

Appendix 2 – Outstanding Matters – Officer Recommendations

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S151.006	Misato Nomura	Natural Environment Values	Amend	To combine or delete some of the overlays present.	Accept in part
S151.008	Misato Nomura	Rural Zones - Objectives and Policies	Amend	Combine some of the precincts.	Reject
S190.229	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.273	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.311	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.337	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.361	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
FS53.6	Herenga ā Nuku Aotearoa, Outdoor Access Commission		Support	Allow	Accept
S190.378	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.455	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept

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S190.501	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.515	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.549	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.579	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.594	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.617	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.635	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support	Suggest the following correction to the overview: The zone includes civic spaces, land with community facilities...In some cases they also <u>the zone is also used for</u> locations for quarrying and mineral extraction before the land is remediated for other open space uses.	Accept in part
S190.662	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.681	Te Mana Ora (Community and Public	Overview	Support		Accept

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	Health) of the NPHS/ Te Whatu Ora				
S190.719	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.731	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.747	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.762	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.785	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.799	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.815	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.831	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept

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S190.878	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.901	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S190.923	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support		Accept
S191.002	Newcoast Resources Limited	Rural Zones - Objectives and Policies	Support	Retain provisions supporting mineral extraction in the rural zones.	Accept in part
FS34.007	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose	Disallow	Accept in part
FS1.036	Grey District Council		Support	Allow	Accept in part
FS237.0200	Brian Anderson		Oppose	Not stated	Accept in part
S208.003	Barry Mason	General Rural Zone Rules	Amend	to make any form of mining activity in Barrytown and over the Barrytown flats a discretionary activity requiring public notification and resource consent	Reject
FS1.043	Grey District Council		Neutral	Disallow	Accept
S302.008	West Coast Fish and Game Council	Whole plan	Support	Fish and Game seeks such further, alternative or consequential relief as may be appropriate to give effect to this submission.	Accept in part
FS34.001	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Support	Allow	Accept in part
FS53.27	Herenga ā Nuku Aotearoa, Outdoor Access Commission		Support	Allow	Accept in part

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S314.007	Erin Stagg	SUB - R6	Amend	Amend the rule so that future development next to the Haast Airfield should be undertaken sensitively including acoustic insulation and no objection covenants.	Accept in part
FS100.001	Laurence McGuire		Support	Allow	Accept in part
FS88.5	PE Property Trust		Support	Allow	Accept in part
S352.020	Marie Elder	General Rural Zone - Rules	Oppose	Oppose the Permitted Activity rule for mineral extraction.	Accept in part
FS1.284	Grey District Council		Oppose	Disallow	Accept in part
S434.003	Patrick Cooper	General Rural Zone Rules	Support	Retain the general rules for mineral extraction	Accept in part
S442.096	KiwiRail Holdings Limited	Rail CorridorsWest Coast	Amend	Amend the Proposed District Plan Maps to remove any overlays for; Outstanding Natural Features; Outstanding Natural Landscapes; and Outstanding Natural Character On KiwiRail's designation (as listed under "KRH1 KiwiRail Holdings Limited").	Reject
FS41.001	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu		Oppose	Disallow	Accept
S446.064	Margaret Montgomery	SUB - S1	Oppose in part	Include a note that if the proposal does not generate new land use non-compliance's or that where this can be demonstrated that council can waive this standard.	Reject
S450.007	Waka Kotahi NZ Transport Agency	Reverse sensitivity	Support in part	Amend the wording as follows: Means the potential for an approved (<u>whether by resource consent, designation, or certificate of compliance</u>), existing or permitted activity.....	Accept in part
S465.032	Davis Ogilvie & Partners Ltd	ZONES	Amend	Apply a more consistent approach to recession planes across the plan.	Accept
S478.043	Frank and Jo Dooley	Whole plan	Amend	Any consequential amendments to give effect to the relief sought above.	Accept in part
S478.076	Frank and Jo Dooley	Overview	Support	It is suggested that a comma between Energy and Infrastructure is appropriate - Energy, Infrastructure and Transport Chapter.	Accept in part
FS127.019	New Zealand Energy Limited		Support	Not stated	Accept in part
S478.092	Frank and Jo Dooley	Permitted Activities	Amend	Make it clear that underground electricity transmission lines are a permitted activity	Accept in part

