiversity and conservation values; and</u>  Landscape measures.  Activity status where compliance not achieved: N/A</p>	Accept in part
<b>FS222.0102</b>	Westpower Limited		Oppose	Disallow	Reject
<b>S602.160</b>	Department of Conservation	CE - R15	Amend	<p>Amend: Activity Status Restricted Discretionary  Discretion is restricted to:  Any requirements for landscape evaluation;  The extent to which the site is visible from a road or public place;  The effects on the natural character of the coast;</p>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>The effects on landscape and natural features of the coast;                      The effects on potential or existing public access to the coast;                      Design and location of any buildings, structure or earthworks;                      Volume and area of earthworks;                      Effects on <del>habitats of any threatened or protected flora or fauna species;</del> <u>indigenous vegetation and habitats of indigenous fauna;</u>  <u>Adverse effects on biodiversity and conservation values;</u>                      Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;                      Effects on recreational values of public land;                      Effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three;  <u>Adverse effects on amenity;</u>  <u>Adverse effects on historic heritage;</u>  <u>Adverse effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems;</u>                      Landscape and visual effects; and                      Location, dimensions and appearance of any structure                      Advice Note:                      This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.                      Activity status where compliance not achieved: N/A</p>	
<b>FS222.0103</b>	Westpower Limited		Oppose	Disallow	Reject
<b>FS45.39</b>	West Coast Penguin Trust		Support	Allow	Reject
<b>S602.161</b>	Department of Conservation	CE - R16	Oppose	Delete Rule CE-R16 in its entirety.	Reject
<b>FS222.0104</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S602.162</b>	Department of Conservation	CE - R17	Oppose	Delete Rule CE-R17 in its entirety.	Accept
<b>S602.163</b>	Department of Conservation	CE - R18	Amend	<p>Amend:                      Activity Status Restricted Discretionary Where: These are for:                      Walking/cycling tracks;                      Roads, farm tracks or fences;                      Installation of network utility infrastructure or renewable electricity generation activities; or                      For establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; and <del>Earthworks are the minimum required to undertake the activity.</del> Discretion is restricted to: The extent to which</p>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>the earthworks preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use, and development;</p> <p>The extent to which the earthworks protect natural features and natural landscapes from inappropriate subdivision, use, and development; Any requirements for landscape evaluation;</p> <p>The extent to which earthworks are the minimum required to undertake the activity;The extent to which the site is visible from a road or public place;</p> <p>Any effects on the values that make the site Outstanding;</p> <p>Effects on <del>habitats of any threatened or protected species;</del> indigenous vegetation and habitats of indigenous fauna;Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;</p> <p>The effects on Poutini Ngāi Tahu values and any Sites and Areas of Significance to Māori identified in Schedule Three;</p> <p>Design and location of any earthworks;</p> <p>Volume and area of earthworks;</p> <p>Area and location of vegetation clearance; Adverse effects on amenity, natural character, and historic heritage;Landscape measures to reduce the visual effects on the values of the Outstanding Natural Landscape or Feature; and</p> <p>Where relevant, matters included within Policy NFL - P6.</p> <p>Advice Note: This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.</p> <p>Activity status where compliance not achieved: Discretionary</p>	
<b>S602.164</b>	Department of Conservation	Discretionary Activities	Amend	<p>Insert new Rule: <u>CE-RXX Buildings and Structures within the High Coastal Natural Character Overlay or Outstanding Coastal Environment Overlay not meeting Restricted Discretionary Activity Standards</u>Activity Status DiscretionaryWhere: <u>These will not destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding.</u></p> <p>Advice Note:When assessing resource consents under this rule, assessment against the <u>relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required.</u></p> <p>This rule also applies to plantation forestry activities where this provision is more stringent than the NES - PF.</p> <p>Activity status where compliance not achieved: Non-complying</p>	Reject
<b>FS222.0105</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S602.165</b>	Department of Conservation	Coastal Environment Rules	Amend	Add an additional Rule: <u>XXX Activities, structures, buildings and earthworks not provided for in another Rule</u> Activity status: Non-complying	Reject
