

Appendix 2 – Recommendations on Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S63.001	Westland Milk Products	General Industrial Zone	Support	Retain the proposed General Industrial zoning of: Westland Milk Products Manufacturing plant (Refer Map 2 on Page 4 of Submission Letter) LOTS2&3DP2695, LOTS 1, 2 & 4 DP 1051, and LOT 1 DP 1146 (Maps 3-8)	Accept
S63.002	Westland Milk Products	General Industrial Zone	Support	Retain the proposed General Industrial zoning of the properties adjacent to Westland Milk Products along Stafford Street (Map 16) and Kaniere Road (Map 15) [refer original submission for maps].	Accept
S63.003	Westland Milk Products	Rezoning Requests	Amend	Rezone the properties at 66 Livingstone Street and Lot 1 DP 1431 (refer Map 17 in the original decision) from General Residential Zone to Light Industrial Zone.	Reject
S63.005	Westland Milk Products	Light Industrial Zone	Support	Retain the proposed Light Industrial zoning of Lot 2 DP 377892 (Map 9 from the original submission)	Accept
S63.006	Westland Milk Products	General Industrial Zone	Support	Retain the proposed General Industrial zoning of the properties at 6, 10, 18, 26 & 38 Kaniere Road (Map 15 of the original submission)	Accept
S63.007	Westland Milk Products	Light Industrial Zone	Support	Retain the proposed Light Industrial zoning of the properties at 266 and 270 Stafford Street (Map 16 of the original submission)	Accept
S63.008	Westland Milk Products	Industrial Zone Policies	Amend	<p>Include a new policy to provide for existing industrial activities in the region. Proposed wording for the new policy is provided below: When making planning decisions that relate to existing industrial activities in the INZ - Industrial Zones, decision-makers must have particular regard to the following matters:</p> <ol style="list-style-type: none"> 1. The benefits of existing industrial activities, including their contribution to employment and the economy in the region; 2. The continued use, intensification and expansion of existing industrial activities must not be unreasonably constrained; and 3. Amenity values in existing industrial areas and their surrounds are informed by existing industrial development and use. 	Accept in part
FS135.009	CMP Kokiri		Oppose in part	Allow in part	Accept in part

Commented [B&A1]: TBC

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S63.009	Westland Milk Products	INZ - P8	Amend	Amend Policy INZ - P8 as follows: Impose performance standards on development and land use in the INZ - Industrial Zones where necessary to that protects the amenity values of the commercial, residential and rural areas surrounding the INZ - Industrial Zones.	Reject
S63.010	Westland Milk Products	INZ - P11	Amend	Require the careful on-site management and treatment of stormwater from industrial buildings and sites in order to Safeguard the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments. from the adverse effects of stormwater runoff by requiring the careful on-site management and treatment of stormwater from industrial buildings and sites, while giving regard to: (a) The nature and scale of development and the constraints of industrial activities; and (b) Any catchment-wide stormwater management measures.	Accept in part
S63.011	Westland Milk Products	GIZ - R1	Amend	Amend the rule as follows: Activity status where compliance not achieved: Discretionary where Standards 1-8 are not complied with. Restricted Discretionary where Sstandards 1- 9 is are not complied with.	Accept
FS101.034	Silver Fern Farms Limited		Support	Allow	Accept
FS106.004	Isaac Construction Ltd		Support	Allow	Accept
FS135.0010	CMP Kokiri		Support	Allow	Accept
FS135.011	CMP Kokiri		Support in part	Allow in part	Accept in part
S63.012	Westland Milk Products	GIZ - R9	Amend	Amend GIZ - R9 as follows: Activity Status Restricted Discretionary Where: The building projects into the recession plane; and infringes any performance standard for Rule GIZ - R1. 2. All other performance standards for Rule GIZ - R1 are complied with. Discretion is restricted to: a. Design and location of buildings; b. Design and location of parking and access; c. Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and d. Landscape	Accept in part

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				<p>treatment.</p> <ol style="list-style-type: none"> 1. Any policy which is relevant to the standard; 2. The effects of the infringement of the standard; 3. The effects of any special or unusual characteristic of the site which is relevant to the standard; 4. The characteristics of the development; and 5. Where more than one standard will be infringed, the effects of all infringements. 	
FS106.009	Isaac Construction Ltd		Support in part	Allow in part	Accept in part
S63.013	Westland Milk Products	GIZ - R1	Amend	<p>Make the following amendments to Standard 3 of Rule GIZ - R1: Buildings are setback a minimum:</p> <ol style="list-style-type: none"> 1. 10m from State Highways; and 2. 5m from road boundaries; and 3. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor 	Accept
S63.014	Westland Milk Products	GIZ - R1	Amend	<p>Make the following amendments to Standard 7 of Rule GIZ - R1 The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping with a minimum width of 2 m, of a standard that does not restrict road visibility, or obstruct signage or accessways within the road corridor</p>	Accept
FS106.005	Isaac Construction Ltd		Support	Allow	Accept
S63.015	Westland Milk Products	LIZ - R1	Amend	<p>Make the following amendments to the wording under Rule LIZ - R1 Activity status where compliance not achieved: Discretionary where Standards 1-8 are not complied with. Restricted Discretionary where Sstandards 1-9 are are not complied with.</p>	Accept
FS106.011	Isaac Construction Ltd		Support	Allow	Accept
S63.016	Westland Milk Products	LIZ - R9	Amend	<p>Make the following changes to Rule LIZ - R9 Activity Status Restricted Discretionary</p>	Accept in part

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				<p>Where:</p> <ol style="list-style-type: none"> The building projects into the recession plane; and infringes any performance standard for Rule LIZ - R1. All other performance standards for Rule LIZ - R1 are complied with. <p>Discretion is restricted to: a. Design and location of buildings; b. Design and location of parking and access; and c. Landscape treatment:</p> <ol style="list-style-type: none"> Any policy which is relevant to the standard; The effects of the infringement of the standard; The effects of any special or unusual characteristic of the site which is relevant to the standard; The characteristics of the development; and Where more than one standard will be infringed, the effects of all infringements. 	
FS106.01 5	Isaac Construction Ltd		Support in part	Allow in part	Accept
S63.017	Westland Milk Products	LIZ - R1	Amend	Make the following amendments to Standard 3 of Rule LIZ - R1 Buildings are setback a minimum: a. 10m from State Highways; and b. 5m 2m from road boundaries; and c. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor;	Accept
S63.018	Westland Milk Products	LIZ - R1	Amend	Make the following amendments to Standard 7 of Rule LIZ - R1 The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping as follows...	Accept
FS106.01 2	Isaac Construction Ltd		Support	Allow	Accept
S93.001	Westdrest Limited	Rezoning Requests	Amend	We are land owners of WS3A/2 and are in support of your Industrial Zone Plan though would request that our proposed zoning of General Industrial Zone be re-zoned to Light Industrial Zone which would be the lesser industrial for our south West Drive residential neighbours.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S171.007	Te Tai o Poutini Plan Committee	Commercial and Mixed Use Zones - Objectives and Policies	Amend	Add an additional Objective to the Commercial and Mixed Use Zones that provides direction to support the inclusion of the different zones.	Accept
FS34.012	Royal Forest & Bird Protection Society of NZ Inc. (Forest & Bird)		Oppose in part	Allow	Accept
S171.019	Te Tai o Poutini Plan Committee	Rezoning Requests	Amend	Rezone the following sites Neighbourhood Centre Zone: 23 Marine Parade, Donaldos Store, Carter's Beach Lot 7 DP 16517, 46 Derby Street, Luffy's Corner Dairy and Grumpy's Takeaways, Westport Section 675 TN OF Westport, 21 Disraeli Street, Arkwrights Dairy and Takeaways, Westport	Accept
S181.033	Westland District Council	Commercial and Mixed Use Zones	Support	Retain the objectives, policies and rules.	Accept in part
S181.034	Westland District Council	Industrial Zones	Support	Retain the objectives, policies and rules.	Accept in part
S190.682	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - O1	Support	Retain objective.	Accept in part
S190.683	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - O2	Support	Retain objective.	Accept in part
S190.684	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - O3	Support	Retain objective.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.685	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P1	Support	Retain policy.	Accept
S190.686	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P2	Support	Retain policy.	Accept
S190.687	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P3	Support	Retain policy.	Accept
S190.688	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P4	Support	Retain policy.	Accept in part
S190.689	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	New Locations for CMUZ - Commercial and Mixed Use Zones	Support		Accept in part
S190.690	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P5	Support	Retain policy.	Accept in part
S190.691	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P6	Support	Retain policy.	Accept in part
S190.692	Te Mana Ora (Community and Public Health) of	CMUZ - P7	Support	Retain policy.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	the NPHS/ Te Whatu Ora				
S190.693	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P8	Support	Retain policy.	Accept in part
S190.694	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P9	Support	Retain policy.	Accept in part
S190.695	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P10	Support	Retain policy.	Accept
S190.696	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P11	Support	Retain policy.	Accept in part
S190.697	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P12	Support	Retain policy.	Accept
S190.698	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P13	Support	Retain policy.	Accept in part
S190.699	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P14	Support	Retain policy.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.700	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P15	Support in part	Amend CMUZ-P15 as follows: Activities within the TCZ- Town Centre Zones should: a). Maintain or enhance natural and historic features and built form; ... g). Provide a high-quality pedestrian environment, with pedestrian orientated street layout including specific places for pedestrians to stop and rest, appropriate shade and shelter, slower vehicle speeds in pedestrian areas, clearly marked and accessible pedestrian crossings.	Reject
S190.701	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P16	Support	Retain policy.	Accept
S190.702	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P17	Support	Retain policy.	Accept
S190.703	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P18	Support	Retain policy.	Accept
S190.704	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - P19	Support	Retain policy.	Accept
S190.705	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC1 - P1	Support	Retain policy.	Accept
S190.706	Te Mana Ora (Community and Public Health) of	CMUZ - PREC1 - P2	Support	Retain policy.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	the NPHS/ Te Whatu Ora				
S190.707	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC1 - P3	Support	Retain policy.	Accept
S190.708	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC1 - P4	Support	Maintain policy.	Accept
S190.709	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC1 - P5	Support in part	Amend CMUZ-PREC1-P5 as follows: d. Create a vibrant, active pedestrian environment with places to sit and rest, appropriate shade and shelter, a slower vehicle speed in the pedestrian environment, and clearly marked and accessible pedestrian crossings.	Reject
S190.710	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC1 - P6	Support in part	Amend CMUZ-PREC1-P6 as follows: Encourage walking and cycling access to and along the Grey/Māwhera River to the adjacent MUZ - Mixed Use Zone, the West Coast Wilderness Trail and Māwheranui Walkway.	Accept
S190.711	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC2 - P7	Support in part	Amend CMUZ - PREC2 as follows: Reinforce the pedestrian priority in the TCZ - PREC2 - Hokitika Town Centre Precinct by requiring verandas and other shade and shelter, places to sit and rest, slower vehicle speeds in the pedestrian area, clearly marked and accessible pedestrian crossings , active street frontage and a high quality pedestrian environment which reflects the Hokitika Town Centre Design Guidelines.	Reject
S190.712	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC2 - P8	Support	Retain policy.	Accept
S190.713	Te Mana Ora (Community and Public Health) of	CMUZ - PREC2 - P9	Support in part	Amend CMUZ -PREC2-P9 as follows: Promote pedestrian and cycling links and pedestrian and cycling	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	the NPHS/ Te Whatu Ora			focused activity to link the Hokitika town centre to the Gibson Quay/ Hokitika beachfront.	
S190.714	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC3 - P10	Support	Retain policy.	Accept
S190.715	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC3 - P11	Support in part	Amend CMUZ-PREC3-P11 as follows: Reinforce Palmerston Street between Henley St and Rintoul St as the heart of Westport/Kawatiri by requiring verandas, active street frontage, and a high quality pedestrian environment with places to sit and rest, appropriate share and shelter, a slower vehicle speed in the pedestrian environment, and clearly marked and accessible pedestrian crossings.	Reject
S190.716	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC3 - P12	Support in part	Amend CMUZ-PREC2-P12 Promote pedestrian and cycling links and pedestrian and cycling focused activity to link Victoria Square to the Buller/ Kawatiri Riverfront.	Accept
S190.717	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC4 - P13	Support	Retain policy.	Accept
S190.718	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	CMUZ - PREC4 - P14	Support	Retain policy.	Accept
S190.720	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R1	Support	Retain rule.	Accept
S190.721	Te Mana Ora (Community and Public Health) of	COMZ - R2	Support	Retain rule.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	the NPHS/ Te Whatu Ora				
S190.722	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R3	Support	Retain rule.	Accept
S190.723	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R4	Support	Retain rule.	Accept
S190.724	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R5	Support	Retain rule.	Accept in part
S190.725	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R6	Support	Retain rule.	Accept in part
S190.726	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R7	Support	Retain rule.	Accept in part
S190.727	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R8	Support	Retain rule.	Reject
S190.728	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R9	Support	Retain rule.	Reject

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S190.729	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R10	Support	Retain rule.	Accept
S190.730	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	COMZ - R11	Support	Retain rule.	Accept
S190.732	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R1	Support	Retain rule.	Accept in part
S190.733	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R2	Support	Retain rule.	Accept in part
S190.734	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R3	Support	Retain rule.	Accept in part
S190.735	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R4	Support	Retain rule.	Accept in part
S190.736	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R5	Support	Retain rule.	Accept in part
S190.737	Te Mana Ora (Community and Public Health) of	MUZ - R6	Support	Retain rule.	Accept in part

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	the NPHS/ Te Whatu Ora				
S190.738	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R7	Support	Retain rule.	Accept
S190.739	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R8	Support	Retain rule.	Accept
S190.740	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R9	Support	Retain rule.	Accept in part
S190.741	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R10	Support	Retain rule.	Reject
S190.742	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R11	Support	Retain rule.	Reject
S190.743	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R12	Support	Retain rule.	Reject
S190.745	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R13	Support	Retain rule.	Accept

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S190.746	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	MUZ - R14	Support	Retain rule.	Accept
S190.748	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R1	Support	Retain rule.	Accept in part
S190.749	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R2	Support	Retain rule.	Accept in part
S190.750	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R3	Support	Retain rule.	Accept
S190.751	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R4	Support	Retain rule.	Accept
S190.752	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R5	Support	Retain rule.	Accept in part
S190.753	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R6	Support	Retain rule.	Accept
S190.754	Te Mana Ora (Community and Public Health) of	NCZ - R7	Support	Retain rule.	Accept in part