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FS127.020	New Zealand Energy Limited		Support	Not stated	Accept in part
S493.001	TiGa Minerals and Metals Limited	Whole plan	Neutral	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.	Accept in part
FS218.006	Mike Spruce		Oppose	Disallow	Accept in part
FS223.016	Frida Inta		Oppose	Not stated	Accept in part
FS224.016	Buller Conservation Group		Oppose	Not stated	Accept in part
FS216.001	Robyn Langridge		Oppose	Disallow	Accept in part
FS44.1	John Caygill		Oppose	Disallow	Accept in part
FS44.3	John Caygill		Oppose	Disallow	Accept in part
S496.003	O'Connor Crossroads Limited	Whole plan	Amend	Any other consequential amendments to give effect to the rezoning request	Accept in part
FS99.007	Westport Rifle Club Incorporated		Oppose	Disallow	Accept in part
FS133.007	Westport Pistol Club Incorporated Society		Oppose	Disallow	Accept in part
S500.010	Papahaua Resources Limited	Rural Zones Objectives	Support	retain the enablement of mineral extraction in the rural zones	Accept in part
FS237.0206	Brian Anderson		Oppose	Not stated	Accept in part
S500.012	Papahaua Resources Limited	General Rural Zone - Rules	Support	Retain enabling provisions for mineral extraction	Accept in part
S500.013	Papahaua Resources Limited	Rules	Support	Retain enabling approach to mineral extraction	Accept in part
S528.002	Trevor Thorpe	General Rural Zone - Rules	Support	Retain provisions for mineral extraction in the rules	Accept in part
S529.002	John Thorpe	General Rural Zone Rules	Support	Retain the provisions for mineral extraction	Accept in part
S547.018	Westpower Limited	APPROVED BUILDING PLATFORM	Amend	Amend description by adding, means a building platform approved by building consent (<u>or otherwise allowed under the Building Act or Regulations</u>), resource consent ...	Accept

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S558.002	Chris & Jan Coll	Whole plan	Amend	Consequential amendment to any other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.	Accept in part
S558.144	Chris & Jan Coll	Definitions	Amend	Add definition for Development	Reject
S558.184	Chris & Jan Coll	SUB - P2	Amend	Provide a suitable definition of "planned infrastructure" that ensures a robust, and consultative process determined the planned infrastructure that also minimises uncertainty.	Reject
S560.194	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	Overview	Oppose	Delete this statement.	Reject
FS222.0260	Westpower Limited		Oppose	Disallow	Accept
S563.169	Geoff Volckman	Whole plan	Amend	Amend any other related provisions in the plan necessary to give effect to the submission	Accept in part
S564.001	Catherine Smart-Simpson	Whole plan	Amend	Amend any related or relevant provisions in our plan	Accept in part
S565.018	Joel and Jennifer Watkins	Whole plan	Amend	Any alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.	Accept in part
S566.144	Chris J Coll Surveying Limited	Definitions	Amend	Add definition for Development	Reject
FS222.066	Westpower Limited		Oppose in part	Not stated	Accept
S566.184	Chris J Coll Surveying Limited	SUB - P2	Amend	Provide a suitable definition of "planned infrastructure" that ensures a robust, and consultative process determined the planned infrastructure that also minimises uncertainty.	Reject
S567.002	William McLaughlin	Whole plan	Amend	Consequential amendment to any other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.	Accept in part
S567.221	William McLaughlin	Definitions	Amend	Add definition for Development	Reject
S567.258	William McLaughlin	SUB - P2	Amend	Provide a suitable definition of "planned infrastructure" that ensures a robust, and consultative process determined the planned infrastructure that also minimises uncertainty.	Reject