<b>FS101.020</b>	Silver Fern Farms Limited		Oppose	Disallow	Accept
<b>FS104.049</b>	TiGa Minerals and Metals		Oppose	Disallow	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Limited				
<b>FS222.096</b>	Westpower Limited		Oppose	Disallow	Accept
<b>FS89.027</b>	Bathurst Resources Limited and BT Mining Limited		Oppose	Disallow	Accept
<b>FS1.373</b>	Grey District Council		Oppose in part	Disallow in part	Accept in part
<b>FS231.052</b>	WMS Group (HQ) Limited and WMS Land Co. Limited		Oppose	Disallow	Accept
<b>FS233.0010</b>	Hapuka Landing Limited		Oppose	Disallow	Accept
<b>S602.166</b>	Department of Conservation	Coastal Environment	Neutral	NA	Accept
<b>S604.049</b>	Birchfield Ross Mining Limited	CE - O1	Support	Retain as notified.	Accept in part
<b>S604.050</b>	Birchfield Ross Mining 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 character, landscape, natural features, access and biodiversity values are minimised.	Accept
<b>S604.051</b>	Birchfield Ross Mining 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 <del>National Grid infrastructure</del> <u>an activity</u> that has a functional and operational need to locate in these areas.	Reject
<b>FS122.031</b>	Department of Conservation		Oppose	Disallow	Accept
<b>S604.052</b>	Birchfield Ross Mining Limited	CE - P5	Support	Retain as notified.	Accept in part
<b>S604.053</b>	Birchfield Ross Mining Limited	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
<b>S608.004</b>	Grey District Council	General Coastal Environment Area	Amend	Amend the Coastal Environment overlay to be consistent with this description	Accept in part
<b>S608.079</b>	Grey District Council	CE	Amend	Amend the Coastal Environment chapter to be consistent with this overlay description by removing it from the urban areas of the Grey District	Accept
<b>FS47.002</b>	Gordon D Ferguson		Neutral	Not stated	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S608.080</b>	Grey District Council	Coastal Environment	Amend	Remove all references to "Site or Area of Significance to Māori" in the Chapter	Reject
<b>FS41.021</b>	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu		Oppose	Disallow	Accept
<b>S608.081</b>	Grey District Council	CE - R19	Amend	Change " <del>Limited Notified</del> " to "will require the written approval of the Geosciences Society of New Zealand" Rule to read: "Applications to destroy any Outstanding Natural Feature or the Values which make it Outstanding <u>will</u> require the written approval of the Geosciences Society of New Zealand."	Accept
<b>S608.082</b>	Grey District Council	CE - R22	Amend	Change " <del>Limited Notified</del> " to "will require the written approval of the Geosciences Society of New Zealand" Rule to read: "Applications to destroy any Outstanding Natural Feature or the Values which make it Outstanding <u>will</u> require the written approval of the Geosciences Society of New Zealand."	Accept
<b>S608.417</b>	Grey District Council	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support	Retain as notified	Accept in part
<b>S608.418</b>	Grey District Council	NCA4	Support	Retain as notified	Accept in part
<b>S608.419</b>	Grey District Council	NCA6	Support	Retain as notified	Accept in part
<b>S608.420</b>	Grey District Council	NCA11	Support	Retain as notified	Accept in part
<b>S608.421</b>	Grey District Council	NCA13	Support	Retain as notified	Accept in part
<b>S608.422</b>	Grey District Council	NCA15	Support	Retain as notified	Accept in part
<b>S608.423</b>	Grey District Council	NCA18	Support	Retain as notified	Accept in part
<b>S608.424</b>	Grey District Council	NCA21	Support	Retain as notified	Accept in part
<b>S608.425</b>	Grey District Council	NCA24	Support	Retain as notified	Accept in part
<b>S608.426</b>	Grey District Council	NCA29	Support	Retain as notified	Accept in part
<b>S608.427</b>	Grey District Council	NCA30	Support	Retain as notified	Accept in part
<b>S608.428</b>	Grey District Council	NCA31	Support	Retain as notified	Accept in part
<b>S608.429</b>	Grey District Council	NCA32	Support	Retain as notified	Accept in part
<b>S608.430</b>	Grey District Council	NCA33	Support	Retain as notified	Accept in part

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

<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Provision</b>	<b>Position</b>	<b>Summary of Decision Requested</b>	<b>Officer recommendation</b>
<b>S608.431</b>	Grey District Council	NCA34	Support	Retain as notified	Accept in part
<b>S608.432</b>	Grey District Council	NCA35	Support	Retain as notified	Accept in part
<b>S608.433</b>	Grey District Council	NCA36	Support	Retain as notified	Accept in part
<b>S608.434</b>	Grey District Council	NCA38	Support	Retain as notified	Accept in part
<b>S608.435</b>	Grey District Council	NCA41	Support	Retain as notified	Reject
<b>S608.436</b>	Grey District Council	NCA43	Support	Retain as notified	Accept in part
<b>S608.437</b>	Grey District Council	NCA47	Support	Retain as notified	Accept in part
<b>S608.438</b>	Grey District Council	NCA48	Support	Retain as notified	Accept in part