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	the NPHS/ Te Whatu Ora				
S190.755	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R8	Support	Retain rule.	Accept
S190.756	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R9	Support	Retain rule.	Accept in part
S190.757	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R10	Support	Retain rule.	Accept in part
S190.758	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R11	Support	Retain rule.	Reject
S190.759	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R12	Support	Retain rule.	Accept
S190.760	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R13	Support	Retain rule.	Accept
S190.761	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NCZ - R14	Support	Retain rule.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.763	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R1	Support	Retain rule.	Accept in part
S190.764	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R2	Support	Retain rule.	Accept in part
S190.765	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R3	Support	Retain rule.	Accept in part
S190.766	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R4	Support	Retain rule.	Accept in part
S190.767	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R5	Support	Retain rule.	Accept in part
S190.768	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R6	Support	Retain rule.	Accept in part
S190.769	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R7	Support	Retain rule.	Accept in part
S190.770	Te Mana Ora (Community and Public Health) of	TCZ - R8	Support	Retain rule.	Accept in part

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	the NPHS/ Te Whatu Ora				
S190.771	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R9	Support	Retain rule.	Accept in part
S190.772	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R10	Support	Retain rule.	Accept in part
S190.773	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R11	Support	Retain rule.	Accept
S190.774	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R12	Support	Retain rule.	Accept
S190.775	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R13	Support	Retain rule.	Accept
S190.776	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R14	Support	Retain rule.	Reject
S190.777	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R15	Support	Retain rule.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.778	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R16	Support	Retain rule.	Reject
S190.779	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R17	Support	Retain rule.	Accept in part
S190.780	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R18	Support	Retain rule.	Reject
S190.781	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R19	Support	Retain rule.	Accept
S190.782	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R20	Support	Retain rule.	Reject
S190.783	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R21	Support	Retain rule.	Accept
S190.784	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	TCZ - R21	Support	Retain rule.	Accept
S190.786	Te Mana Ora (Community and Public Health) of	INZ - O1	Support	Retain objective.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	the NPHS/ Te Whatu Ora				
S190.787	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - O2	Support	Retain objective.	Reject
S190.788	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P1	Support	Retain policy.	Accept in part
S190.789	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P2	Support	Retain policy.	Accept in part
S190.790	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P3	Support	Retain policy.	Accept in part
S190.791	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P4	Support	Retain policy.	Reject
S190.792	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P5	Support	Retain policy.	Reject
S190.793	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P6	Support	Retain policy.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.794	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P7	Support	Retain policy.	Accept in part
S190.795	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P8	Support	Retain policy.	Accept in part
S190.796	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P9	Support	Retain policy.	Accept in part
S190.797	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P10	Support	Retain policy.	Accept in part
S190.798	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	INZ - P11	Support	Retain policy.	Accept in part
S190.800	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R1	Support	Retain rule.	Accept in part
S190.801	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R2	Support	Retain rule.	Accept in part
S190.802	Te Mana Ora (Community and Public Health) of	GIZ - R3	Support	Retain rule.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	the NPHS/ Te Whatu Ora				
S190.803	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R4	Support	Retain rule.	Accept in part
S190.804	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R5	Support	Retain rule.	Accept in part
S190.805	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R6	Support	Retain rule.	Accept
S190.806	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R7	Support	Retain rule.	Accept
S190.807	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R8	Support	Retain rule.	Accept
S190.808	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R9	Support	Retain rule.	Accept in part
S190.809	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R10	Support	Retain rule.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.810	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R11	Support	Retain rule.	Accept
S190.811	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R12	Support	Retain rule.	Reject
S190.812	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R13	Support	Retain rule.	Reject
S190.813	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R14	Support	Retain rule.	Accept in part
S190.814	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	GIZ - R15	Support	Retain rule.	Accept
S190.816	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R1	Support	Retain rule.	Accept in part
S190.817	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R2	Support	Retain rule.	Accept in part
S190.818	Te Mana Ora (Community and Public Health) of	LIZ - R3	Support	Retain rule.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	the NPHS/ Te Whatu Ora				
S190.819	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R4	Support	Retain rule.	Accept
S190.820	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R5	Support	Retain rule.	Accept in part
S190.821	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R6	Support	Retain rule.	Accept
S190.822	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R7	Support	Retain rule.	Accept
S190.823	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R8	Support	Retain rule.	Accept
S190.824	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R9	Support	Retain rule.	Accept in part
S190.825	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R10	Support	Retain rule.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S190.826	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R11	Support	Retain rule.	Accept
S190.827	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R12	Support	Retain rule.	Reject
S190.828	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R13	Support	Retain rule.	Reject
S190.829	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R14	Support	Retain rule.	Accept in part
S190.830	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	LIZ - R15	Support	Retain rule.	Accept
S213.002	Joanne and Ken Dixon	Westport/Kawatiri Town Centre and Mixed Use Zone Urban Design Guidelines	Oppose	We disagree with businesses being told what colours they can apply to the exterior of their buildings and this should be removed from the plan.	Accept
S253.001	Griffen & Smith Ltd	Commercial Zone	Support	Retain the zoning of the Mitre 10 Mega Greymouth site as COMZ Commercial Zone.	Accept
S253.002	Griffen & Smith Ltd	Commercial Zone	Support	Retain Commercial Zone along Cowper St Greymouth for Westland Work gear, Ngāi Tahu Forestry and Coastal Health Clinic	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S253.003	Griffen & Smith Ltd	Rezoning Requests	Amend	Rezoning proposed COMZ land Northeast of Raleigh Street and west of the railway line to a more suitable zoning	Accept
S253.004	Griffen & Smith Ltd	Rezoning Requests	Amend	Rezoning proposed COMZ and GRUZ land in Greymouth incl. legal road at the southwestern end of the Mitre 10 site, Waterwalk Road, the lagoon, Raleigh Street, the railway corridor, and the flood wall in the vicinity to the same as the adjacent land.	Reject
S253.008	Griffen & Smith Ltd	COMZ - R1	Amend	Remove the building length restrictions from the rule.	Reject
FS140.001	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
S253.009	Griffen & Smith Ltd	COMZ - R6	Support	Retain COMZ - R6	Accept in part
S253.010	Griffen & Smith Ltd	COMZ - R8	Amend	Remove the maximum building length requirement set out in Discretionary Rule COMZ - R8(2).	Accept
S253.011	Griffen & Smith Ltd	COMZ - R3	Amend	Amend Rule COMZ - R3 so that fences (or parts of fences) that are higher than 2m are required to be permeable e.g., wire or netting when adjoining a Residential zone or fronting onto a road.	Reject
FS140.002	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
S258.001	Isaac Construction	General Industrial Zone	Support	Retain the zoning of the property (legally described as Lot 18 DP 384771) as General Industrial Zone in its entirety.	Accept
S258.002	Isaac Construction	Rezoning Requests	Oppose in part	Rezone the majority of the site (legally described as Lot 2 DP 5083111) as General Industrial Zone. Retain an approximately 50m area of land adjoining the eastern and south/eastern boundary of the site as Light Industrial Zone.	Reject
S329.002	Neville Higgs	Rezoning Requests	Amend	The zoning of Part Lot 116 Deposited Plan 359532, Westland Survey District (i.e. the land on the Western side of Marsden Road South of Pope Road and between Marsden Road and Sawyers Creek) should be changed from General Industrial to Special Purpose Zone - Future Urban Zone or similar.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S349.007	Ara Poutama Aotearoa, Department of Corrections	CMUZ - O1	Support	Retain objective CMUZ - O1	Accept in part
S349.008	Ara Poutama Aotearoa, Department of Corrections	INZ - O1	Support in part	1. Amend Industrial Zone Objective INZ - O1 included in Part 3 - Area-Specific Matters / Zones / Industrial Zones as follows: "To provide for the efficient and effective operation and development of industrial activities and other compatible activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas".	Reject
S349.010	Ara Poutama Aotearoa, Department of Corrections	Commercial and Mixed Use Zones	Support	Retain the land use activity rules applying to "community corrections activity" in the Commercial Zone, Mixed Use Zone, Town Centre Zone, General Industrial and Light Industrial Zone. These include: • COMZ - R1 • MUZ - R2 • TCZ - R1 • GIZ - R6 • LIZ - R4	Accept in part
S349.013	Ara Poutama Aotearoa, Department of Corrections	CMUZ - P2	Support	Retain CMUZ - P2	Accept
S349.014	Ara Poutama Aotearoa, Department of Corrections	INZ - P6	Support	Retain INZ - P6	Accept in part
S353.002	Jan and Heward	Appendix Three: Design Guidelines	Amend	To limit the colour range of buildings should be removed altogether.	Accept
S378.008	Robert Burdekin	Westport/Kawatiri Town Centre and Mixed Use Zone Urban Design Guidelines	Oppose	remove colour guidelines	Accept
S412.001	Kirsty Dittmer	Greymouth/Māwhera Town Centre and Mixed Use	Amend	Amend the designation guidelines as follow: 2.1 Context - "The core of Greymouth / Māwhera's town centre retains a coherent collection of nineteenth and early twentieth	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
		Zone Urban Design Guidelines		<p>century buildings and architecture/building methods of this period. This represents an important part of the historic heritage resource of the West Coast/Te Tai o Poutini."</p> <p>GC1 - New buildings/structures on neighbouring properties shall complement and support, rather than dominate these scheduled buildings and structures.</p> <p>GC2 - Take into account the wider surroundings, including natural features, such as views to other buildings, the mountains and the Māwhera/Grey River.</p> <p>IW6 - When a cultural narrative is being expressed Poutini Ngāi Tahu narratives are creatively reinscribed through architectural design and building, integrated artwork and Te Rūnanga o Ngāti Waewae mandated design professionals and artists are appropriately engaged in such processes.</p> <p>BF1 - Where very wide buildings are proposed, their bulk and width shall be reduced by dividing the façade up by vertical divisions into several smaller "storefronts" – something commonly used in the existing Greymouth/Māwhera building stock.</p> <p>BF4 - New buildings should ideally be at least two storeys in height, but at a minimum, shall appear similar in height to the existing neighbouring buildings.</p> <p>GF1 - Buildings are to have windows on all street facades with minimum glazing as specified in the relevant rules. Symmetrically located windows are required above ground level, and main doors at ground level are to be oriented to the street (i.e., not at the side or the back). Entrances shall be wide enough to accommodate wheelchairs and pushchairs. Buildings that have more than one frontage (i.e., corner) are to include windows and doors on both facades if there is sufficient length of frontage. The design of side and back elevations that are visible from the street or any other public space should be consistent with the design of the main building frontage.</p> <p>GF2 - The ground floor window of buildings (including glazed doors) in Main Street Frontages must be no less than 50% of the frontage in the Town Centre Zone and on Façade Control Streets in the Mixed Use Zone must have a minimum 20% glazing. On all facades, fully glazed facades will not be permitted unless there are vertical solid breaks at frequent intervals. The glazing is not to be blocked out with opaque or reflective film, or other treatment that obscures the visual connection from the outside into the building.</p> <p>GF3 - where the ground floor is used for offices/commercial</p>	