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S570.010	Dean Van Mierlo	Whole plan	Amend	Further, alternative or consequential relief as may be appropriate to give effect to this submission.	Accept in part
S574.002	Laura Coll McLaughlin	Whole plan	Amend	Consequential amendment to any other related provisions in the plan touched on in our submission and/or concerning our submission or relevant.	Accept in part
S574.144	Laura Coll McLaughlin	Definitions	Amend	Add definition for Development	Accept in part
S574.184	Laura Coll McLaughlin	SUB - P2	Amend	Provide a suitable definition of "planned infrastructure" that ensures a robust, and consultative process determined the planned infrastructure that also minimises uncertainty.	Reject
S575.002	Amanda Jenkins	Natural Character and the Margins of Waterbodies	Amend	Amend the High Natural Character boundary at 5263 State Highway 6, Fox River	Accept in part
S580.005	Alvin & Kay Godfrey	Rural Zones	Support	retain provisions for mineral extractions in zones	Accept in part
FS237.0185	Brian Anderson		Support in part	Not stated	Accept in part
S582.002	Anna & Jeremy Hart	Rural Zones	Support	retain provisions for mineral extractions in zones	Accept in part
FS237.0186	Brian Anderson		Support in part	Not stated	Accept in part
S584.002	Steve and Anne Staples	Rural Zones	Support	retain provisions for mineral extractions in zones	Accept in part
FS237.0187	Brian Anderson		Support in part	Not stated	Accept in part
S586.002	Tane & Rachel Little	Rural Zones	Support	retain provisions for mineral extractions in zones	Accept in part
FS237.0188	Brian Anderson		Support in part	Not stated	Accept in part
S587.002	Linda Elcock	Rural Zones	Support	retain provisions for mineral extractions in zones	Accept in part
FS237.0189	Brian Anderson		Support in part	Not stated	Accept in part
S588.002	Marty & Nicky Von Ah	Rural Zones	Support	retain provisions for mineral extractions in zones	Accept in part
FS237.0191	Brian Anderson		Support in part	Not stated	Accept in part
FS237.0192	Brian Anderson		Support in part	Not stated	Accept in part
S589.002	Charmaine Michell	Rural Zones	Support	retain provisions for mineral extractions in zones	Accept in part
FS237.0193	Brian Anderson		Support in part	Not stated	Accept in part
S590.002	Paula Jones	Rural Zones	Support	retain provisions for mineral extractions in zones	Accept in part

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FS237.0195	Brian Anderson		Support in part	Not stated	Accept in part
S595.031	Frank O'Toole	Whole plan	Amend	Any consequential amendments to give effect to the relief sought above.	Accept in part
FS63.1	Tom McGaveston		Support	Allow	Accept in part
S600.002	Phil and Helen Cook	Rural Zones	Support	Support provisions that provide for mineral extraction in zones.	Accept in part
FS237.0194	Brian Anderson		Support in part	Not stated	Accept in part
S601.001	Birchfield Coal Mines Ltd	Whole plan	Neutral	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.	Accept in part
S601.077	Birchfield Coal Mines Ltd	Overview	Support	Retain the following wording: "The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone."	Reject
S602.011	Department of Conservation	Sites and Areas of Significance to Māori	Oppose	Amend references to significant values and areas where there is inconsistency throughout the Plan, and particularly where these relate to Schedules, Overlays, and SNAs.	Accept in part
FS35.8	Susan Hall		Support	Allow	Accept in part
S602.063	Department of Conservation	Overview	Oppose	<p>Amend:</p> <p>...The West Coast/Te Tai o Poutini contains a significant amount of intact natural diversity by comparison with other parts of New Zealand/Aotearoa me Te Waipounamu. Continuous tracts of lowland and coastal forests and freshwater as well as coastal wetlands cover large areas. In many places indigenous ecosystems and habitats extend unbroken from the mountains to the sea. <u>Approximately</u> 84% of the land area is under the management of the Department of Conservation. In total an estimated 90% of the West Coast/Te Tai o Poutini is covered in indigenous vegetation - compared with 24% nationally.</p> <p>While the West Coast/Te Tai o Poutini is fortunate to have a wide range of diverse and intact ecosystems and vegetation types, <u>they occur primarily in the uplands, and</u> there are some ecosystems and vegetation types not well represented in the protected areas network. These are generally ecosystems found in the lowland areas of the West Coast/Te Tai o Poutini, <u>and include threatened ecosystems such as coastal turf and wetlands, and vegetation types such as coastal forest and forests on alluvial terraces.</u> Alongside this, parts of the West Coast/Te Tai o Poutini include the last habitats or strongholds of some native species threatened with extinction.</p>	Reject