<b>S608.439</b>	Grey District Council	NCA49	Support	Retain as notified	Accept in part
<b>S608.440</b>	Grey District Council	NCA52	Support	Retain as notified	Accept in part
<b>S608.441</b>	Grey District Council	NCA53	Support	Retain as notified	Accept in part
<b>S608.442</b>	Grey District Council	NCA54	Support	Retain as notified	Accept in part
<b>S608.443</b>	Grey District Council	NCA55	Support	Retain as notified	Accept in part
<b>S608.444</b>	Grey District Council	NCA57	Support	Retain as notified	Accept in part
<b>S608.445</b>	Grey District Council	NCA58	Support	Retain as notified	Accept in part
<b>S608.446</b>	Grey District Council	NCA60	Support	Retain as notified	Accept in part
<b>S608.447</b>	Grey District Council	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	Retain as notified	Accept in part
<b>S608.448</b>	Grey District Council	NCA1	Support	Retain as notified	Accept in part
<b>S608.449</b>	Grey District Council	NCA2	Support	Retain as notified	Accept in part
<b>S608.450</b>	Grey District Council	NCA3	Support	Retain as notified	Accept in part
<b>S608.451</b>	Grey District Council	NCA5	Support	Retain as notified	Accept in part
<b>S608.452</b>	Grey District Council	NCA7	Support	Retain as notified	Accept in part
<b>S608.453</b>	Grey District Council	NCA8	Support	Retain as notified	Accept in part

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<b>Submission Point</b>	<b>Submitter (S) / Further Submitter (FS)</b>	<b>Provision</b>	<b>Position</b>	<b>Summary of Decision Requested</b>	<b>Officer recommendation</b>
<b>S608.454</b>	Grey District Council	NCA9	Support	Retain as notified	Accept in part
<b>S608.455</b>	Grey District Council	NCA10	Support	Retain as notified	Accept in part
<b>S608.456</b>	Grey District Council	NCA12	Support	Retain as notified	Accept in part
<b>S608.457</b>	Grey District Council	NCA14	Support	Retain as notified	Accept in part
<b>S608.458</b>	Grey District Council	NCA16	Support	Retain as notified	Accept in part
<b>S608.459</b>	Grey District Council	NCA17	Support	Retain as notified	Accept in part
<b>S608.460</b>	Grey District Council	NCA19	Support	Retain as notified	Accept in part
<b>S608.461</b>	Grey District Council	NCA20	Support	Retain as notified	Accept in part
<b>S608.462</b>	Grey District Council	NCA22	Support	Retain as notified	Accept in part
<b>S608.463</b>	Grey District Council	NCA23	Support	Retain as notified	Accept in part
<b>S608.464</b>	Grey District Council	NCA25	Support	Retain as notified	Accept in part
<b>S608.465</b>	Grey District Council	NCA26	Support	Retain as notified	Accept in part
<b>S608.466</b>	Grey District Council	NCA27	Support	Retain as notified	Accept in part
<b>S608.467</b>	Grey District Council	NCA28	Support	Retain as notified	Accept in part
<b>S608.468</b>	Grey District Council	NCA37	Support	Retain as notified	Accept in part
<b>S608.469</b>	Grey District Council	NCA39	Support	Retain as notified	Accept in part
<b>S608.470</b>	Grey District Council	NCA40	Support	Retain as notified	Accept in part
<b>S608.471</b>	Grey District Council	NCA42	Support	Retain as notified	Accept in part
<b>S608.472</b>	Grey District Council	NCA44	Support	Retain as notified	Accept in part
<b>S608.473</b>	Grey District Council	NCA45	Support	Retain as notified	Accept in part
<b>S608.474</b>	Grey District Council	NCA46	Support	Retain as notified	Accept in part
<b>S608.475</b>	Grey District Council	NCA50	Support	Retain as notified	Accept in part
<b>S608.476</b>	Grey District Council	NCA51	Support	Retain as notified	Accept in part
<b>S608.477</b>	Grey District Council	NCA56	Support	Retain as notified	Accept in part
<b>S608.478</b>	Grey District Council	NCA59	Support	Retain as notified	Accept in part



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S608.479</b>	Grey District Council	NCA61	Support	Retain as notified	Accept in part
<b>S608.487</b>	Grey District Council	Coastal Environment	Amend	Amend the Coastal Environment overlay to be consistent with this description	Accept in part
<b>S608.647</b>	Grey District Council	CE - O3	Support in part	Reword objective to provide clarity on the focus and intent of the provision.	Reject
<b>S608.648</b>	Grey District Council	CE - P1	Support	N/A	Accept
<b>S608.649</b>	Grey District Council	CE - P3	Oppose in part	Reword CE - P3 to give effect to NENV - O3 and provide for the instances that regionally significant infrastructure needs to be located within these areas	Reject
<b>S608.650</b>	Grey District Council	CE - P6	Support in part	Reword policy to provide clarity on the focus and intent of the provision.	Accept in part
<b>S608.651</b>	Grey District Council	CE - P7	Support	Reword policy to provide clarity on the focus and intent of the provision.	Reject
<b>S608.652</b>	Grey District Council	CE - P8	Support in part	Reword this policy to provide for the maintenance repair and operation of regionally significant infrastructure that is existing.	Reject
<b>FS149.0152</b>	Buller District Council		Support	Allow	Reject
<b>S608.653</b>	Grey District Council	Overview	Support in part	Clarification on how this wording corresponds to standard best practice in the planning sector.	Reject