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>activity in Main Street Frontage Streets, the display area immediately behind the windows should be designed as reception and waiting areas where feasible.</p> <p>GF5 - <i>Upper Area</i> - symmetrical placement of windows is preferred</p> <p>GF6 - Verandahs are a requirement in Main Street Frontage Streets and Façade Control Streets and are subject to performance standards in the rules. Verandahs should:</p> <ul style="list-style-type: none"> • Complement the building style of the building to which they are attached • Extend over the footpath and full width of the building frontage. Allow space at edge of footpath to allow for road camber • Take cues from neighbouring verandahs in terms of height, proportion and style, whilst allowing for variation in design features • Be fully cantilevered with no decorative poles or obstructions of the footpath • Not obscure windows or architectural details • Verandahs on corner buildings should wrap around the building and extend the full width of both frontages (even if only one frontage is classed as a Main Street Frontage or Façade Control Street). <p>GF8 - delete clause</p> <p>GL1 - delete clause</p>	
S417.001	Peter Haddock	General Industrial Zone	Support	Retain industrial zoning of land at 42 Jacks Road Greymouth	Accept
S419.006	Richard Arlidge	Appendix Three: Design Guidelines	Amend	Develop a Tai o Poutini/West Coast indigenous colour palette could be developed from colours within the natural environment and landscape. These could include:	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Whites:• Southern alps snow white• Clematis• Glacier blue-white - blue ice• Kotuku (White heron) Reds:• Rust • Lichen• Kākā beak flower• Sunset red• Torea (Oystercatcher) Beak• Tarapunga (Red billed gull) red• Kanono berry red• Karamu berry red• Nikau flower red Oranges:• Porokaiwhiri (Pigeonwood) seed orange • Sunset orange Blues:• Distant mountain blue • Clear sky sunny day blue • Poroporo flower dark blue Greens:• Every shade of green as observed in the natural landscape Greys:• Every shade of cloud from off white through grey to matt black. • Heron grey Yellows:• Gorse flower gold• Gold nugget• Sunset gold Browns:• Mawhera river in full flood• Dead punga leaf brown Blacks:• Shag black• Torea (Oyster catcher) black• Tāiko (Westland Petrel) black• Tui black with white hints• Makomako (Wineberry) berry black	
S421.001	Lara Kelly	General Industrial Zone	Amend	Review industrial zoned at Hokitika to ensure there is sufficient to accommodate future growth and is appropriately located. In particular - review whether all the rezoned land at Kaniere is a good location for industrial uses both in terms of access and suitability and also reverse sensitivity. Consider alternative sites at Adair Road and north of Hokitika between West Drive and along SH6 to One Mile Line Road.	Reject
S421.002	Lara Kelly	Light Industrial Zone	Support	Retain light industrial zoning for land along the west side of the SH6, from approximately 200m north of Richards Drive, north to the Hokitika Oxidation ponds is proposed to be Light Industrial	Accept
S421.003	Lara Kelly	Rezoning Requests	Amend	Rezone the area long the east side of the SH6 from Weld to Stafford Streets as Commercial Zone	Accept in part
S431.001	Durham Havill	Light Industrial Zone	Support	Retain Lot 1 DP459988 being zoned as either Light Industrial or GeneralIndustrial.	Accept
S432.001	Joan Blacktopp	Rezoning Requests	Amend	Zone Lots 2, 3 and 4 DP459988 being zoned as either Light Industrial or GeneralIndustrial under the proposed TTPP.	Reject
S439.031	Karen Lippiatt	Permitted Activities	Not Stated	Ensure rules allow for people to live in the commercial zone.	Accept
S441.001	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	Overview	Support	Retain as notified.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S441.003	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INDUSTRIAL ACTIVITY	Support	Retain as notified.	Accept
S441.043	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - O1	Support in part	Amend as follows: INZ - O1 To provide for the efficient and effective operation and development of industrial activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas.	Reject
FS135.007	CMP Kokiri		Support	Allow	Reject
S441.044	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - O2	Support	Retain as notified	Accept in part
S441.045	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P1	Support	Retain as notified	Accept in part
S441.046	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P2	Support	Retain as notified	Accept in part
S441.047	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P3	Support	Retain as notified	Accept in part
S441.048	Silver Fern Farms Limited by its authorised agents	INZ - P4	Support	Retain as notified.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Mitchell Daysh Limited				
FS98.009	International Panel and Lumber (West Coast) Ltd		Support	Not stated	Reject
S441.049	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P5	Support	Retain as notified	Accept
S441.050	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P6	Amend	Amend as follows: INZ - P6 Provide for a wide range of industrial and compatible activities, and corresponding environmental quality and amenity , within the INZ - Industrial Zones, while ensuring an acceptable level of environmental quality and amenity within the zones.	Accept in part
S441.051	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P7	Support	a Amend as follows: INZ - P7 Avoid activities that may be incompatible with other industrial activities from establishing in the INZ - Industrial Zones, to ensure the safe and efficient operation of industrial activities. This includes: Excluding activities (such as residential - excepting residential activities ancillary to an industrial activity) and visitor accommodation) that conflict with the intended purpose of the zone through the potential for reverse sensitivity effects; or by reducing the land available for industrial and service activities; Excluding retail and commercial activities from GIZ - General Industrial Zoned land that do not support or are not related to industrial and service activities, and to minimise the development of GIZ - General Industrial Zoned land for non-industrial purposes; and Restricting residential activities in the INZ - Industrial Zones to only custodial units for people whose duties require them to live on site.	Accept in part
S441.052	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P8	Oppose	Amend as follows: INZ - P8 Impose performance standards on development and land use in the INZ - Industrial Zones that protects the amenity values of the commercial, residential and rural areas surrounding the INZ - Industrial Zones.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				INZ - P8 Manage adverse effects of activities within the zone to maintain the character and amenity of adjoining zones	
FS135.008	CMP Kokiri		Support	Allow	Accept in part
S441.053	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P9	Oppose in part	Amend to include definitions for "gateways" and "close proximity to residential areas" and to include set distances (metres) in which those definitions take effect, and specify these areas on the Planning Maps.	Accept in part
S441.054	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P10	Support	Retain as notified	Accept in part
S441.055	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	INZ - P11	Amend	Amend as discussed in 'reasons' field.	Accept in part
FS135.012	CMP Kokiri		Support	Allow	Accept in part
S441.056	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	GIZ	Support	Retain as notified.	Accept
S441.057	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	GIZ - R1	Support in part	Suggest amending to: GIZ - R1 Industrial Activities and Industrial Buildings Activity Status Permitted Where: [...] 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from any earthworks, shall be collected and treated prior to discharge to a council-controlled stormwater network to ensure there are no significant adverse effects on water quality;	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS135.013	CMP Kokiri		Support	Allow	Accept in part
S441.058	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	GIZ - R2	Oppose	Delete this rule.	Reject
S441.059	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	GIZ - R5	Amend	Recommend changes as follows: 1. All performance standards for Rule GIZ - R1 are complied with; 2. One single residential unit per site is provided; and 3. The residential activity is ancillary to the commercial or industrial activity on the site.	Reject
S441.060	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	GIZ - R9	Oppose in part	Silver Fern Farms suggests deleting the duplicate control for sub-clause (c) as follows: GIZ - R9 Industrial Activities and Buildings not meeting Permitted Activity standards Activity Status Restricted Discretionary Where: 1. The building projects into the recession plane; and 2. All other performance standards for Rule GIZ - R1 are complied with. Discretion is restricted to: a. Design and location of buildings; b. Design and location of parking and access; c. Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and b. Landscape treatment.	Accept
S441.061	Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited	GIZ - R10	Oppose	Delete / remove Rule.	Reject
S450.207	Waka Kotahi NZ Transport Agency	CMUZ	Amend	Amend CUMZ to CMUZ.	Accept
S450.208	Waka Kotahi NZ Transport Agency	CMUZ - P2	Support	Retain as proposed.	Accept
S450.209	Waka Kotahi NZ Transport Agency	CMUZ - P5	Support	Retain as proposed.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S450.210	Waka Kotahi NZ Transport Agency	CMUZ - P9	Support in part	Amend the policy to either: Provide a range of transport modes to and from the town centres including public transport, cycling routes and parking and encouraging more pedestrian friendly streets.	Accept in part
S450.211	Waka Kotahi NZ Transport Agency	CMUZ - P12	Support	Retain as proposed.	Accept
S450.212	Waka Kotahi NZ Transport Agency	CMUZ - P13	Support	Retain as proposed.	Accept in part
S450.213	Waka Kotahi NZ Transport Agency	CMUZ - P15	Support	Retain as proposed.	Accept in part
S450.214	Waka Kotahi NZ Transport Agency	COMZ - R1	Oppose	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.	Accept
S450.215	Waka Kotahi NZ Transport Agency	COMZ - R5	Support	Retain as proposed.	Accept in part
S450.216	Waka Kotahi NZ Transport Agency	MUZ - R1	Oppose	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.	Accept
S450.217	Waka Kotahi NZ Transport Agency	MUZ - R3	Support	Retain as proposed.	Accept in part
S450.218	Waka Kotahi NZ Transport Agency	MUZ - R4	Support	Retain as proposed.	Accept in part
S450.219	Waka Kotahi NZ Transport Agency	MUZ - R5	Support	Retain as proposed.	Accept in part
S450.220	Waka Kotahi NZ Transport Agency	NCZ - R1	Oppose	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.	Accept
S450.221	Waka Kotahi NZ Transport Agency	TCZ - R1	Oppose	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.	
S450.222	Waka Kotahi NZ Transport Agency	TCZ - R6	Support	Retain as proposed.	Accept in part
S450.223	Waka Kotahi NZ Transport Agency	TCZ - R7	Support	Retain as proposed.	Accept in part
S450.224	Waka Kotahi NZ Transport Agency	TCZ - R8	Support	Retain as proposed.	Accept in part
S450.225	Waka Kotahi NZ Transport Agency	INZ - O2	Support in part	Amend the objective as follows: To require encourage new industrial development to locate within INZ - Industrial Zoned Land.....	Reject
S450.226	Waka Kotahi NZ Transport Agency	INZ - P1	Support	Retain as proposed.	Accept in part
S450.227	Waka Kotahi NZ Transport Agency	INZ - P3	Support	Retain as proposed.	Accept in part
S450.228	Waka Kotahi NZ Transport Agency	INZ - P4	Support	Retain as proposed.	Reject
S450.229	Waka Kotahi NZ Transport Agency	INZ - P7	Support	Retain as proposed.	Accept in part
S450.230	Waka Kotahi NZ Transport Agency	INZ - P9	Support in part	Amend the policy as follows: Industrial sites at the gateways to Hokitika (SH6), Reefton (SH7 and SH69), Greymouth/Māwhera (SH6) and Westport/Kawatiri (SH 67), and where in close proximity to residential areas, should not detract from the visual amenity of the road frontage, through the inclusion of landscaping and tree planting: while maintaining the safe function of the road.	Accept
S450.231	Waka Kotahi NZ Transport Agency	GIZ - R1	Support in part	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.	Accept
S450.232	Waka Kotahi NZ Transport Agency	GIZ - R5	Support	Retain as proposed.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S450.233	Waka Kotahi NZ Transport Agency	GIZ - R9	Support	Retain as proposed.	Accept in part
S450.234	Waka Kotahi NZ Transport Agency	LIZ - R1	Support in part	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.	Accept
S450.235	Waka Kotahi NZ Transport Agency	LIZ - R3	Support	Retain as proposed.	Accept in part
S450.236	Waka Kotahi NZ Transport Agency	LIZ - R9	Support	Retain as proposed.	Accept in part
S450.237	Waka Kotahi NZ Transport Agency	LIZ - R10	Support	Retain as proposed.	Accept
S450.238	Waka Kotahi NZ Transport Agency	LIZ - R11	Support	Retain as proposed.	Accept
S456.030	Ministry of Education Te Tāhuhu o Te Mātauranga	Commercial and Mixed Use Zones - Objectives and Policies	Support	Retain as proposed.	Accept in part
S456.031	Ministry of Education Te Tāhuhu o Te Mātauranga	Commercial and Mixed Use Zones - Objectives and Policies	Support	Retain as proposed.	Accept
S456.032	Ministry of Education Te Tāhuhu o Te Mātauranga	Commercial and Mixed Use Zones - Objectives and Policies	Support	Retain as proposed.	Accept
S456.033	Ministry of Education Te Tāhuhu o Te Mātauranga	COMZ - R1	Support in part	Amend as follows COMZ - R1 Commercial Activities, Community Facilities, Educational Facilities and Visitor Accommodation Activities and Buildings Activity Status Permitted Where: The maximum height above ground level is 12 metres except that	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>this standard does not apply to hose drying towers at Emergency Service Facilities</p> <p>Any building or structure is set back:</p> <p>3m from any RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone; and</p> <p>3m from the road boundary except for; site with frontage to two roads in the COMZ - Commercial Zone can have a 3m setback on one road boundary and 1.5m set back on the other road boundary;</p> <p>Landscaping shall be provided as follows:</p> <p>The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip that will, within two years of being planted, reach a minimum height of 1m;</p> <p>On sites adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and</p> <p>The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area.</p> <p>Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.</p> <p>The maximum building length is 20m where this abuts a RESZ - Residential Zone;</p> <p>External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and</p> <p>No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:</p> <p>Road boundaries;</p> <p>Buildings on adjoining sites that have a common wall along the boundary;</p> <p>Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard.;</p> <p>Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (eg finials, spires)</p>	

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>provided these do not exceed the recession plane by more than 3m vertically; Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. Advice Notes: Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.</p> <p>Activity status where compliance is not achieved: Restricted Discretionary where standards 5 and 6 are not complied with. Discretionary where standards 1-4 are not complied with. Discretion is restricted to: Design, position and location of any buildings; Landscape measures; Hours of Operation; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values. Visual impact on the amenity of the adjoining residential zone.</p>	
S456.034	Ministry of Education Te Tāhuhu o Te Mātauranga	COMZ - R8	Oppose	<p>Amend as follows: Activity status: Discretionary Where: The maximum height is 15m; Maximum building length abutting a residential zone is 35m; and Any building or structure is set back 3m from any Residential Zone or Open Space Zone.</p> <p>Activity status where compliance not achieved: Non-complying</p>	Accept
S456.035	Ministry of Education Te Tāhuhu o Te Mātauranga	MUZ - R1	Support in part	<p>Amend as follows</p> <p>Activity Status: Permitted Where: This is not visitor accommodation subject to Rule MUZ - R5; Performance standards for Rule MUZ - R1 are complied with; and This is not a commercial garage, service station or emergency service activity located on a Façade Control Street.</p>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Activity status where compliance is not achieved: Non-complying Restricted Discretionary Discretion is restricted to Design, position and location of any buildings; Landscape measures; Hours of Operation; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values.	
S456.036	Ministry of Education Te Tāhuhu o Te Mātauranga	NCZ - R1	Support in part	<p>a. Amend as follows:</p> <p>NC1-R1 Commercial, Community and Visitor Accommodation Activities, Educational Facilities and Buildings Activity Status Permitted Where: Community Facilities, Emergency Services Facilities, retail and office activities are a maximum of 250m² gross floor area per activity provided; The activity does not include: Drive through restaurants; Service stations; Motor vehicle sales; Yard-based retail activities; Trade retail and trade suppliers; or Bars/taverns; The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities; External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; Maximum site coverage is 60%; No more than one heavy vehicle is stored on the site; The activity shall be limited to the following hours of operation: 6am - 11pm weekdays; and 7am - 10 pm weekends and public holidays; except where The entire activity is located within a building; and There are no visitors, customers or deliveries outside the above hours. The maximum building length is 20m where this abuts a RESZ -</p>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>Residential Zone; Any building or structure is set back 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary; 3m from the road boundary; or For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone: 3m on one road boundary; and 1.5m on the other road boundary; A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points; No building shall protrude beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any residential site boundary except where neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing...</p> <p>This standard does not apply to: Road boundaries; Buildings on adjoining sites that have a common wall along the boundary; Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.</p> <p>Advice Note: The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.</p> <p>Activity status where compliance not achieved: Restricted Discretionary where standards 9 to 12 are not complied with.</p> <p>Discretionary where standards 1 to 8 are not complied with. Discretion is restricted to:</p>	

