

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S97.001	Richard Wallis	Natural Hazards	Oppose in part	Remove Severe Coastal Hazard Overlay from 59 Cuttance, Okuru and replace with Coastal Hazard Alert Overlay	Reject
S97.002	Richard Wallis	Natural Hazards	Amend	Include the shaded green area as per the attached Diagram at Okuru to be Coastal Hazard Alert as well.	Reject
S132.001	Antony Burt	Natural Hazards	Oppose	Remove the overlay on coastal land to the south of the Arahura River defined as a coastal alert hazard overlay, which prevents any further development and consented dwellings.	Reject
S132.002	Antony Burt	Natural Hazards	Oppose	Provide more information justifying the coastal alert overlay on the property at Greyhound Road, Arahura. Remove the hazard overlay unless there is better information and proof.	Reject
S137.001	Tim Penlington, Katie Deans, Karl and Brenda Feyen, Catherine Woods, Richard Wallis	Coastal Hazards Variation Maps	Amend	Remove Coastal Severe Hazard overlay from property at Cuttance Road and replace with Coastal Hazard Alert overlay as per the attached diagram.	Reject
S137.002	Tim Penlington, Katie Deans, Karl and Brenda Feyen, Catherine Woods, Richard Wallis	Natural Hazards	Amend	Include the shaded green area at in the attached diagram within the Coastal Alert Overlay.	Reject
S150.005	Ruth Henschel	Natural Hazards	Oppose in part	Remove Flood hazard susceptibility and the Coastal hazard alert overlays removed from 4456B Karamea Highway or returned to the previously identified area adjacent to the highway.	Reject
S157.001	Will Harvey	NHR38	Oppose	Natural Hazards Rule 38 - extend rebuild timeframe from 2 years to 5 years for properties in the Severe Coastal Hazard overlay	Reject
S157.002	Will Harvey	Natural Hazards	Oppose	Remove Coastal Severe Hazard overlay from Hannah's Clearing and our property at 1970 Haast - Jackson Bay Road.	Reject
FS117.7	Vance & Carol Boyd		Support	Allow	Reject
S171.026	Te Tai o Poutini Plan Committee	Overview	Amend	That terms such as "residential", "commercial", non-habitable", etc. are used in relation to coastal hazards, replace these with "Hazard Sensitive", "Potentially Hazard Sensitive" and 'Less Hazard Sensitive (re: Activities)	Accept
FS222.0367	Westpower Limited		Oppose	Disallow	Reject
S171.027	Te Tai o Poutini Plan Committee	Natural Hazards	Amend	Where District Plan provisions relate specifically to coastal hazards, the term "natural hazards" is replaced with "coastal hazards".	Accept
FS222.0366	Westpower Limited		Oppose	Disallow	Reject

## Appendix 1 – Recommendations on submissions and further submissions

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S171.028	Te Tai o Poutini Plan Committee	Natural Hazards Objectives	Amend	<p>Introduce the following Coastal Hazards Objectives:</p> <p>CH-O1 - Subdivision, use and development within the Severe Natural hazard Overlays reduces or does not increase the existing risk from natural hazards to people, buildings and regionally significant infrastructure.</p> <p>CH-O2 - Subdivision, use and development within the Coastal Alert and Coastal Setback Overlays minimises the risk from coastal hazards to people, buildings and regionally significant infrastructure.</p>	Reject
FS222.0368	Westpower Limited		Oppose	Disallow	Accept
S171.029	Te Tai o Poutini Plan Committee	NHP10	Amend	<p>Introduce a new policy to address subdivision, use and development within the Coastal Severe Overlay. The suggested wording is as follows:</p> <p>Avoid subdivision, use and development for Hazard Sensitive Activities in the Coastal Severe Overlay unless:</p> <ol style="list-style-type: none"> <li>a. For activities that have an operational or functional need to locate or occur within the Coastal Severe Overlay and locating or occurring outside these areas is not a practicable option: <ol style="list-style-type: none"> <li>i. Mitigation measures are incorporated to minimise the risk of damage to buildings and loss of life to people associated with the activity; or</li> </ol> </li> <li>b. For any other activities: <ol style="list-style-type: none"> <li>i. The new building does not increase the risk to life when compared to the existing situation as determined by a quantified risk assessment which assesses the coastal hazard, and the nature and use of the proposed building;</li> <li>ii. The new building incorporates measures that avoid increasing the existing risk to the building from the coastal hazard;</li> <li>iii. The new development does not involve or require the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard.</li> </ol> </li> </ol>	Reject
FS222.0369	Westpower Limited		Oppose	Disallow	Accept
S171.030	Te Tai o Poutini Plan Committee	Discretionary Activities	Amend	<p>Change the rule framework for both additions and new buildings that contain hazard sensitive activities in the coastal alert overly from discretionary activity to restricted discretionary activity with the potential matter of discretion being:</p> <ol style="list-style-type: none"> <li>a. The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk;</li> <li>b. The management of vegetation or other natural features to mitigate natural hazard risk;</li> <li>c. The potential for there to be an increase in the risk of coastal erosion to neighbouring properties from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings.</li> </ol>	Accept