<b>S608.654</b>	Grey District Council	CE - R1	Support in part	Reword this provision or add additional provisions to CE - R1 to clarify the activity status outside of the two areas referred to. 4` Insert activity status where compliance not achieved.	Accept
<b>S608.655</b>	Grey District Council	CE - R4	Support in part	Reword this provision to clarify the definition of statutory agency, and ensure that the roading network is provided to be protected.	Accept
<b>S608.656</b>	Grey District Council	CE - R6	Support in part	Reword this provision to clarify the definition of statutory agency, and ensure that the roading network is provided to be protected.	Accept in part
<b>S608.657</b>	Grey District Council	CE - R9	Support in part	Reword this provision to clarify the definition of statutory agency, and ensure that the roading network is provided to be protected.	Accept in part
<b>S608.658</b>	Grey District Council	CE - R10	Support	Amend the definition of maintenance in the title to refer to the activity being provided for.	Reject
<b>S608.659</b>	Grey District Council	CE - R12	Support in part	Reword the title to the following: "Natural Hazard Mitigation Structures and Earthworks in the Coastal Environment in High Coastal Natural Character <del>Overlay</del> Area identified in Schedule Seven and the Outstanding Coastal Environment not meeting permitted activity standards provided for as a Permitted Activity" Amend Advice Note 1 to refer to correct 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
<b>S608.660</b>	Grey District Council	CE - R13	Support in part	Insert activity status where compliance not achieved.	Reject
<b>S608.661</b>	Grey District Council	CE - R14	Support in part	Insert activity status where compliance not achieved.	Reject
<b>S608.662</b>	Grey District Council	CE - R15	Support in part	Insert activity status where compliance not achieved.	Reject
<b>S608.663</b>	Grey District Council	CE - R18	Support in part	Reword the title to the following: "Earthworks within the Outstanding Coastal Environment Area not <u>meeting permitted activity standards provided for as a Permitted Activity</u> "	Accept
<b>S608.664</b>	Grey District Council	CE - R19	Oppose in part	Reword the title to refer to the correct provision and not CE - R11.	Accept
<b>S608.843</b>	Grey District Council	High Natural Character	Oppose	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.	Accept in part
<b>FS41.736</b>	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu		Oppose	Disallow	Reject
<b>S608.844</b>	Grey District Council	Outstanding Natural Character	Oppose	Remove the Overlays, review/reassess, check for accuracy and apply to the properties that they relate to only.	Accept in part
<b>FS41.739</b>	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu		Oppose	Disallow	Reject
<b>S609.047</b>	Avery Brothers	SUB - R16	Amend	Delete point 1.	Reject
<b>S609.048</b>	Avery Brothers	SUB - R17	Support	Retain	Accept
<b>S609.054</b>	Avery Brothers	Coastal Environment	Oppose	Amend overlay extent to exclude our properties.	Accept
<b>S609.055</b>	Avery Brothers	CE - P5	Support	retain	Accept
<b>S609.056</b>	Avery Brothers	CE - P6	Support	retain	Accept
<b>S609.057</b>	Avery Brothers	CE - R1	Support	retain	Accept
<b>S609.058</b>	Avery Brothers	CE - R4	Amend	Delete point 2. a. i. & a. iii.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S609.059</b>	Avery Brothers	CE - R12	Support	retain	Accept
<b>S609.060</b>	Avery Brothers	CE - R19	Support	retain	Accept
<b>S609.076</b>	Avery Brothers	Planning Maps and Overlays	Amend	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept
<b>S609.077</b>	Avery Brothers	Coastal Environment Objectives	Support	Retain	Accept
<b>S609.078</b>	Avery Brothers	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
<b>S609.079</b>	Avery Brothers	CE - P1	Support	retain	Accept
<b>S609.080</b>	Avery Brothers	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
<b>S609.081</b>	Avery Brothers	CE - P5	Amend	Amend point d. as follows: Have a functional, <u>technical</u> , <u>locational</u> or operational need to locate within the coastal environment.	Reject
<b>S609.082</b>	Avery Brothers	CE - P6	Support	Retain	Accept
<b>S609.083</b>	Avery Brothers	CE - R1	Support	Retain	Accept
<b>S609.084</b>	Avery Brothers	CE - R4	Amend	Delete point 2. A. i. Delete point 2. A. iii.	Reject
<b>S609.085</b>	Avery Brothers	Coastal Environment Rules	Amend	Amend rules to be more enabling of development.	Reject
<b>S609.086</b>	Avery Brothers	Coastal Environment Rules	Amend	Amend rules to be more enabling of development.	Reject
<b>S609.087</b>	Avery Brothers	CE - R21	Amend	Amend to be more enabling of development	Reject
<b>S614.084</b>	Karamea Lime Company	Coastal Environment	Amend	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
<b>S614.085</b>	Karamea Lime Company	CE - O1	Support	Retain	Accept
<b>S614.086</b>	Karamea Lime Company	CE - O2	Support	Retain	Accept
<b>S614.087</b>	Karamea Lime Company	CE - O3	Support	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,	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				landscape, natural features, access and biodiversity values are minimised.	