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Design and location of buildings; Design and location of parking, loading and access areas; Landscape measures	
S456.037	Ministry of Education Te Tāhuhu o Te Mātauranga	GIZ - R14	Support	Retain as proposed.	Accept in part
S456.038	Ministry of Education Te Tāhuhu o Te Mātauranga	LIZ - R14	Support in part	Amend as follows: LIZ - R14 Community Facilities and Educational Facilities Activity Status: Discretionary Restricted Discretionary Discretion is restricted to: Design, position and location of any buildings; Landscape measures; Hours of Operation; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values. Activity status where compliance is not achieved: N/A Discretionary	Accept in part
S460.001	T Croft Ltd	Light Industrial Zone	Support	Retain Light Industrial Zone of Lot 2 DP 2338 at Stillwater	Accept
S464.001	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Commercial and Mixed Use Zones	Amend	Include Plan provisions that specifically provide for supermarkets.	Reject
S464.002	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Town Centre Zone Rules	Support	Amend provisions to be more enabling of extensions and redevelopment of supermarkets.	Reject
S464.003	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Appendix Three: Design Guidelines	Amend	That supermarkets be exempt from the Town Centre Design Guidelines	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S464.006	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Definitions	Amend	Supermarket: A retail activity that uses land and/or buildings for displaying or offering a comprehensive range food, beverage and other disposable goods such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and housekeeping and other personal items for sale to the public.	Accept
S464.011	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Commercial and Mixed Use Zones	Support in part	Provide specific provisions for supermarkets	Reject
S464.012	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	CMUZ - O1	Amend	To maintain and enhance the character and amenity values of commercial areas and town centres in a way that enables commercial and other activities to support the local community and visitors, while minimising adverse effects on amenity within and adjoining the commercial areas managing amenity effects on adjoining sensitive activities.	Accept in part
FS140.005	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S464.013	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	CMUZ - P4	Amend	A. New development in CMUZ - Commercial and Mixed Use Zones should have quality design outcomes and is expected to which: Acknowledge, and respond to, the context of the site and the surrounding environment; Ensure the bulk, form and siting of new buildings maintains and enhances the quality of the environment; Provide a quality street frontage with visual interest and connection with the street; and Ensure visual effects from car parking areas are minimised Enable and provide for operational and functional requirements.	Accept in part
FS140.006	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S464.014	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	CMUZ - P6	Oppose in part	Recognise the substantial investment by communities in town centres and their infrastructure by ensuring that any new CMUZ - Commercial and Mixed Use Zones are located where they support the function of town centres rather than pulling activity away from the centre.	Accept in part
FS140.007	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S464.015	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	CMUZ - P7	Amend	New CMUZ - Commercial and Mixed Use Zones should not be restricted located in areas subject to significant risks from natural hazards, in wāhi tapu or significant natural areas.	Accept in part
FS140.008	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S464.016	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	CMUZ - P13	Amend	Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create significant adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and c. Avoid the fragmentation Encourage compact urban form of town centres.	Accept in part
FS140.009	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S464.017	Foodstuffs (South Island) Properties Limited and	CMUZ - P15	Oppose in part	a. Activities within the TCZ - Town Centre Zones should: Maintain or enhance natural and historic features and built form; Adaptively reuse existing heritage buildings where practicable;	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Foodstuffs South Island Limited			Recognise and implement good urban design; Provide for low-speed vehicle movement; Allow for noise associated with commercial activities including bars and restaurants; Provide for commercial signs associated with on-site activities; Provide a high-quality pedestrian environment, with pedestrian oriented street layout; Have consolidated on-street parking; Have efficient wastewater, water supply and stormwater infrastructure that maximises the use of existing services; Allow for a range of transport options; and Have new buildings built to a high quality design standard up to the street frontage and predominantly with verandahs over the footpath; and Be activities reliant on pedestrian movement.	
FS140.00 10	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S464.018	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	CMUZ - PREC1 - P5	Amend	a. Require high quality design outcomes in the TCZ - PREC1 - Greymouth/Māwhera Town Centre Precinct which adhere to the Greymouth/Māwhera Town Centre Design Guidelines. In particular, new development and additions and alterations to existing buildings are expected to: Acknowledge, and respond to, the context of the site and the surrounding environment; Create visual interest and be in keeping with streetscape values; Address Poutini Ngāi Tahu and historic heritage values and design elements; Create a vibrant, active pedestrian environment; Take into account sustainable building design and Crime Prevention through Environmental Design (CPTED) principles; Utilise the Greymouth Pounamu and Māori Heritage paint palette on building frontages; and Ensure continuous verandah coverage on the Main Street Frontage of the TCZ - PREC1 - Greymouth/Māwhera Town Centre Precinct; and Take into account the operational and functional needs of activities.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS140.01 1	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
S464.019	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Infrastructure in Commercial and Mixed Use Zones	Amend	New provision: Provide for the operational and functional needs of existing anchor tenants, such as supermarkets.	Reject
FS140.01 2	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
S464.020	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Additional Policies for Town Centre Precincts	Amend	New provision: Provide for the operational and functional needs of existing anchor tenants, such as supermarkets.	Reject
FS140.01 3	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
S464.021	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Additional Policies for Town Centre Precincts	Amend	New provision: Provide for the operational and functional needs of existing anchor tenants, such as supermarkets.	Reject
FS140.01 4	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Reject
S464.022	Foodstuffs (South Island) Properties Limited and	Overview	Support	Retain overview	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Foodstuffs South Island Limited				
FS140.01 5	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept
S464.023	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	COMZ - R1	Amend	Activity status where compliance not achieved: Restricted Discretionary where standards 3, 4, 5 and 6 are not complied with. Discretionary where standards 1-24 are not complied with.	Accept in part
FS140.01 6	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S464.024	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	COMZ - R8	Amend	1. Where: The maximum height is 15m; Maximum building length abutting a residential zone is 35m, excluding expansions to or redevelopment of existing supermarkets ; and Any building or structure is set back 3m from any Residential Zone or Open Space Zone.	Reject
S464.025	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	NCZ - R1	Amend	Where: 1. Community Facilities, Emergency Service Facilities, retail and office activities are a maximum of 250m ² gross floor area per activity, or 1000m² per supermarket , provided; 2. The activity does not include: i. Drive through restaurants; ii. Service stations; iii. Motor vehicle sales; iv. Yard-based retail activities; v. Trade retail and trade suppliers; or vi. Bars/taverns; 3. The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities; 4. External storage is screened by a 1.8m fence or landscaping so	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>that it is not visible from any adjoining residential zone boundary or adjoining public place;</p> <p>5. Maximum site coverage is 60%;</p> <p>6. No more than one heavy vehicle is stored on the site;</p> <p>7. Activities other than Emergency Services shall be limited to the following hours of operation:</p> <p>i. 6am - 11pm weekdays; and</p> <p>ii. 7am - 10 pm weekends and public holidays; except where</p> <p>a. The entire activity is located within a building; and</p> <p>b. There are no visitors, customers or deliveries outside the above hours.</p> <p>8. The maximum building length is 20m where this abuts a RESZ - Residential Zone;</p> <p>9. Any building or structure is set back</p> <p>i. 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary;</p> <p>ii. 3m from the road boundary; or</p> <p>iii. For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone:</p> <p>a. 3m on one road boundary; and b. 1.5m on the other road boundary;</p> <p>10. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points;</p> <p>11. No building shall protrude beyond ...</p>	
S464.026	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	NCZ - R9	Amend	<p>Where:</p> <p>1. The gross floor area is greater than 250m² per activity or 1000m² per supermarket, but all other Performance Standards for 1- 8 for Rule TCZ - R1 are complied with.</p> <p>Discretion is restricted to:</p> <p>Design and location of buildings;</p> <p>Design and location of parking, loading and access areas; and</p> <p>Landscape measures.</p>	Reject
S464.027	Foodstuffs (South Island) Properties Limited and	NCZ - R11	Oppose in part	<p>Where:</p> <p>Retail and office activities are a maximum of 250m² gross floor area per activity, excluding expansions to or redevelopment of supermarkets;</p> <p>The activity does not include:</p>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Foodstuffs South Island Limited			Drive through restaurants; Service stations; Yard-based retail activities; Motor vehicle sales; or Trade retail and trade suppliers.	
S464.028	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Overview	Amend	<p>Amend to Read: The TCZ - Town Centre Zone is found in the four main town centres of Reefton, Greymouth/Māwhera, Westport/Kawatiri and Hokitika. There are common policies and rules across the TCZ - Town Centre Zone, however each town centre has a Precinct where specific additional policies and rules apply.</p> <p>The four centres are generally characterised by 2-3 storey buildings located up to the street with verandahs and retail display windows. These town centres are pedestrian oriented and parking is available on the street. Residential living above ground floor and mixed use activities are provided for.</p> <p>A supermarket is present and occupies town centres as an anchor tenant. Existing supermarkets have specific operational and functional needs, including, but not limited to, large gross floor area, extended hours of operation, increased vehicle access and larger built form. High quality design of supermarkets is achieved through methods that do not disrupt their operational and functional needs such as building recesses, material/colour variation or landscaping.</p> <p>...</p> <p>The location of the Hokitika, Greymouth/Māwhera and Westport/Kawatiri town centres on the coast and adjacent to large rivers, means parts of the town centres are subject to risk from existing and future flood and coastal inundation. Te Tai o Poutini Plan acknowledges this is an existing risk and enables development within the TCZ - Town Centre Zone and MUZ - Mixed Use Zone that responds to and manages the risk. However, it is also acknowledged that over time a movement away from the most hazardous locations is desired, and this is reflected in other parts of the Te Tai o Poutini Plan through the NH - Natural Hazards provisions.</p>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS140.017	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S464.029	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	TCZ - R1	Amend	<p>Where:</p> <ol style="list-style-type: none"> 1. Any building is located: <ol style="list-style-type: none"> a. On the front boundary of the site; b. With no setback from the street boundary, except that a recess of up to 0.5m within the facade of the building is permitted; 2. Any building is setback a minimum of 3m from any RESZ - Residential Zone boundary; 3. All external storage is screened by a 1.8m fence or landscaping so it is not visible from any adjoining residential zone boundary or any adjoining public space; 4. The ground floor facade of all buildings with a Main Street Frontage must have: <ol style="list-style-type: none"> a. 50% of the facade devoted to display windows or 75% of its height for at least 50% of the ground floor building frontage; and b. One public entrance with glazing comprising at least 40% of the doors; except that c. Any Heritage Building in Schedule One is exempt from this requirement. 5. No building shall create a featureless facade or blank wall on a Main Street Frontage at ground floor level wider than 3m; 6. No building shall project beyond a building envelope ... 7. Existing supermarkets are not subject to conditions 1, 4 and 5 of this rule. 	Reject
S464.030	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	TCZ - R2	Amend	<p>3. Where:</p> <p>All performance standards from Rule TCZ - R1 are complied with; Any commercial activity on a Main Street Frontage does not include:</p> <p>Motor vehicle sales yards; Service stations; Yard based retail; Trade retail and trade suppliers; Drive through restaurants. Town Centre Zone TCZ-R2 Amend As above. Where:</p> <p>All performance standards from Rule TCZ - R1 are complied with; Any commercial activity on a Main Street Frontage does not</p>	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>include: Motor vehicle sales yards; Service stations; Yard based retail; Trade retail and trade suppliers; Drive through restaurants. The maximum height above ground level is 12 metres except that hose drying towers at an Emergency Service Facility are exempt from this standard; Every building with a Main Street Frontage must erect a cantilevered continuous verandah to cover the full width of the footpath except that this does not apply to Heritage Buildings identified in Schedule One; and New buildings and additions and alterations to any Main Street Frontage façade must demonstrate that they meet the Hokitika Town Centre Urban Design Guidelines.</p> <p>Existing supermarkets are not subject to conditions 4 and 5 of this rule.</p>	
S464.031	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	TCZ - R3	Amend	<p>1. Where: All performance standards from Rule TCZ - R1 are complied with; The maximum height above ground level is 20 metres; Every building with a Main Street Frontage must erect a cantilevered continuous verandah (with no decorative poles) to extend from the shop frontage to be 400mm inside the kerbline. This requirement for a verandah does not apply to Historic Heritage buildings identified in Schedule One.</p> <p>Advice Note: The verandah shall extend from the shop frontage to be 400mm inside the kerbline. The verandah, if on a corner, shall be splayed so as to be 400mm back from the kerbline. When designing new buildings in Greymouth/Māwhera Town Centre developers are encouraged to use the Greymouth/Māwhera Town Centre and Mixed Use Urban Design Guidelines. Existing supermarkets are not subject to condition 3 of this rule.</p>	Accept in part
S464.032	Foodstuffs (South Island) Properties Limited and	TCZ - R15	Amend	Activity status where compliance not achieved: Non-complying Discretionary	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Foodstuffs South Island Limited				
S464.033	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	TCZ - R18	Amend	Activity Status Non-complying Discretionary	Reject
S464.053	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Hokitika Town Centre Urban Design Guidelines	Amend	These guidelines are not intended to apply to activities such as supermarkets, which have specific functional and operational requirements. Good quality design is achieved by introducing architectural/design elements to achieve an attractive, engaging and pedestrian-scale interface with public areas. Elements may include building recesses, material/colour variation or landscaping.	Accept in part
S464.054	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Reefton Heritage Town Design Guidelines	Amend	These guidelines are not intended to apply to activities such as supermarkets, which have specific functional and operational requirements. Good quality design is achieved by introducing architectural/design elements to achieve an attractive, engaging and pedestrian-scale interface with public areas. Elements may include building recesses, material/colour variation or landscaping.	Accept in part
S464.055	Foodstuffs (South Island) Properties Limited and Foodstuffs South Island Limited	Westport/Kawatiri Town Centre and Mixed Use Zone Urban Design Guidelines	Amend	These guidelines are not intended to apply to activities such as supermarkets, which have specific functional and operational requirements. Good quality design is achieved by introducing architectural/design elements to achieve an attractive, engaging and pedestrian-scale interface with public areas. Elements may include building recesses, material/colour variation or landscaping.	Accept in part
FS140.028	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S465.034	Davis Ogilvie & Partners Ltd	MUZ - R4	Oppose	Amend the rule to allow for side or rear access e.g., via a right of way or driveway/walkway beside a commercial business on the site.	Accept in part
S465.035	Davis Ogilvie & Partners Ltd	COMZ - R1	Amend	That 1 tree per 20 car parking spaces should be " <i>required</i> " rather than encouraged.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S490.011	New Zealand Motor Caravan Association	Commercial Zone Rules	Amend	Provide for campgrounds and camping as a Permitted Activity.	Reject
S490.012	New Zealand Motor Caravan Association	Mixed Use Zone Rules	Amend	Provide for campgrounds and camping as a Permitted Activity.	Reject
S490.013	New Zealand Motor Caravan Association	Light Industrial Zone Rules	Amend	Provide for campgrounds and camping as a Restricted Discretionary Activity.	Reject
S507.079	Leonie Avery	Commercial Zone	Support	Retain as notified.	Accept
S508.079	Jared Avery	Commercial Zone	Support	Retain as notified.	Accept
S509.079	Kyle Avery	Commercial Zone	Support	Retain as notified.	Accept
S510.079	Avery Bros	Commercial Zone	Support	Retain as notified.	Accept
S511.079	Bradshaw Farms	Commercial Zone	Support	Retain as notified.	Accept
S512.079	Paul Avery	Commercial Zone	Support	Retain as notified.	Accept
S513.079	Brett Avery	Commercial Zone	Support	Retain as notified.	Accept
S537.001	Terra Firma Mining Limited	Rezoning Requests	Amend	Rezone the access lot adjacent to Reefton Engineering General Industrial Zone (refer submission for map)	Accept
S537.022	Terra Firma Mining Limited	INZ - O1	Support	Retain as notified	Accept in part
S537.023	Terra Firma Mining Limited	INZ - P6	Support	Retain INZ-P6	Accept in part
S537.034	Terra Firma Mining Limited	General Industrial Zone	Support	Retain proposed General Industrial Zone for 19 Elizabeth St (Section 1 SO11966) and extend this zone to apply to TFM's second parcel (Section 3 SO 12150)	Accept
FS79.5	Westland District Council		Support in part	Allow in part	Accept
S538.013	Buller District Council	RETAIL ACTIVITY	Oppose	Given consideration to defining the terms 'Large Format Retail' and 'Retail Activities'.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.392	Buller District Council	Commercial and Mixed Use Zones Objectives	Support	Retain as notified.	Accept in part
S538.393	Buller District Council	Commercial and Mixed Use Zones Policies	Support	Retain as notified. Clarify whether 'Precincts' and 'Town Centres' are interchangeable terminology.	Accept
S538.394	Buller District Council	Town Centre Zone - Westport/Kawatiri Town Centre Precinct Policies	Support	Retain as notified. Clarify whether 'Precincts' and 'Town Centres' are interchangeable terminology.	Accept
S538.395	Buller District Council	Town Centre Zone - Reefton Town Centre Precinct Policies	Support	Retain as notified. Clarify whether 'Precincts' and 'Town Centres' are interchangeable terminology.	Accept
S538.396	Buller District Council	CMUZ	Oppose in part	Amend Rule 1 as follows: 3. Landscaping shall be provided as follows: i) The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip that will, within two years of being planted reach a minimum height of 1m; ii) On site adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone Boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and. iii) The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area. iv) Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner</p> <p>As an alternative, add standards 3(iii) and (iv) as Advice Notes.</p> <p>5. External storage is screened by a solid 1.8m fence a minimum of 1.8m high or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and 6. No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to....Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>	
FS140.029	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S538.397	Buller District Council	CMUZ	Oppose in part	Amend Rule 2 as follows: 1. All performance standards for Rule COMZ-R1 are complied with	Accept in part
FS140.030	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S538.398	Buller District Council	CMUZ	Support	Retain as notified.	Accept
S538.399	Buller District Council	CMUZ	Oppose	Delete Rule 4.	Accept
S538.400	Buller District Council	CMUZ	Oppose in part	Amend Rule 5 as follows: 4. Each residential unit shall be provided with: (i) An outdoor service space of 3m ² and a waste management	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; (ii) A single, indoor storage space of 4m² with a minimum dimension of 1 metre; (iii) Any space designated for waste management, whether private or communal, shall not be located between the road boundary and any building and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres; and</p> <p>Each residential unit shall be provided with an outdoor living space of:</p> <ol style="list-style-type: none"> 1. 6m² minimum area and 1.5 metres minimum dimension for a studio or 1 bedroom unit; 2. 10m² minimum area and 1.5 metres minimum dimension for a 2 or 3 bedroom unit; 3. 15m² minimum area and 1.5 metres minimum dimension for 3 or more bedrooms; <p>(v) Each residential unit shall be provided with outlook space from each habitable room from the largest window in the room as follows:</p> <ol style="list-style-type: none"> 1. A principal living room must have an outlook space with a minimum dimension of 3 metres in width; 2. All other habitable rooms must have an outlook space with a minimum dimension of 1m in width; 3. The width of the outlook space is measure from the centre point of the largest window on the building face to which it applies; 4. Outlook spaces may be within the same site or over a public street or other public open space; 5. Outlook spaces required from different rooms within the same building may overlap; 6. Outlook spaces must: <ol style="list-style-type: none"> (a) Be clear and unobstructed by buildings; and (b) Not extend over an outlook space or outdoor living space required by another dwelling. 	
FS140.03 1	Martin & Co Westport Ltd and Lumberland Building Market Westport		Support	Allow	Accept in part
S538.401	Buller District Council	COMZ - R6	Support in part	<p>Amend Rule 6 as follows:</p> <p>Discretion is restricted to:</p>	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				a. Material being stored; b. Period of time for storage; c. Distance from boundary; and Bulk location and design of storage, buildings and structures; e. Shading and loss of sunlight; and f. Character and amenity of surrounding areas.	
FS140.032	Martin & Co Westport Ltd and Lumberland Building Market Westport		Oppose	Disallow	Reject
S538.402	Buller District Council	COMZ - R7	Oppose	Delete Rule 7.	Reject
S538.403	Buller District Council	COMZ - R11	Support	Retain as notified.	Accept
S538.404	Buller District Council	COMZ - R8	Support	Retain as notified.	Reject
S538.405	Buller District Council	COMZ - R9	Support	Retain as notified.	Reject
S538.406	Buller District Council	COMZ - R10	Support	Retain as notified.	Accept
S538.408	Buller District Council	MUZ - R1	Oppose in part	Amend rule 1 as follows <ol style="list-style-type: none"> 1. The maximum ground floor area of the building is 500 300m²;... 2. External storage is screened by a solid 4.8m minimum of 1.8m high or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and ... 3. No building projects beyond a building envelope defined by a recession plane as defined in <p>Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to....</p> <p>Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply</p>	Accept in part