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				<p><u>The benefits of ecological connectivity from the mountains to the sea on the West Coast/Te Tai o Poutini are shared by all.....</u>In the Grey District, an evaluation process has been underway for a number of years, and this has enabled 37 Significant Natural Areas to be identified within the Grey District. The list of these Significant Natural Areas can be found in Schedule Four and they are also shown on the maps.</p> <p>In the Buller and Westland Districts, where Significant Natural Areas have not yet been mapped, <u>the mapping of Significant Natural Areas will be undertaken and completed by June 2027.</u>;</p> <p>Te Tai o Poutini Plan has general vegetation clearance rules, with an <u>expectation requirement</u> that an assessment against the regionally consistent significance criteria will be undertaken at the time of any resource consent <u>or to confirm whether or not the area proposed to be cleared is not significant before permitted clearance occurs. These rules apply in addition to the rules that apply to the Schedule 4 Significant Natural Areas...</u></p> <p>...Indigenous vegetation clearance in the Coastal Environment or adjacent to waterbodies</p> <p>Where indigenous vegetation clearance is proposed within riparian margins next to rivers, lakes and wetlands refer to the Natural Character and Margins of Waterbodies chapter of the Plan for the <u>additional</u> Rules around this clearance....</p>	
FS222.084	Westpower Limited		Oppose	Disallow	Accept
FS33.22	Inger Perkins		Support	Allow	Reject
S602.228	Department of Conservation	Overview	Amend	<p>Amend: Rural areas represent the majority of private land within the West Coast/Te Tai o Poutini. They are working environments - with farming, mining, tourism, horticulture, and forestry being undertaken alongside a number of smaller industries. They contain native bush, <u>rivers</u>, wetlands, <u>habitats of indigenous flora and fauna</u>, renewable electricity generation sites and national grid infrastructure. Rural areas are also residential environments - characterised by a lower levels of built development and greater separation distance from neighbours.</p> <p>The rural area is characterised by its open vistas and natural <u>landscapes</u> <u>and</u> features that are of importance to the wider community. Components of the rural area include the coastline, waterbodies, vegetation and the absence of built-up areas.</p>	Accept

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S603.001	BRM Developments Limited	Whole plan	Neutral	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.	Accept in part
S603.052	BRM Developments Limited	Overview	Support	Retain the Minerals Extraction Zone	Accept
S604.001	Birchfield Ross Mining Limited	Whole plan	Neutral	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.	Accept in part
S605.001	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	Whole plan	Neutral	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.	Accept in part
S606.001	Phoenix Minerals Limited	Whole plan	Neutral	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.	Accept in part
S607.001	Whyte Gold Limited	Whole plan	Neutral	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.	Accept in part
S190.1087	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support	support the balanced approach that adverse effects are minimised and rehabilitation of land occurs following mineral extraction for good public health outcomes.	Accept
S190.1209	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	Overview	Support	retain Port Zone for Westport and Greymouth ports	Accept
FS1.353	Grey District Council		Support	Allow	Accept