<b>S614.088</b>	Karamea Lime Company	CE - P1	Support	Retain	Accept
<b>S614.089</b>	Karamea Lime Company	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
<b>S614.090</b>	Karamea Lime Company	CE - P5	Amend	Amend point d. as follows: Have a functional, <u>technical</u> , <u>locational</u> or operational need to locate within the coastal environment.	Reject
<b>S614.091</b>	Karamea Lime Company	CE - P6	Support	Retain	Accept
<b>S614.092</b>	Karamea Lime Company	CE - R1	Support	Retain	Accept
<b>S614.093</b>	Karamea Lime Company	CE - R4	Oppose	Delete point 2. A. i.	Reject
<b>S614.094</b>	Karamea Lime Company	CE - R4	Oppose	Delete point 2. A. iii.	Reject
<b>S614.095</b>	Karamea Lime Company	CE - R5	Amend	Amend to be more enabling of development	Reject
<b>S614.096</b>	Karamea Lime Company	CE - R6	Amend	Amend to be more enabling of development	Reject
<b>S614.097</b>	Karamea Lime Company	CE - R7	Amend	Amend to be more enabling of development	Reject
<b>S614.098</b>	Karamea Lime Company	CE - R8	Amend	Amend to be more enabling of development	Reject
<b>S614.099</b>	Karamea Lime Company	CE - R9	Amend	We believe this is too restrictive. Amend to be more enabling of development	Reject
<b>S614.100</b>	Karamea Lime Company	CE - R10	Amend	Amend to be more enabling of development	Reject
<b>S614.101</b>	Karamea Lime Company	CE - R11	Amend	Amend to be more enabling of development	Reject
<b>S614.102</b>	Karamea Lime Company	CE - R12	Amend	Amend to be more enabling of development	Reject
<b>S614.103</b>	Karamea Lime Company	CE - R14	Amend	Amend to be more enabling of development	Reject
<b>S614.104</b>	Karamea Lime Company	CE - R15	Amend	Amend to be more enabling of development	Reject
<b>S614.105</b>	Karamea Lime Company	CE - R17	Amend	Amend to be more enabling of development	Reject
<b>S614.106</b>	Karamea Lime Company	CE - R18	Amend	Amend to be more enabling of development	Reject
<b>S614.107</b>	Karamea Lime Company	CE - R19	Amend	Amend to be more enabling of development	Reject
<b>S614.108</b>	Karamea Lime Company	CE - R21	Amend	Amend to be more enabling of development	Reject
<b>S614.230</b>	Karamea Lime Company	SCHED7 - SCHEDULE OF	Support	Retain as notified	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
		HIGH COASTAL NATURAL CHARACTER			
<b>S614.231</b>	Karamea Lime Company	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	Retain as notified	Accept in part
<b>S615.084</b>	Peter Langford	Coastal Environment	Amend	Amend and reduce the inland extent of the Coastal Environment Overlay.	Accept in part
<b>S615.085</b>	Peter Langford	CE - O1	Support	Retain	Accept
<b>S615.086</b>	Peter Langford	CE - O2	Support	Retain	Accept
<b>S615.087</b>	Peter Langford	CE - O3	Support	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
<b>S615.088</b>	Peter Langford	CE - P1	Support	Retain	Accept
<b>S615.089</b>	Peter Langford	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
<b>S615.090</b>	Peter Langford	CE - P5	Amend	Amend point d. as follows: Have a functional, <u>technical, locational</u> or operational need to locate within the coastal environment.	Reject
<b>S615.091</b>	Peter Langford	CE - P6	Support	Retain	Accept
<b>S615.092</b>	Peter Langford	CE - R1	Support	Retain	Accept
<b>S615.093</b>	Peter Langford	CE - R4	Oppose	Delete point 2. A. i.	Reject
<b>S615.094</b>	Peter Langford	CE - R4	Oppose	Delete point 2. A. iii.	Reject
<b>S615.095</b>	Peter Langford	CE - R5	Amend	Amend to be more enabling of development	Reject
<b>S615.096</b>	Peter Langford	CE - R6	Amend	Amend to be more enabling of development	Reject
<b>S615.097</b>	Peter Langford	CE - R7	Amend	Amend to be more enabling of development	Reject
<b>S615.098</b>	Peter Langford	CE - R8	Amend	Amend to be more enabling of development	Reject
<b>S615.099</b>	Peter Langford	CE - R9	Amend	We believe this is too restrictive. Amend to be more enabling of development	Reject
<b>S615.100</b>	Peter Langford	CE - R10	Amend	Amend to be more enabling of development	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S615.101</b>	Peter Langford	CE - R11	Amend	Amend to be more enabling of development	Reject
<b>S615.102</b>	Peter Langford	CE - R12	Amend	Amend to be more enabling of development	Reject
<b>S615.103</b>	Peter Langford	CE - R14	Amend	Amend to be more enabling of development	Reject
<b>S615.104</b>	Peter Langford	CE - R15	Amend	Amend to be more enabling of development	Reject
<b>S615.105</b>	Peter Langford	CE - R17	Amend	Amend to be more enabling of development	Reject
<b>S615.106</b>	Peter Langford	CE - R18	Amend	Amend to be more enabling of development	Reject
<b>S615.107</b>	Peter Langford	CE - R19	Amend	Amend to be more enabling of development	Reject
<b>S615.108</b>	Peter Langford	CE - R21	Amend	Amend to be more enabling of development	Reject
<b>S615.230</b>	Peter Langford	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Support	Retain as notified	Accept in part
<b>S615.231</b>	Peter Langford	SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER	Support	Retain as notified	Accept in part
<b>S619.006</b>	Snodgrass Road submitters	Coastal Severe and Coastal Alert Overlay	Oppose	That the Coastal Environment Overlay be removed from these properties.	Accept in part
<b>FS235.093</b>	Frank O'Toole		Support	Allow	Accept in part