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>e. Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures use to reduce the risk to the building in the Coastal Alert Overlay.</p> <p>These changes to the Matters of Discretion are a refinement of what was in the notified version of the rules pertaining to additions to Potentially Hazard Sensitive Activities and ensure that the matters of discretion are directly related to coastal hazard risks associated with the development.</p>	
<b>S171.031</b>	Te Tai o Poutini Plan Committee	Natural Hazards Rules	Amend	<p>Create a rule framework that allows for maintenance and repair of existing natural mitigation structures as upgrades that do not increase the footprint or height of the structure by more than 10% as a permitted activity. Any works that do not meet this requirement would be a discretionary activity. This rule would need to be supported by a policy. Suggested wording would be:</p> <p>Hard engineering natural hazard mitigation works</p> <p>Only allow for hard engineering natural hazards mitigation works for the reduction of the risk from coastal hazards where:</p> <ol style="list-style-type: none"> <li>1. The engineering measures are needed to protect existing nationally and regionally significant infrastructure and it can be demonstrated that there is no practicable alternative;</li> <li>2. There is a demonstrable risk to existing nationally and regionally significant infrastructure, life or private property from the coastal hazard;</li> <li>3. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures;</li> <li>4. Hard engineering structures are designed to minimise adverse effects on the coastal environment</li> <li>5. Adverse effects on significant natural features and systems and their function as natural defences are avoided, remedied or mitigated; and</li> <li>6. It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk.</li> </ol>	Accept
<b>FS222.0370</b>	Westpower Limited		Oppose	Disallow	Reject
<b>S171.032</b>	Te Tai o Poutini Plan Committee	Permitted Activities	Amend	Have a rule that makes it clear that new buildings containing potentially hazard sensitive activities and less hazard sensitive activities are permitted [in the Coastal Setback Overlay].	Accept
<b>FS222.0371</b>	Westpower Limited		Oppose	Disallow	Reject
<b>S171.033</b>	Te Tai o Poutini Plan Committee	Coastal Hazards Variation Maps	Amend	Change the naming convention of the coastal hazard overlays so that the name reflects the coastal hazard and the severity of the risk presented by the hazard.	Accept
<b>FS222.0372</b>	Westpower Limited		Oppose	Disallow	Reject
<b>FS244.001</b>	Scenic Hotel Group Limited		Support	Allow	Accept