Appendix 2 – Recommendations on Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				where the neighbouring property owner's written approval is provided to Council.	
S538.409	Buller District Council	MUZ - R2	Support	Retain as notified.	Accept
S538.410	Buller District Council	MUZ - R3	Oppose	Delete Rule 3.	Reject
S538.411	Buller District Council	MUZ - R4	Oppose in part	Amend Rule 4 as follows: Activity Status Permitted Where: 1.-The residential activity or papakainga is: Located above street level; or Located at street level but with no frontage to public open spaces or streets except for access; All performance standards for Rule MUZ-Rule 1 are complied with; 2- Each residential unit shall be provided with a waste management area of 2m ² per unit each with a minimum dimension of 1.5m in either a private or communal area; 3- Any space designed for waste management, whether private or communal, shall be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5m; Standalone residential units are setback a minimum of 4.5m from road boundaries and 1m from internal boundaries.....	Accept in part
S538.412	Buller District Council	MUZ - R5	Oppose in part	Amend Rule 5 as follows: 1. The visitor accommodation is located: i) In a Heritage Building listed in Schedule One; or ii) Above street level; or iii) At street level but with no frontage to public open spaces or streets except for access. 2- Any space designed for waste management, whether private or communal, shall not be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres. All performance standards for Rule MUZ-Rule 1 are complied with;	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.413	Buller District Council	MUZ - R6	Oppose in part	Amend Rule 2 as follows: 1. All performance standards for Rule COMZ-R1 are complied with Structures are setback a minimum of 4.5m from the road boundary and 1m from internal boundaries.	Accept in part
S538.414	Buller District Council	MUZ - R7	Support	Retain as notified.	Accept
S538.415	Buller District Council	MUZ - R8	Oppose	Delete Rule 8.	Reject
S538.416	Buller District Council	MUZ - R9	Support	Retain as notified.	Accept in part
S538.417	Buller District Council	MUZ - R10	Support	Retain as notified.	Reject
S538.418	Buller District Council	MUZ - R11	Support	Retain as notified.	Reject
S538.419	Buller District Council	MUZ - R12	Support	Retain as notified.	Reject
S538.420	Buller District Council	MUZ - R13	Support	Retain as notified.	Accept
S538.421	Buller District Council	MUZ - R14	Support	Retain as notified.	Accept
S538.424	Buller District Council	TCZ - R1	Oppose in part	Amend Rule 1 as follows: 3. All external storage is screened by a solid 1.8m a minimum of 1.8m high or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; 4. The ground floor façade of all buildings with a Main Street Frontage must have: (a) 50% of the façade devoted to display windows or 75% of its height for at least 50% of the ground floor building frontage At least 50% of the building frontage at ground floor must be clear glazing; and (b) One public entrance with glazing comprising at least 40% of the door; except that (c) Any Heritage Building in Schedule One is exempt from this requirement. 5. No building shall create a featureless façade or	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>blank wall on a Main Street Frontage at ground floor level wider than 3m.</p> <p>6. No building shall project beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ-Residential Zone boundary except where the neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing.</p> <p>This standard does not apply to: Advice Note: Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>	
S538.425	Buller District Council	TCZ - R4	Support	Retain as notified.	Accept
S538.426	Buller District Council	TCZ - R5	Support	Retain as notified.	Accept
S538.427	Buller District Council	TCZ - R6	Not Stated	Delete Rule 6.	Reject
S538.428	Buller District Council	TCZ - R7	Support	Retain as notified.	Accept in part
S538.429	Buller District Council	TCZ - R8	Oppose in part	<p>Amend Rule 8 as follows:</p> <p>3. Any space designated for waste management, whether private or communal, shall be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres.</p>	Reject
S538.430	Buller District Council	TCZ - R9	Oppose in part	<p>Amend Rule 9 as follows:</p> <p>3. If the building to be demolished is on a Main Street Frontage that then a pedestrian weather cover must be provided over the adjacent footpath for 80% of the frontage...</p>	Accept
S538.431	Buller District Council	TCZ - R10	Support	Retain as notified.	Accept in part
S538.432	Buller District Council	TCZ - R11	Support	Retain as notified.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.433	Buller District Council	TCZ - R12	Support	Retain as notified.	Accept
S538.434	Buller District Council	TCZ - R13	Oppose	Delete Rule 13	Reject
S538.435	Buller District Council	TCZ - R14	Support	Retain as notified.	Accept in part
S538.436	Buller District Council	TCZ - R15	Oppose in part	Amend Rule 15 as follows: Commercial Activities and Buildings Buildings-, community Facilities, Community Corrections Activities and Emergency Service Facilities not meeting the Permitted Activity standards for Ground Floor Façade, Recession Plane or Height. Activity Status Discretionary Where: 1. All other performance standards for Rule TCZR1 and where relevant for TCZ-R2, TCZ-R3, TCZR4 and TCZ-R5 are complied with. And remove reference to 'Non-complying' accordingly.	Accept in part
S538.437	Buller District Council	TCZ - R16	Support	Retain as notified.	Reject
S538.438	Buller District Council	TCZ - R17	Support in part	Insert 'Activity Status Discretionary' into Rule 17.	Accept
S538.439	Buller District Council	TCZ - R18	Oppose	Delete Rule 18.	Accept
S538.440	Buller District Council	TCZ - R19	Support	Retain as notified.	Accept
S538.441	Buller District Council	TCZ - R20	Oppose	Delete Rule 20.	Accept
S538.442	Buller District Council	Industrial Zones - Objectives and Policies	Oppose in part	Remove Objective 2, Policies 1 to 4 and Policy 10. Council also has a general concern with what activities constitute Light Industry and Heavy Industry and are appropriate for each zone and suggests a definition for each would be helpful.	Accept in part
S538.443	Buller District Council	GIZ - R1	Oppose in part	Amend Rule 1 as follows: 3. Buildings are setback a minimum: a. 10m from State Highways; and b. 510m from road boundaries, any RESZ - Residential Zone,	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor;</p> <p>4. All external storage and car parking areas shall be screened by a minimum 1.8m high solid fence or landscaping so that</p> <p>5. No blasting or vibration beyond the zone boundary 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays. 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ - Light Industrial GIZ - General Industrial Zone boundary as a result of the activity....8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and</p> <p>9. No building shall project beyond a building envelope defined by a 35 degree recession plane to commence 2.5m above any RESZ - Residential, OSZ - Open Space, SARZ - Sport and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.</p> <p>This standard does not apply to: ...</p> <p>Advice Notes:.....</p> <p>4. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>	
FS64.005	BP Oil NZ Ltd, Mobil Oil NZ Ltd, Z Energy Ltd		Support	Allow	Accept in part
FS106.006	Isaac Construction Ltd		Oppose in part	Disallow in part	Accept in part
S538.444	Buller District Council	GIZ - R2	Oppose in part	Amend Rule 2 as follows: 1. All performance standards for Rule GIZ-R1 are complied with - except that compliance with standard 3 (setbacks) is not required....	Accept
S538.445	Buller District Council	GIZ - R3	Support	A consequential change to the activity status of R4 from non-complying to discretionary is also needed if the submission points on R12 to 14 are accepted.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S538.446	Buller District Council	GIZ - R4	Support	A consequential change to the activity status of R4 from non-complying to discretionary is also needed if the submission points on R12 to 14 are accepted.	Reject
S538.447	Buller District Council	GIZ - R5	Support in part	Amend Rule 5 as follows: 2. One single-residential unit per site is provided; and	Accept
S538.448	Buller District Council	GIZ - R6	Not Stated	Retain as notified, but insert definitions for 'Public Transport Facility' and 'Aquaculture Activities' into the Plan.	Accept in part
S538.449	Buller District Council	GIZ - R7	Not Stated	Retain as notified, but insert definitions for 'Public Transport Facility' and 'Aquaculture Activities' into the Plan.	Accept in part
S538.450	Buller District Council	GIZ - R8	Not Stated	Retain as notified, but insert definitions for 'Public Transport Facility' and 'Aquaculture Activities' into the Plan.	Accept in part
S538.451	Buller District Council	GIZ - R9	Oppose	Delete Rule 9.	Reject
FS106.00 10	Isaac Construction Ltd		Oppose in part	Disallow in part	Accept in part
S538.452	Buller District Council	GIZ - R10	Support in part	Amend Rules 10 and 11 as follows: b. Landscaping treatment-measures	Reject
FS64.006	BP Oil NZ Ltd, Mobil Oil NZ Ltd, Z Energy Ltd		Support	Allow	Reject
S538.453	Buller District Council	GIZ - R11	Support in part	Amend Rules 10 and 11 as follows: b. Landscaping treatment-measures	Reject
S538.454	Buller District Council	GIZ - R12	Oppose	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities	Accept in part
S538.455	Buller District Council	GIZ - R13	Oppose	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Residential Activities, Community Facilities, Education Facilities and Health Facilities	
S538.456	Buller District Council	GIZ - R14	Oppose	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities	Accept in part
FS101.035	Silver Fern Farms Limited		Support in part	Allow in part	Accept in part
S538.457	Buller District Council	GIZ - R15	Oppose in part	Amend Rule 15 as follows: Any Activity not provided for by another Rule in the zone Residential Activities, Community Facilities, Education Facilities and Health Facilities Activity Status Non-complying	Reject
FS101.037	Silver Fern Farms Limited		Support in part	Allow	Reject
S538.458	Buller District Council	LIZ - R1	Oppose in part	Amend Rule 1 as follows: 3. Buildings are setback a minimum: c. 10m from State Highways; and d. 510m from road boundaries, any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor; 4. All external storage and car parking areas shall be screened by a minimum 1.8m high solid fence or landscaping so that6- There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity; 7. The area adjoining the road frontage of all sites,...shall contain landscaping as follows:e. The planting of 1 tree per 20carparking spaces is encouragedwithin any carparking area.8- Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; 9. No building shall project beyond a building envelope defined by a 35 degree – recessions plane as detailed in Appendix Two to	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				commence 2.5m above any RESZ - Residential, OSZ - Open Space, SARZ - Sport and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 140 working days prior to the works commencing. This standard does not apply to: ... Advice Notes:..... 4. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.	
S538.459	Buller District Council	LIZ - R2	Oppose in part	Amend Rule 2 as follows: 2. Any Commercial Retail —Activities are:	Accept
S538.460	Buller District Council	LIZ - R3	Support in part	Amend Rule 3 as follows: 2. One single-residential unit per site is provided; and	Accept
S538.461	Buller District Council	LIZ - R4	Support	Retain as notified.	Accept
S538.462	Buller District Council	LIZ - R5	Oppose in part	Amend Rule 2 as follows: All performance standards for Rule LIZ-R1 are complied with except that compliance with standard 3 (setbacks) is not required....	Accept
S538.463	Buller District Council	LIZ - R6	Support	Retain as notified.	Accept
S538.464	Buller District Council	LIZ - R7	Support	Retain as notified.	Accept
S538.465	Buller District Council	LIZ - R8	Support	Retain as notified.	Accept
S538.466	Buller District Council	LIZ - R9	Oppose	Delete Rule 9.	Reject
FS106.014	Isaac Construction Ltd		Oppose	Disallow	Accept
S538.467	Buller District Council	LIZ - R10	Support in part	Amend Rules 10 and 11 as follows:	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				c. Landscaping treatment measures	
S538.468	Buller District Council	LIZ - R11	Support in part	Amend Rules 10 and 11 as follows: c. Landscaping treatment measures	Reject
S538.469	Buller District Council	LIZ - R12	Oppose	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities	Accept in part
S538.470	Buller District Council	LIZ - R13	Oppose	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities	Accept in part
S538.471	Buller District Council	LIZ - R14	Oppose	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities	Accept in part
S538.472	Buller District Council	LIZ - R15	Oppose in part	Amend Rule 15 as follows: Any Activity not provided for by another Rule in the zone Residential Activities, Community Facilities, Education Facilities and Health Facilities Activity Status Non-complying	Reject
S543.002	Martin & Co Westport Ltd and Lumberland Building Market Westport	Westport/Kawatiri Town Centre and Mixed Use Zone Urban Design Guidelines	Oppose	Remove the following statement and photo from the guidelines: "This long low building shape should be avoided. This building also lacks windows and has limited design features and detail to add interest to the building. The building colours are also very out of character with other buildings in the vicinity and are part of a sign to brand the building."	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S543.003	Martin & Co Westport Ltd and Lumberland Building Market Westport	Commercial Zone Rules	Oppose	Ensure the plan rules allow for developments such as the Martin and Co building and Lumberland Building Market Westport as a Permitted Activity	Reject
S543.008	Martin & Co Westport Ltd and Lumberland Building Market Westport	Commercial and Mixed Use Zones Objectives	Support	Retain as notified	Accept in part
S543.009	Martin & Co Westport Ltd and Lumberland Building Market Westport	CMUZ - P2	Support	Retain as notified.	Accept
S543.010	Martin & Co Westport Ltd and Lumberland Building Market Westport	CMUZ - P3	Support	Retain as notified.	Accept
S543.011	Martin & Co Westport Ltd and Lumberland Building Market Westport	CMUZ - P4	Oppose	Delete points a. -- d.	Reject
S543.012	Martin & Co Westport Ltd and Lumberland Building Market Westport	CMUZ - P13	Oppose in part	Amend as follows: Activities in the COMZ Commercial, MUZ - Mixe&Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that enhance the amenity of the commercial areas do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and avoid the fragmentation of town centres	Reject
S543.013	Martin & Co Westport Ltd and	Rezoning Requests	Oppose in part	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 PakingtonStreet (Part Section 104 Town of Westport/Lot 2 A 444),	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Lumberland Building Market Westport			8 Pakington Street and 34 Russell Street (Lot 1 DP 475753).	
S543.014	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R1	Support in part	Amend to landscaping provisions to be less onerous. Amend points 1 as follows: The maximum height above ground level is 4-2 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities	Accept in part
S543.015	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R2	Oppose in part	Delete point 1.	Accept in part
S543.016	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R3	Support	Retain as notified	Accept
S543.017	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R4	Oppose	Delete	Reject
S543.018	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R5	Oppose	Amend to be less complex and less onerous	Accept
S543.019	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R6	Support in part	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing noncompliance with performance standards for Rule COMZ - R1;	Reject
S543.020	Martin & Co Westport Ltd and	COMZ - R7	Oppose	Delete	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Lumberland Building Market Westport				
S543.021	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R8	Support in part	Delete condition 1 -- 3. Amend as follows: Activity status where compliance not achieved: non-complying NA	Accept
S543.022	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R9	Support	Retain as notified	Reject
S543.023	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R10	Oppose	Amend status to Discretionary.	Reject
S543.024	Martin & Co Westport Ltd and Lumberland Building Market Westport	COMZ - R11	Support	Delete	Reject
S550.008	Westland Farm Services	INZ - P4	Oppose	Delete INZ - P4	Accept
S552.166	Buller Conservation Group	CMUZ - O1	Amend	To maintain and enhance the character, including historical heritage , and amenity values of commercial areas and town centres.	Reject
FS140.033	Martin & Co Westport Ltd and Lumberland Building Market Westport		Oppose	Disallow	Accept
S552.167	Buller Conservation Group	GIZ - R1	Amend	There shall be no offensive or objectionable dust nuisance, odour or air pollution at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity;	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS106.007	Isaac Construction Ltd		Oppose	Disallow	Accept
S553.166	Frida Inta	CMUZ - O1	Amend	To maintain and enhance the character, including historical heritage , and amenity values of commercial areas and town centres.	Reject
S553.167	Frida Inta	GIZ - R1	Amend	There shall be no offensive or objectionable dust nuisance, odour or air pollution at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity;	Reject
S557.002	Cape Foulwind Staple 1 Ltd	Light Industrial Zone	Support	Retain Light industrial zoning for the former Holmium Plant site	Accept
S558.003	Chris & Jan Coll	COMZ - R4	Oppose	Delete	Reject
S558.004	Chris & Jan Coll	COMZ - R7	Oppose	Delete	Reject
S558.005	Chris & Jan Coll	COMZ - R8	Amend	Delete rules related to relocated buildings and/or the references to relocated buildings.	Reject
S558.006	Chris & Jan Coll	MUZ - R8	Oppose	Delete	Reject
S558.007	Chris & Jan Coll	NCZ - R4	Oppose	Delete	Reject
S558.008	Chris & Jan Coll	NCZ - R7	Oppose	Delete	Reject
S558.009	Chris & Jan Coll	NCZ - R12	Oppose	Delete rules related to relocated buildings and/or the references to relocated buildings.	Reject
S558.010	Chris & Jan Coll	TCZ - R13	Oppose	Delete.	Reject
S558.343	Chris & Jan Coll	Commercial and Mixed Use Zones Objectives	Support	Retain	Accept in part
S558.344	Chris & Jan Coll	CMUZ - P2	Support	Retain	Accept
S558.345	Chris & Jan Coll	CMUZ - P3	Support	Retain	Accept
S558.346	Chris & Jan Coll	CMUZ - P4	Oppose	Delete points a. - d.	Reject
S558.347	Chris & Jan Coll	CMUZ - P13	Amend	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do	Reject