<b>S619.007</b>	Snodgrass Road submitters	Coastal Environment	Support	Retain as notified	Accept in part
<b>S619.038</b>	Snodgrass Road submitters	CE - O1	Support	Retain provision.	Accept
<b>S619.039</b>	Snodgrass Road submitters	CE - O3	Support	Retain provision	Accept
<b>S619.040</b>	Snodgrass Road submitters	CE - P1	Oppose	Delete Policy CE-P1 or remove Coastal Environment overlay from the Snodgrass Road submitters' properties.	Accept in part
<b>S619.041</b>	Snodgrass Road submitters	CE - P3	Support	Retain Policy CE-P3.	Accept
<b>S619.042</b>	Snodgrass Road submitters	CE - P5	Support	Retain Policy CE-P5	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S619.043</b>	Snodgrass Road submitters	CE - P6	Support	Retain Policy CE-P6	Accept
<b>S619.044</b>	Snodgrass Road submitters	CE - P7	Support	Retain Policy CE-P7	Accept
<b>S619.045</b>	Snodgrass Road submitters	Coastal Environment Rules	Amend	Retain Rules CE-R1 - CE-R22 subject to the specific amendments to Rule CE-R4 and CE-R12 set out in the submission below.	Accept in part
<b>S619.046</b>	Snodgrass Road submitters	CE - R4	Oppose	Remove restriction on ground floor area and height of new and replacement buildings in Rule CE-R4(2)(i) and (ii) insofar as they apply to the Snodgrass Road submitters properties	Accept in part
<b>S619.047</b>	Snodgrass Road submitters	CE - R12	Amend	Include an additional matter of control on Rule CE-R12: <u>h. Effects on the flood hazard at properties not protected by the works.</u>	Accept in part
<b>S619.057</b>	Snodgrass Road submitters	CE - R4	Amend	Remove the requirement in Rule CE R4(2 (c) for natural hazard mitigation structures to be constructed by a statutory agency or authorized contractor.	Reject
<b>S620.201</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	CE - O2	Support	Retain as notified	Accept in part
<b>S620.202</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	CE - P1	Amend	Amend as follows: ..... (d) Historic heritage and (e) Poutini Ngāi Tahu <del>Values</del> <u>cultural areas or features</u> ; and renumbering of (e) and (f).	Accept
<b>S620.203</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	CE - P3	Support	Amend as follows: (d) It is for a Poutini Ngāi Tahu <u>activity or Māori Purpose Activity</u> <del>cultural purpose</del> ;	Accept
<b>S620.204</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	CE - P6	Amend	Amend as follows: (C) (iii) Allow for Poutini Ngāi Tahu <u>activity or Māori Purpose Activity</u> <del>cultural uses</del> ;	Accept
<b>S620.205</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	CE - R3	Support	Amend rule as follows : CE- R3 Poutini Ngāi Tahu Activities, Māori Purpose activities <u>and associated buildings</u> within the Maori Purpose Zone. These are:Poutini Ngāi Tahu activities, including cultural harvest of vegetation, mahinga kai, Pounamu, Aotea stone or rock; or Māori Purpose Activities undertaken in accordance with an Iwi/Papatipu Runanga...	Accept
<b>S620.206</b>	Te Runanga o Ngai Tahu,	CE - R12	Amend	Include <u>Archaeological sites</u> as a matter of control.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Te Runanga o Ngati Waewae, Te Runanga o Makaawhio				
<b>S620.207</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Restricted Discretionary Activities	Amend	Include <u>Archaeological sites</u> as a matter for discretion for all restricted discretionary activities within this chapter.	Accept
<b>S663.057</b>	Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER	Oppose in part	Amend the planning maps as necessary such that identified areas of High Natural Character do not cover existing urban development	Accept in partop,
<b>S547.0509</b>	Westpower Limited	Coastal Environment	Support	(1) Ensure identification of outstanding natural features, landscapes character (including high natural character) appropriately recognise and provide for the existing energy activities and infrastructure located within them. (2) Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities.	Accept in part
<b>S560.0536</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R1	Amend	Add and amend the following conditions to CE-R1: <u>Where:1. The building, structure, infrastructure, fence, accessway, cycle/walking or farm track is lawfully established; and2. Any indigenous vegetation clearance complies with ECO-R1; and3. Earthworks and land disturbance does not exceed 50m3 or extend beyond 10 meters of a building or structure and 2 meters of an accessway or track.4. There is no alteration or addition to the structures height and area footprint is not increased; and5. The width or length of any access or track is not increased; and6. Works are not undertaken within 10m of any hazard mitigation/protection measure that exists within the coastal environment; and7. When the maintenance and repair is within an area of High Coastal Natural Character or the Outstanding Coastal Environment Area: The activity is limited to what is necessary to maintain the existing structure, within the footprint or modified ground compromised by the existing structure; andThe activity does not involve the installation of any new structures."</u>	Reject
<b>FS233.011</b>	Hapuka Landing Limited		Oppose	Disallow	Accept
<b>S560.0537</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R1	Amend	Set the activity status where compliance is not achieved is Restricted discretionary or discretionary and refer to specific rules where possible	Reject
<b>S560.0560</b>	Royal Forest and Bird	CE - R14	Amend	Add matters of discretion for " <u>effects on natural character, natural landscapes and features of</u>	Accept in part



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Protection Society of New Zealand Inc. (Forest & Bird)			<u>the coastal environment."</u>	
<b>FS222.0302</b>	Westpower Limited		Oppose	Disallow	Accept in part
<b>S560.0561</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R19	Amend	Make similar amendments as sought for CE - R12 above to capture all activities where compliance is not achieved with preceding rules.	Reject
<b>FS222.0308</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S560.0564</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R11	Amend	Amend R11 to include appropriate limits and to refer to the CE permitted activities it relates to. Ensure that limits for earthworks are not more than required to meet the limits to the scale of permitted activities sought in Forest & Birds submissions.	Accept in part
<b>FS222.0296</b>	Westpower Limited		Oppose	Disallow	Accept in part
<b>S560.0565</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R8	Amend	Include a condition that the building or structure is lawfully established.	Accept
<b>S560.0566</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R8	Amend	Add a condition including upgrades of lawfully established network utility infrastructure and for electricity generation activities where the limits in Conditions 1 and 2 are met.	Reject
<b>FS222.0291</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S560.0567</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R8	Amend	Set the activity status where compliance is not achieved is Discretionary where conditions specific to Outstanding Coastal Environment Areas is not met and otherwise RD.	Reject
<b>S560.0568</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R8	Support	Add: <u>4. Any fill, excavation or removal is not more than 100m2 and 100m3.</u>	Accept in part
<b>S560.0569</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R18	Amend	Retain the scope of activities under this rule as set out in Condition 1.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Bird)				
<b>S560.0570</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R18	Amend	Clarify that "existing" is existing at the time the Plan becomes operative.	Reject
<b>S560.0571</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R18	Amend	Delete Condition 2 or set a measurable limit	Accept
<b>S560.0572</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R18	Amend	Add matters of discretion: <u>The location of the activity on the site; and Whether the site includes significant natural area on applying the WCRPS Appendix 1 criteria and effects on the values in that area(s).</u>	Reject
<b>S560.0573</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R22	Amend	Amend CE - R22 to Prohibited activity status and to capture non-compliance with CE - R19	Reject
<b>FS222.0311</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S560.0574</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R20	Amend	Amend: Afforestation with Plantation Forestry in the Outstanding Coastal Environment Area, <u>High Coastal Natural Character overlay</u> , <del>or</del> any Significant Natural Area identified in <del>Schedule Four</del> in the Coastal Environment, <u>not meeting CE - R20A</u> Activity Status <u>Non-Complying Discretionary</u> Where: <del>1. These will not destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding.</del> Advice Note: 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. This rule also applies to Plantation forestry activities where this provision is more stringent than the NES - PF. Activity status where compliance not achieved: <u>N/Non-complying</u>	Reject
<b>S560.0575</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R2	Amend	Adding the following condition: <u>2. The Council must be notified in writing 10 days ahead of any works to be undertaken within 10m of any hazard mitigation/protection measure that exists within the coastal environment.</u>  Retain the advice note that indigenous vegetation clearance is subject to the ECO chapter.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
<b>S560.0576</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R3	Amend	Include a condition that the activities do not occur within Outstanding coastal areas or include conditions to ensure Policies 13 and 15 of the NZCPS are achieved.	Accept
<b>FS41.081</b>	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu		Oppose	Disallow	Reject
<b>S560.0577</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R3	Support	Retain the advice note that indigenous vegetation clearance is subject to the ECO chapter and add an advice note that earthworks are subject to provisions of the EW chapter.	Accept