Appendix 2 – Recommendations on Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.	
S558.348	Chris & Jan Coll	Rezoning Requests	Amend	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone	Accept in part
S558.349	Chris & Jan Coll	Commercial Zone	Amend	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.	Accept
S558.350	Chris & Jan Coll	COMZ - R1	Amend	Amend to landscaping provisions to be less onerous.	Reject
S558.352	Chris & Jan Coll	COMZ - R1	Amend	Amend point 1 as follows: The maximum height above ground level is 42-15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;	Accept
S558.353	Chris & Jan Coll	COMZ - R2	Amend	Delete point 1.	Accept in part
S558.354	Chris & Jan Coll	COMZ - R3	Support	Retain	Accept
S558.355	Chris & Jan Coll	COMZ - R4	Oppose	Delete.	Reject
S558.356	Chris & Jan Coll	COMZ - R5	Amend	Amend to be less complex and less onerous.	Accept
S558.357	Chris & Jan Coll	COMZ - R6	Amend	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;	Reject
S558.358	Chris & Jan Coll	COMZ - R8	Amend	Delete condition 1 - 3.	Accept
S558.359	Chris & Jan Coll	COMZ - R8	Amend	Amend as follows: Activity status where compliance not achieved: Non-complying N/A.	Reject
S558.360	Chris & Jan Coll	COMZ - R9	Support	Retain	Reject
S558.361	Chris & Jan Coll	COMZ - R10	Amend	Amend status to Discretionary.	Reject
S558.363	Chris & Jan Coll	COMZ - R11	Oppose	Delete	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.364	Chris & Jan Coll	GIZ - R1	Support	Retain	Accept in part
S558.365	Chris & Jan Coll	GIZ - R2	Amend	Delete point 1.	Accept
S558.366	Chris & Jan Coll	GIZ - R3	Support	Retain	Accept
S558.367	Chris & Jan Coll	GIZ - R4	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1	Reject
S558.368	Chris & Jan Coll	GIZ - R4	Amend	Amend "Activity status where compliance not achieved" to "Discretionary".	Accept in part
S558.369	Chris & Jan Coll	GIZ - R5	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1	Reject
S558.370	Chris & Jan Coll	GIZ - R5	Amend	Amend "Activity status where compliance not achieved" to "Discretionary".	Reject
S558.371	Chris & Jan Coll	GIZ - R6	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S558.372	Chris & Jan Coll	GIZ - R7	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S558.374	Chris & Jan Coll	GIZ - R8	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S558.375	Chris & Jan Coll	GIZ - R9	Amend	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S558.376	Chris & Jan Coll	GIZ - R10	Support	Retain	Accept
S558.377	Chris & Jan Coll	GIZ - R12	Support	Retain	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.378	Chris & Jan Coll	GIZ – R14	Support	Retain	Accept in part
S558.379	Chris & Jan Coll	GIZ - R15	Amend	Amend this rule to be Discretionary.	Reject
S558.380	Chris & Jan Coll	LIZ - R1	Support	Retain	Accept in part
S558.381	Chris & Jan Coll	LIZ - R2	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S558.382	Chris & Jan Coll	LIZ - R3	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S558.383	Chris & Jan Coll	LIZ - R3	Amend	"Activity status where compliance not achieved" to "Discretionary".	Reject
S558.385	Chris & Jan Coll	LIZ - R4	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S558.386	Chris & Jan Coll	LIZ - R5	Amend	Delete point 1.	Accept
S558.387	Chris & Jan Coll	LIZ - R6	Support	Retain	Accept
S558.388	Chris & Jan Coll	LIZ - R7	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject
S558.389	Chris & Jan Coll	LIZ - R8	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject
S558.390	Chris & Jan Coll	LIZ - R9	Amend	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject
S558.391	Chris & Jan Coll	LIZ - R10	Support	Retain	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.392	Chris & Jan Coll	LIZ - R11	Support	Retain	Accept
S558.394	Chris & Jan Coll	LIZ - R15	Amend	Amend this rule to be Discretionary.	Reject
S560.366	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CMUZ - O2	Amend	Amend in line with submission point and make any consequential changes to the policies and zone rules to give effect to this.	Reject
FS140.034	Martin & Co Westport Ltd and Lumberland Building Market Westport		Oppose	Disallow	Accept
S560.367	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	CMUZ - O3	Amend	Amend in line with submission point and make any consequential changes to the policies and zone rules to give effect to this.	Reject
FS140.035	Martin & Co Westport Ltd and Lumberland Building Market Westport		Oppose	Disallow	Accept
S560.368	Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)	INZ	Amend	Amend overviews, objectives, policies, and rules as necessary to give effect to submission point.	Reject
S566.003	Chris J Coll Surveying Limited	COMZ - R4	Oppose	Delete	Reject
S566.004	Chris J Coll Surveying Limited	COMZ - R7	Oppose	Delete	Reject
S566.005	Chris J Coll Surveying Limited	COMZ - R8	Amend	Delete rules related to relocated buildings and/or the references to relocated buildings.	Reject
S566.006	Chris J Coll Surveying Limited	MUZ - R8	Oppose	Delete	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.007	Chris J Coll Surveying Limited	NCZ - R4	Oppose	Delete	Reject
S566.008	Chris J Coll Surveying Limited	NCZ - R7	Oppose	Delete	Reject
S566.009	Chris J Coll Surveying Limited	NCZ - R12	Oppose	Delete rules related to relocated buildings and/or the references to relocated buildings.	Reject
S566.010	Chris J Coll Surveying Limited	TCZ - R13	Oppose	Delete.	Reject
S566.343	Chris J Coll Surveying Limited	Commercial and Mixed Use Zones Objectives	Support	Retain	Accept in part
S566.344	Chris J Coll Surveying Limited	CMUZ - P2	Support	Retain	Accept
S566.345	Chris J Coll Surveying Limited	CMUZ - P3	Support	Retain	Accept
S566.346	Chris J Coll Surveying Limited	CMUZ - P4	Oppose	Delete points a. - d.	Reject
S566.347	Chris J Coll Surveying Limited	CMUZ - P13	Amend	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.	Reject
S566.348	Chris J Coll Surveying Limited	Rezoning Requests	Amend	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone	Accept in part
S566.349	Chris J Coll Surveying Limited	Commercial Zone	Amend	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.	Accept
S566.350	Chris J Coll Surveying Limited	COMZ - R1	Amend	Amend to landscaping provisions to be less onerous.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.352	Chris J Coll Surveying Limited	COMZ - R1	Amend	Amend point 1 as follows: The maximum height above ground level is 42-15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;	Accept
S566.353	Chris J Coll Surveying Limited	COMZ - R2	Amend	Delete point 1.	Accept in part
S566.354	Chris J Coll Surveying Limited	COMZ - R3	Support	Retain	Accept
S566.355	Chris J Coll Surveying Limited	COMZ - R4	Oppose	Delete.	Reject
S566.356	Chris J Coll Surveying Limited	COMZ - R5	Amend	Amend to be less complex and less onerous.	Accept
S566.357	Chris J Coll Surveying Limited	COMZ - R6	Amend	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;	Reject
S566.358	Chris J Coll Surveying Limited	COMZ - R8	Amend	Delete condition 1 - 3.	Accept
S566.359	Chris J Coll Surveying Limited	COMZ - R8	Amend	Amend as follows: Activity status where compliance not achieved: Non-complying N/A.	Reject
S566.360	Chris J Coll Surveying Limited	COMZ - R9	Support	Retain	Reject
S566.361	Chris J Coll Surveying Limited	COMZ - R10	Amend	Amend status to Discretionary.	Reject
S566.363	Chris J Coll Surveying Limited	COMZ - R11	Oppose	Delete	Reject
S566.364	Chris J Coll Surveying Limited	GIZ - R1	Support	Retain	Accept in part
S566.365	Chris J Coll Surveying Limited	GIZ - R2	Amend	Delete point 1.	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.366	Chris J Coll Surveying Limited	GIZ - R3	Support	Retain	Accept
S566.367	Chris J Coll Surveying Limited	GIZ - R4	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1	Reject
S566.368	Chris J Coll Surveying Limited	GIZ - R4	Amend	Amend "Activity status where compliance not achieved" to "Discretionary".	Accept in part
S566.369	Chris J Coll Surveying Limited	GIZ - R5	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1	Reject
S566.370	Chris J Coll Surveying Limited	GIZ - R5	Amend	Amend "Activity status where compliance not achieved" to "Discretionary".	Reject
S566.371	Chris J Coll Surveying Limited	GIZ - R6	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
FS98.002	International Panel and Lumber (West Coast) Ltd		Support	Not stated	Reject
S566.372	Chris J Coll Surveying Limited	GIZ - R7	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S566.374	Chris J Coll Surveying Limited	GIZ - R8	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S566.375	Chris J Coll Surveying Limited	GIZ - R9	Amend	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.376	Chris J Coll Surveying Limited	GIZ - R10	Support	Retain	Accept in part
S566.377	Chris J Coll Surveying Limited	GIZ - R12	Support	Retain	Reject
S566.379	Chris J Coll Surveying Limited	GIZ - R15	Amend	Amend this rule to be Discretionary.	Reject
FS101.036	Silver Fern Farms Limited		Support	Disallow	Accept in part
S566.380	Chris J Coll Surveying Limited	LIZ - R1	Support	Retain	Accept in part
S566.381	Chris J Coll Surveying Limited	LIZ - R2	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S566.382	Chris J Coll Surveying Limited	LIZ - R3	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S566.383	Chris J Coll Surveying Limited	LIZ - R3	Amend	"Activity status where compliance not achieved" to "Discretionary".	Reject
S566.385	Chris J Coll Surveying Limited	LIZ - R4	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S566.386	Chris J Coll Surveying Limited	LIZ - R5	Amend	Delete point 1.	Accept
S566.387	Chris J Coll Surveying Limited	LIZ - R6	Support	Retain	Accept
S566.388	Chris J Coll Surveying Limited	LIZ - R7	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S566.389	Chris J Coll Surveying Limited	LIZ - R8	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject
S566.390	Chris J Coll Surveying Limited	LIZ - R9	Amend	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject
S566.391	Chris J Coll Surveying Limited	LIZ - R10	Support	Retain	Accept
S566.392	Chris J Coll Surveying Limited	LIZ - R11	Support	Retain	Accept
S566.394	Chris J Coll Surveying Limited	LIZ - R15	Amend	Amend this rule to be Discretionary.	Reject
S567.003	William McLaughlin	COMZ - R4	Oppose	Delete	Reject
S567.004	William McLaughlin	COMZ - R7	Oppose	Delete	Reject
S567.005	William McLaughlin	COMZ - R8	Amend	Delete rules related to relocated buildings and/or the references to relocated buildings.	Reject
S567.006	William McLaughlin	MUZ - R8	Oppose	Delete	Reject
S567.007	William McLaughlin	NCZ - R4	Oppose	Delete	Reject
S567.008	William McLaughlin	NCZ - R7	Oppose	Delete	Reject
S567.009	William McLaughlin	NCZ - R12	Oppose	Delete rules related to relocated buildings and/or the references to relocated buildings.	Reject
S567.010	William McLaughlin	TCZ - R13	Oppose	Delete.	Reject
S567.402	William McLaughlin	Commercial and Mixed Use Zones Objectives	Support	Retain	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.403	William McLaughlin	CMUZ - P2	Support	Retain	Accept
S567.404	William McLaughlin	CMUZ - P3	Support	Retain	Accept
S567.405	William McLaughlin	CMUZ - P4	Oppose	Delete points a. - d.	Reject
FS1.388	Grey District Council		Oppose	Disallow	Accept
S567.406	William McLaughlin	CMUZ - P13	Amend	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.	Reject
S567.407	William McLaughlin	Rezoning Requests	Amend	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone	Accept in part
S567.408	William McLaughlin	Commercial Zone	Amend	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.	Accept
S567.409	William McLaughlin	COMZ - R1	Amend	Amend to landscaping provisions to be less onerous.	Reject
S567.410	William McLaughlin	COMZ - R1	Amend	Amend point 1 as follows: The maximum height above ground level is 42-15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;	Accept
S567.411	William McLaughlin	COMZ - R2	Amend	Delete point 1.	Accept in part
S567.412	William McLaughlin	COMZ - R3	Support	Retain	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.413	William McLaughlin	COMZ - R4	Oppose	Delete.	Reject
S567.414	William McLaughlin	COMZ - R5	Amend	Amend to be less complex and less onerous.	Accept
S567.415	William McLaughlin	COMZ - R6	Amend	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;	Reject
S567.416	William McLaughlin	COMZ - R8	Amend	Delete condition 1 - 3.	Accept
S567.417	William McLaughlin	COMZ - R8	Amend	Amend as follows: Activity status where compliance not achieved: Non-complying N/A.	Reject
S567.418	William McLaughlin	COMZ - R9	Support	Retain	Reject
S567.419	William McLaughlin	COMZ - R10	Amend	Amend status to Discretionary.	Reject
S567.420	William McLaughlin	COMZ - R11	Oppose	Delete	Reject
S567.421	William McLaughlin	GIZ - R1	Support	Retain	Accept in part
S567.422	William McLaughlin	GIZ - R2	Amend	Delete point 1.	Accept
S567.423	William McLaughlin	GIZ - R3	Support	Retain	Accept
S567.424	William McLaughlin	GIZ - R4	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1	Reject
S567.425	William McLaughlin	GIZ - R4	Amend	Amend "Activity status where compliance not achieved" to "Discretionary".	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.426	William McLaughlin	GIZ - R5	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1	Reject
S567.427	William McLaughlin	GIZ - R5	Amend	Amend "Activity status where compliance not achieved" to "Discretionary".	Accept in part
S567.428	William McLaughlin	GIZ - R6	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
FS98.003	International Panel and Lumber (West Coast) Ltd		Support	Not stated	Reject
S567.429	William McLaughlin	GIZ - R7	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S567.430	William McLaughlin	GIZ - R8	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S567.431	William McLaughlin	GIZ - R9	Amend	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S567.432	William McLaughlin	GIZ - R10	Support	Retain	Accept in part
S567.433	William McLaughlin	GIZ - R12	Support	Retain	Reject
S567.434	William McLaughlin	Discretionary Activities	Support	Retain	Accept
S567.435	William McLaughlin	GIZ - R15	Amend	Amend this rule to be Discretionary.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.436	William McLaughlin	LIZ - R1	Support	Retain	Accept in part
S567.437	William McLaughlin	LIZ - R2	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S567.438	William McLaughlin	LIZ - R3	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S567.439	William McLaughlin	LIZ - R3	Amend	"Activity status where compliance not achieved" to "Discretionary".	Reject
S567.440	William McLaughlin	LIZ - R4	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S567.441	William McLaughlin	LIZ - R5	Amend	Delete point 1.	Accept
S567.442	William McLaughlin	LIZ - R6	Support	Retain	Accept
S567.443	William McLaughlin	LIZ - R7	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject
S567.444	William McLaughlin	LIZ - R8	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject
S567.445	William McLaughlin	LIZ - R9	Amend	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject

Appendix 2 – Recommendations on Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.446	William McLaughlin	LIZ - R10	Support	Retain	Accept
S567.447	William McLaughlin	LIZ - R11	Support	Retain	Accept
S567.448	William McLaughlin	Discretionary Activities	Support	Retain	Accept
S567.449	William McLaughlin	LIZ - R15	Amend	Amend this rule to be Discretionary.	Reject
S573.077	Fire and Emergency New Zealand	Commercial and Mixed Use Zones Policies	Support	Retained as notified	Accept in part
S573.078	Fire and Emergency New Zealand	CMUZ - P11	Support in part	Amend policy as follows: CMUZ - P11 Ensure that developments are serviced with all required infrastructure in an effective and efficient manner. Where new infrastructure such as roads and three waters (wastewater, water supply with sufficient capacity for firefighting purposes., stormwater) is provided to service new commercial areas across multiple properties then this should be vested with the Council rather than be retained as private infrastructure.	Reject
S573.079	Fire and Emergency New Zealand	COMZ - R1	Support in part	Amend as follows 5. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place. a. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Reject
S573.080	Fire and Emergency New Zealand	COMZ - R2	Support in part	Retain as notified	Accept in part
S573.081	Fire and Emergency New Zealand	COMZ - R3	Support in part	Retain as notified	Accept
S573.082	Fire and Emergency New Zealand	COMZ - R4	Support in part	Retain as notified	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S573.083	Fire and Emergency New Zealand	COMZ - R5	Support in part	Retain as notified	Accept in part
S573.084	Fire and Emergency New Zealand	MUZ - R1	Support	Amend as follows 5. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place. a. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	Reject
S573.085	Fire and Emergency New Zealand	MUZ - R2	Support in part	Retain as notified	Accept in part
S573.086	Fire and Emergency New Zealand	MUZ - R3	Oppose	Amendment south 6. Emergency Service activities are excluded from standards 1 - 5.	Accept
S573.087	Fire and Emergency New Zealand	MUZ - R4	Support	Retain as notified.	Accept in part
S573.088	Fire and Emergency New Zealand	MUZ - R5	Support	Retain as notified.	Accept in part
S573.089	Fire and Emergency New Zealand	MUZ - R6	Support	Retain as notified.	Accept in part
S573.090	Fire and Emergency New Zealand	MUZ - R8	Support	Retain as notified.	Accept
S573.091	Fire and Emergency New Zealand	NCZ - R1	Support in part	Amendment sought: 6. No more than one heavy vehicle is stored on site excluding vehicles associated with emergency service activities	Accept
FS1.305	Grey District Council		Support	Allow	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S573.092	Fire and Emergency New Zealand	NCZ - R2	Support in part	Amendment sought 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; except hose drying towers up to 15m in height.	Accept in part
FS126.19	Fire and Emergency New Zealand		Support in part	Allow in part	Accept in part
S573.093	Fire and Emergency New Zealand	NCZ - R4	Support in part	Retain as notified.	Accept
S573.094	Fire and Emergency New Zealand	TCZ - R1	Support in part	Amendment sought: 4. The ground floor façade of all buildings excluding Emergency Service Facilities with a Main Street Frontage must have ... 7. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available. 8. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Reject
FS126.1	Fire and Emergency New Zealand		Support in part	Allow in part	Reject
S573.095	Fire and Emergency New Zealand	TCZ - R2	Support in part	Retain as notified.	Accept in part
S573.096	Fire and Emergency New Zealand	TCZ - R3	Support in part	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
S573.097	Fire and Emergency New Zealand	TCZ - R4	Support in part	Retain as notified.	Accept in part
S573.098	Fire and Emergency New Zealand	TCZ - R5	Support in part	Retain as notified.	Accept in part
S573.099	Fire and Emergency New Zealand	TCZ - R6	Not Stated	Amendment south Emergency Service activities are excluded from standards 1 - 5.	Accept
S573.100	Fire and Emergency New Zealand	TCZ - R8	Support in part	Retain as notified.	Accept in part
S573.101	Fire and Emergency New Zealand	TCZ - R10	Support in part	Amendment sought 1. Masts, poles, aerials and pou whenua must not exceed 7m in height; except hose drying towers up to 15m in height.	Accept
FS126.17	Fire and Emergency New Zealand		Support in part	Allow in part	Accept in part
FS126.18	Fire and Emergency New Zealand		Support in part	Allow in part	Accept in part
S573.102	Fire and Emergency New Zealand	INZ - O1	Support in part	Amend as follows: INZ-O2 To provide for the efficient and effective operation and development of industrial and non-industrial activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas.	Reject
FS106.003	Isaac Construction Ltd		Oppose in part	Disallow in part	Accept in part
S573.103	Fire and Emergency New Zealand	INZ - O2	Support	Retain as notified.	Accept in part
S573.104	Fire and Emergency New Zealand	GIZ - R1	Support in part	Add to GIZ-R1 GIZ - R1 Industrial Activities and Industrial Buildings Activity Status Permitted Where: 1. 2. 10. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.	Reject