<b>S560.0578</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R4	Amend	<p>Add the following conditions to CE - R4:</p> <p>2. new buildings and structures Within the NOSZ - Natural Open SpaceZone, OSZ - Open Space Zone and SARZ - Sport and Active Recreation Zones, this is limited to parks facilities or parks furniture undertaken by a network utility provider; or in the Māori Purpose Zone is proved for under CE - R3; or In all other zones: Any new building is no more than 100m ground floor area; The maximum height above ground level is for any building or structure is 7m; Earthworks are for the establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; and any earthworks are limited the matters in 2. a, c and d. and to fill, excavation or removal of material being no more than 250m<sup>2</sup> and 250m<sup>3</sup>."</p> <p>Amend the following condition in CE - R4: b. Are Energy Activities or Network Utilities, including ancillary earthworks, <del>subject to provisions which are permitted activities under Rules in the Energy, Infrastructure and Transport Chapters of the Plan; or. Are natural hazard mitigation structures constructed by a Statutory Agency or their authorised contractor."</del></p>	Accept in part
<b>S560.0579</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R5	Amend	Delete "operation" from condition 1.	Reject
<b>S560.0580</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R5	Support	Limit minor upgrades to the National Grid and retain with maintenance and repair activities.	Reject
<b>FS222.0287</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S560.0581</b>	Royal Forest and Bird	CE - R5	Amend	Include upgrades for network utilities or renewable electricity generation activities within rules	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Protection Society of New Zealand Inc. (Forest & Bird)			for new structures (e.g., CE - R8) to ensure that condition for the scale and effects are appropriate or as consented activities.	
<b>FS222.0288</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S560.0582</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R5	Amend	Include clause c. of condition 4 in to CE -R8 as it relates to additions to buildings. Clarify the rule so it is clear that Condition 4 does not apply in the NOSZ which is limited to the matters in Condition 2.	Reject
<b>S560.0583</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R5	Amend	Make amendments to provide for the matters in Condition 3 also outside of High and Outstanding areas. Include amendments so that these matters are limited to provision from network utility providers and council.	Reject
<b>S560.0584</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R10	Amend	Amend R10 or combine the activities listed into other CE rules that already provide for these activities and for earthworks, within limits that protected the Outstanding Coastal Area. The expectation is that these limits will be more stringent that those set out for other areas of the coastal environment sought in this submission.	Reject
<b>FS222.0294</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S560.0585</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R12	Amend	Amend CE - R12 to ensure it provides for noncompliance with R6 and R9 as set out in those rules. For example, by including the following condition: <u>"Where: A. the maintenance, alteration, repair, or reconstruction is for natural hazard mitigation structure that has been lawfully established; and</u> <u>Amend the conditions as follows: X. provided that only clean fill is used where fill materials are part of the structure;"</u> These are to protect the <u>existing</u> coastal State Highway, Special Purpose Roads or other <u>lawfully established</u> Critical Infrastructure; <del>These are Westport flood and coastal protection works constructed by a statutory agency or its authorized contractor.</del> Add the following matters of control: "k. effects on public access; and l. materials used; andm. the extent and quantity of earthworks to be undertaken is association with the natural hazards structure works."	Reject
<b>FS222.0298</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S560.0586</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R12	Amend	Amend the Advice Notes: 1. The rules in the Earthworks Chapter do not apply to Controlled Activities under Rule CE - R1±2. <del>2. This rule also applies to Plantation forestry activities where this provision is more stringent than the NES – PF."</del>	Accept
<b>S560.0587</b>	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CE - R12	Support	Amend the Activity status where compliance not achieved as follows: for maintenance, alteration, repair, or reconstruction with standard 2: Restricted Discretionary. <del>except</del>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Zealand Inc. (Forest & Bird)			In all other cases: Discretionary where these are within the Outstanding Coastal Environment Area	
<b>FS222.0299</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S563.0173</b>	Geoff Volckman	CE – R7	Oppose in part	Amend to be more enabling of development	Reject
<b>S563.0174</b>	Geoff Volckman	CE - R8	Oppose in part	Amend to be more enabling of development	Reject
<b>S563.0175</b>	Geoff Volckman	CE - R9	Oppose in part	Amend to be more enabling of development	Reject
<b>S563.0176</b>	Geoff Volckman	CE - R10	Oppose in part	Amend to be more enabling of development	Reject
<b>S563.0177</b>	Geoff Volckman	CE - R11	Oppose in part	Amend to be more enabling of development	Reject