Appendix 2 – Recommendations on Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				11. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
FS126.2	Fire and Emergency New Zealand		Support in part	Allow in part	Reject
S573.105	Fire and Emergency New Zealand	GIZ - R2	Support in part	Retain as notified.	Accept in part
S573.106	Fire and Emergency New Zealand	GIZ - R3	Support in part	Retain as notified.	Accept
S573.107	Fire and Emergency New Zealand	GIZ - R4	Support in part	Retain as notified.	Accept in part
S573.108	Fire and Emergency New Zealand	GIZ - R5	Support in part	Retain as notified.	Accept in part
S573.109	Fire and Emergency New Zealand	GIZ - R6	Support	Retain as notified.	Accept
S573.110	Fire and Emergency New Zealand	LIZ - R1	Not Stated	LIZ - R1 Industrial Activities and Industrial Buildings Activity Status Permitted Where: 1. 2. 10. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available. 11. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system,	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
FS126.4	Fire and Emergency New Zealand		Support in part	Allow in part	Reject
S573.111	Fire and Emergency New Zealand	LIZ - R2	Support in part	Retained as notified.	Accept in part
S573.112	Fire and Emergency New Zealand	LIZ - R4	Support	Retain as notified	Accept
S574.003	Laura Coll McLaughlin	COMZ - R4	Oppose	Delete	Reject
S574.004	Laura Coll McLaughlin	COMZ - R7	Oppose	Delete	Reject
S574.005	Laura Coll McLaughlin	COMZ - R8	Amend	Delete rules related to relocated buildings and/or the references to relocated buildings.	Reject
S574.006	Laura Coll McLaughlin	MUZ - R8	Oppose	Delete	Reject
S574.007	Laura Coll McLaughlin	NCZ - R4	Oppose	Delete	Reject
S574.008	Laura Coll McLaughlin	NCZ - R7	Oppose	Delete	Reject
S574.009	Laura Coll McLaughlin	NCZ - R12	Oppose	Delete rules related to relocated buildings and/or the references to relocated buildings.	Reject
S574.010	Laura Coll McLaughlin	TCZ - R13	Oppose	Delete.	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.343	Laura Coll McLaughlin	Commercial and Mixed Use Zones Objectives	Support	Retain	Accept in part
S574.344	Laura Coll McLaughlin	CMUZ - P2	Support	Retain	Accept
S574.345	Laura Coll McLaughlin	CMUZ - P3	Support	Retain	Accept
S574.346	Laura Coll McLaughlin	CMUZ - P4	Oppose	Delete points a. - d.	Reject
FS1.389	Grey District Council		Oppose in part	Disallow in part	Accept in part
S574.347	Laura Coll McLaughlin	CMUZ - P13	Amend	Amend as follows: Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Meet performance standards on development and land use that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and Avoid the fragmentation of town centres.	Reject
S574.348	Laura Coll McLaughlin	Rezoning Requests	Amend	Amend zoning to include 34 Russell Street (Lot 1 DP 16517), 7 Pakington Street (Part Section 104 Town of Westport/Lot 2 A 444), 8 Pakington Street and 34 Russell Street (Lot 1 DP 475753) in commercial zone	Accept in part
S574.349	Laura Coll McLaughlin	Commercial Zone	Amend	Retain extent of the Commercial Zone as proposed apart from amendment sought immediately above.	Accept
S574.350	Laura Coll McLaughlin	COMZ - R1	Amend	Amend to landscaping provisions to be less onerous.	Reject
S574.352	Laura Coll McLaughlin	COMZ - R1	Amend	Amend point 1 as follows: The maximum height above ground level is 42-15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;	Accept
S574.353	Laura Coll McLaughlin	COMZ - R2	Amend	Delete point 1.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.354	Laura Coll McLaughlin	COMZ - R3	Support	Retain	Accept
S574.355	Laura Coll McLaughlin	COMZ - R4	Oppose	Delete.	Reject
S574.356	Laura Coll McLaughlin	COMZ - R5	Amend	Amend to be less complex and less onerous.	Accept
S574.357	Laura Coll McLaughlin	COMZ - R6	Amend	Amend as follows: 1. All performance standards for Rule COMZ - R1 other than those that relate to External Storage and Recession Planes are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule COMZ - R1;	Reject
S574.358	Laura Coll McLaughlin	COMZ - R8	Amend	Delete condition 1 - 3.	Accept
S574.359	Laura Coll McLaughlin	COMZ - R8	Amend	Amend as follows: Activity status where compliance not achieved: Non-complying N/A.	Reject
S574.360	Laura Coll McLaughlin	COMZ - R9	Support	Retain	Reject
S574.361	Laura Coll McLaughlin	COMZ - R10	Amend	Amend status to Discretionary.	Reject
S574.363	Laura Coll McLaughlin	COMZ - R11	Oppose	Delete	Reject
S574.364	Laura Coll McLaughlin	GIZ - R1	Support	Retain	Accept in part
S574.365	Laura Coll McLaughlin	GIZ - R2	Amend	Delete point 1.	Accept
S574.366	Laura Coll McLaughlin	GIZ - R3	Support	Retain	Accept
S574.367	Laura Coll McLaughlin	GIZ - R4	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.368	Laura Coll McLaughlin	GIZ - R4	Amend	Amend "Activity status where compliance not achieved" to "Discretionary".	Accept in part
S574.369	Laura Coll McLaughlin	GIZ - R5	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1	Reject
S574.370	Laura Coll McLaughlin	GIZ - R5	Amend	Amend "Activity status where compliance not achieved" to "Discretionary".	Reject
S574.371	Laura Coll McLaughlin	GIZ - R6	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
FS98.004	International Panel and Lumber (West Coast) Ltd		Support	Not stated	Reject
S574.372	Laura Coll McLaughlin	GIZ - R7	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S574.374	Laura Coll McLaughlin	GIZ - R8	Amend	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S574.375	Laura Coll McLaughlin	GIZ - R9	Amend	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;	Reject
S574.376	Laura Coll McLaughlin	GIZ - R10	Support	Retain	Accept in part
S574.377	Laura Coll McLaughlin	GIZ - R12	Support	Retain	Reject
S574.378	Laura Coll McLaughlin		Support	Retain	Accept

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S574.379	Laura Coll McLaughlin	GIZ - R15	Amend	Amend this rule to be Discretionary.	Reject
S574.380	Laura Coll McLaughlin	LIZ - R1	Support	Retain	Accept in part
S574.381	Laura Coll McLaughlin	LIZ - R2	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S574.382	Laura Coll McLaughlin	LIZ - R3	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S574.383	Laura Coll McLaughlin	LIZ - R3	Amend	"Activity status where compliance not achieved" to "Discretionary".	Reject
S574.385	Laura Coll McLaughlin	LIZ - R4	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;	Reject
S574.386	Laura Coll McLaughlin	LIZ - R5	Amend	Delete point 1.	Accept
S574.387	Laura Coll McLaughlin	LIZ - R6	Support	Retain	Accept
S574.388	Laura Coll McLaughlin	LIZ - R7	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject
S574.389	Laura Coll McLaughlin	LIZ - R8	Amend	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	Reject
S574.390	Laura Coll McLaughlin	LIZ - R9	Amend	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1	
S574.391	Laura Coll McLaughlin	LIZ - R10	Support	Retain	Accept
S574.392	Laura Coll McLaughlin	LIZ - R11	Support	Retain	Accept
S574.393	Laura Coll McLaughlin		Support	Retain	Accept
S574.394	Laura Coll McLaughlin	LIZ - R15	Amend	Amend this rule to be Discretionary.	Reject
S601.007	Birchfield Coal Mines Ltd	INDUSTRIAL ACTIVITY	Support	Retain as notified.	Accept
S601.012	Birchfield Coal Mines Ltd	TRADE RETAIL AND TRADE SUPPLIERS	Amend	Amend the definition of trade retail and trade suppliers as follows: means a commercial activity involving sales to businesses, institutional customers and the general public, with a focus on supplying goods in one or more of the following categories: automotive and marine supplies; building supplies; farming and agricultural supplies; garden and patio supplies; hire services; firewood and coal supplies ; and industrial clothing and safety equipment.	Reject
FS1.235	Grey District Council		Support	Allow	Reject
S601.083	Birchfield Coal Mines Ltd	LIZ - R1	Amend	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity; 7. ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and ...	Accept
FS106.013	Isaac Construction Ltd		Support	Allow	Accept
S601.128	Birchfield Coal Mines Ltd	LIZ - R1	Amend	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				prior to discharge to ensure there are no significant adverse effects on water quality; and ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and ...	
S603.007	BRM Developments Limited	INDUSTRIAL ACTIVITY	Support	Retain as notified.	Accept
S604.007	Birchfield Ross Mining Limited	INDUSTRIAL ACTIVITY	Support	Retain as notified.	Accept
S604.073	Birchfield Ross Mining Limited	GIZ - R1	Oppose	Delete LIZ - R1 Condition 6.: Activity Status Permitted Where: 1... 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity; 7. ...	Accept
FS106.008	Isaac Construction Ltd		Support	Allow	Accept
S604.120	Birchfield Ross Mining Limited	GIZ - R1	Amend	Amend LIZ - R1 as follows: Activity Status Permitted Where: ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and 9...	Reject
S604.121	Birchfield Ross Mining Limited	GIZ - R1	Amend	Amend R1 Condition 6.	Reject
S606.007	Phoenix Minerals Limited	INDUSTRIAL ACTIVITY	Support	Retain as notified.	Accept
S607.007	Whyte Gold Limited	INDUSTRIAL ACTIVITY	Support	Retain as notified.	Accept
S607.058	Whyte Gold Limited	GIZ - R1	Amend	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... ; 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity; ...	Accept
S607.094	Whyte Gold Limited	GIZ - R1	Amend	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				ensure there are no significant adverse effects on water quality; and 9....	
S608.098	Grey District Council	COMZ - R5	Amend	Change "species" to "spaces"	Accept
S608.099	Grey District Council	TCZ - R15	Amend	Amend to insert correct word. Possibly "relocated"	Reject
S608.100	Grey District Council	TCZ - R18	Amend	Amend to add missing word. Possibly "relocated"	Reject
S608.101	Grey District Council	Industrial Zones	Amend	Remove all references to "Site or Area of Significance to Māori" in the Chapter	Reject
FS41.029	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu		Oppose	Disallow	Accept
S608.102	Grey District Council	Light Industrial Zone Rules	Amend	Remove reference.	Accept
S608.483	Grey District Council	Greymouth/Māwhera Town Centre and Mixed Use Zone Urban Design Guidelines	Amend	Remove all references to control of colors to be used.	Accept
S608.488	Grey District Council	Definitions	Amend	Add a definition of waste management area	Reject
S608.489	Grey District Council	Definitions	Amend	Add a definition of outdoor service space	Reject
S608.490	Grey District Council	Definitions	Amend	Add a definition of indoor storage space	Reject
S608.694	Grey District Council	CMUZ - P2	Support	Retain as proposed.	Accept
S608.695	Grey District Council	CMUZ - P5	Support	Retain as proposed.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S608.696	Grey District Council	CMUZ - P8	Support	Retain as proposed.	Accept in part
S608.697	Grey District Council	CMUZ - P9	Support in part	Remove parking for clarity.	Accept in part
S608.698	Grey District Council	CMUZ - P11	Support	Retain as proposed.	Accept in part
S608.699	Grey District Council	CMUZ - P12	Support	Retain as proposed.	Accept
S608.700	Grey District Council	CMUZ - P13	Support	Retain as proposed.	Accept in part
S608.701	Grey District Council	CMUZ - P15	Support	Retain as proposed.	Accept in part
S608.702	Grey District Council	COMZ - R4	Support	Retain as proposed.	Reject
S608.703	Grey District Council	MUZ - R4	Support	Retain as proposed.	Accept in part
S608.704	Grey District Council	MUZ - R8	Support	Retain as proposed.	Accept
S608.705	Grey District Council	NCZ - R4	Support	Retain as proposed.	Accept
S608.706	Grey District Council	TCZ - R6	Support	Retain as proposed.	Accept in part
S608.707	Grey District Council	INZ - O2	Support	Retain as proposed.	Accept in part
S608.708	Grey District Council	INZ - P1	Support	Retain as proposed.	Accept in part
S608.709	Grey District Council	INZ - P3	Support	Retain as proposed.	Accept in part
S608.710	Grey District Council	INZ - P11	Support	Retain as proposed.	Accept in part
S608.711	Grey District Council	GIZ - R1	Support in part	Ensure that these standards do not put unrealistic or unsuitable requirements in place.	Accept in part

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S608.712	Grey District Council	GIZ - R9	Support	Retain as proposed.	Accept in part
S608.713	Grey District Council	LIZ - R1	Support in part	Ensure that these standards do not put unrealistic or unsuitable requirements in place.	Accept in part
S609.071	Avery Brothers	Planning Maps and Overlays	Support	Retain	Accept
S616.001	New Zealand Heavy Haulage Association Inc	COMZ - R4	Amend	Amend permitted activity status to read: ... 2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling. 3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period. 4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site. 5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above) This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.	Accept in part
FS1.217	Grey District Council		Support	Allow	Reject
S616.002	New Zealand Heavy Haulage Association Inc	MUZ - R8	Amend	Amend permitted activity status to read: ... 2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling. 3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.	Accept in part

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				<p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above) This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	
FS1.218	Grey District Council		Support	Allow	Reject
S616.003	New Zealand Heavy Haulage Association Inc	NCZ - R4	Amend	<p>Amend permitted activity status to read:</p> <p>...</p> <p>2. Any relocated building intended for use as a dwelling must have previously been designed, and built to be and used as a dwelling.</p> <p>3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a the specified [12] month period.</p> <p>4. The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</p> <p>5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within [12] months of the building being delivered to the site. Without limiting (c) (above) This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	Accept in part
FS1.219	Grey District Council		Support	Allow	Reject
S620.083	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	UFD - O1	Amend	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in this Objective and then into the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that	Accept in part

Appendix 2 – Recommendations on Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				the guidelines are adequately used within the urban zone rules to give full effect to this objective.	
FS58.011	Kāinga Ora - Homes and Communities		Oppose	Allow	Accept in part
S620.218	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Commercial and Mixed Use Zones	Amend	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules	Accept in part
S620.219	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	MUZ	Amend	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules	Reject
S620.220	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	MUZ - R4	Support	retain as notified.	Accept in part
S620.221	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NCZ	Amend	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules	Reject
S620.222	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	TCZ	Amend	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules	Reject

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S620.223	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	TCZ - R3	Amend	amend rules to ensure the design guidelines need to be complied with to be a permitted activity.	Reject
S620.224	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	TCZ - R4	Amend	amend rules to ensure the design guidelines need to be complied with to be a permitted activity.	Reject
S620.225	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Industrial Zones	Amend	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules	Reject
S620.226	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	INZ - P1	Support	Retained as notified	Accept in part
S620.227	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	INZ - P5	Support	Retain as notified	Reject
S620.228	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	INZ - P11	Amend	Retain as notified	Accept in part
S620.229	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	GIZ	Amend	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the	Reject

Appendix 2 – Recommendations on Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				urban zone rules	
S620.230	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Other relevant Te Tai o Poutini Plan provisions	Support	retain a notified	Accept
S620.231	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Restricted Discretionary Activities	Amend	Include in the list of discretions for all restricted discretionary rules the following: effects on sites and areas of significance to Māori.	Reject
S620.232	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	LIZ	Amend	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in the urban zoning provisions the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules	Reject
S620.233	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Restricted Discretionary Activities	Amend	Include in the list of discretions for all restricted discretionary rules the following: effects on sites and areas of significance to Māori.	Reject
S620.385	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Greymouth/Māwhera Town Centre and Mixed Use Zone Urban Design Guidelines	Support	Retain as worded particularly Poutini Ngāi Tahu Cultural Landscapes and section 2.2 Guidelines.	Accept in part
S620.386	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Hokitika Town Centre Urban Design Guidelines	Support	Retain as worded particularly context, and section 2.2 Guidelines.	Accept in part
S620.387	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae,	Westport/Kawatiri Town Centre and Mixed Use Zone	Support	Retain as worded particularly Poutini Ngāi Tahu Cultural Landscapes and section 2.2 Guidelines.	Accept in part

Appendix 2 – Recommendations on Submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Te Runanga o Makaawhio	Urban Design Guidelines			
S620.413	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	Commercial Zone	Amend	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in this Objective and then into the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules to give full effect to this objective.	Reject
S620.414	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	CMUZ - P1	Support	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment either by including in this Objective and then into the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules to give full effect to this objective.	Accept in part
S620.415	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	CMUZ - PREC2 - P8	Support	retain	Accept
S621.032	The Proprietors of Mawhera Tiamana Mawhera Incorporation	Appendix Three: Design Guidelines	Oppose	delete	Reject