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S180.001	Antony Burt	Natural Hazards	Amend	To remove the property from the Coastal Hazard severe Overlay. [Hokitika to Arahura coastline]	Reject
S181.011	Westland District Council	NHR38	Oppose	Where a building has not been re-established under the 12 months allowed under existing use rights, change the activity status for Reconstruction, Repairs and Maintenance to Existing Buildings in the Coastal Severe and Coastal Alert Overlays to Discretionary.	Accept in part
FS149.0158	Buller District Council		Oppose in part	Disallow in part	Accept in part
FS109.016	Snodgrass Road Submitters		Oppose	Disallow	Accept in part
FS222.040	Westpower Limited		Oppose	Disallow	Accept in part
S181.012	Westland District Council	NHR39	Oppose	Change the status for New Unoccupied Buildings in the Coastal Severe Overlay to a Controlled or Restricted Discretionary Activity with controls or restrictions including: <ul style="list-style-type: none"> <li>- Assessment of risk to building</li> <li>- Consideration of mitigation measures to reduce/manage potential surge of coastal erosion</li> <li>- Consideration of likelihood or potential of complete loss of the building in a surge or coastal erosion situation</li> </ul>	Reject
FS109.017	Snodgrass Road Submitters		Oppose	Disallow	Accept
FS222.041	Westpower Limited		Oppose	Disallow	Accept
S186.002	Forest Habitats Limited	Coastal Hazards Variation Maps	Neutral	That hazard mapping be for guidance purposes only - and to put people on notice that there may be a potential hazard.	Reject
S186.003	Forest Habitats Limited	Coastal Hazards Variation Maps	Amend	That the Hazard Mapping in the Arthurstown Road area be unchanged - i.e. as initially included in the TTPP.	Reject
S186.004	Forest Habitats Limited	Coastal Hazards Variation Maps	Oppose	That hazard mapping should be a guide only, and should not be used by Councils for making definitive decisions when assessing development proposals.	Reject
S186.005	Forest Habitats Limited	Natural Hazards Rules	Support in part	That the Natural Hazards Rules make it clear that site specific investigations by a registered Engineer - assessing flood levels and proposing mitigation measures such as minimum floor levels, and based on detailed topographical information - should take precedence over hazard mapping, which is based on high level, often out of date, modelling.	Accept in part
S186.006	Forest Habitats Limited	Coastal Hazards Variation Maps	Amend	That it be possible for Coastal Hazard Mapping of a given site to be overridden by what is stated in an Engineering Report	Accept in part
S186.007	Forest Habitats Limited	NHR43	Amend	That Rule NHR-43 be amended from Discretionary, to Permitted, subject to provision of an Engineering report confirming that the risk can be adequately mitigated.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

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S186.008	Forest Habitats Limited	Coastal Hazards Variation Maps	Amend	That proximity to a coastal hazard overlay necessitate technical reporting to confirm adequate mitigation of the hazard risk.	Reject
S187.001	Graeme Anderson	Natural Hazards	Amend	I would like my property - 61 Johnston Crescent, Okuru, Haast to have Coastal Severe Overlay removed from property and replaced with Coastal Alert Overlay.	Reject
S188.001	Alan Anderson	Natural Hazards	Amend	I would like the Coastal Severe Overlay removed from my property, 59 Johnston Crescent, Haast and replaced with a Coastal Alert Overlay.	Reject
FS128.5	Anthony Christopher Eden		Support	Allow in part	Reject
S190.213	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R38	Support	Retain rule.	Accept in part
S190.214	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R39	Support in part	Retain rule.	Accept in part
S190.215	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R40	Support	Retain rule.	Accept in part
S190.216	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R41	Support	Retain rule.	Accept in part
S190.217	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R42	Support	Retain rule.	Accept in part
S190.218	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R43	Support	Retain rule.	Accept in part
S190.219	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R44	Support	Retain rule.	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

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S190.220	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R45	Support	Retain rule.	Accept in part
S190.221	Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora	NH - R46	Support	Retain rule.	Reject
S205.001	Christine Sinclair	Natural Hazards	Support	Support natural hazard overlays at Okuru.	Accept
S207.001	Sue Templeton	Natural Hazards	Amend	Strongly oppose the overlay 'Coastal Severe' and wish to be changed to Coastal Alert.	Reject
S213.003	Joanne and Ken Dixon	Natural Hazards	Oppose	Remove the natural hazard overlays applied to Westport and outlying areas.	Reject
FS149.0168	Buller District Council		Oppose in part	Disallow in part	Accept in part
FS235.059	Frank O'Toole		Support	Not stated	Reject
S222.002	Mary Stewart	Natural Hazards	Oppose	That Karamea not be included in the Coastal Hazard Overlays until the LIDAR is completed.	Reject
S222.003	Mary Stewart	Natural Hazards	Oppose	That further consultation is undertaken about the proposals for Coastal Alert areas.	Reject
S222.004	Mary Stewart	Natural Hazards	Oppose	That proactive measures be implemented to ensure that Karamea area is future proofed with adequate seawalls and river stop banks.	Accept in part
S222.005	Mary Stewart	Natural Hazards	Oppose	That I have the option to resubmit when accurate LIDAR has been completed.	Accept in part
S253.007	Griffen & Smith Ltd	Natural Hazards	Oppose	Remove the Coastal Hazard Alert overlay from the Mitre 10 Greymouth site	Reject
S255.001	Graeme Quickfall	Natural Hazards	Oppose	Remove the Coastal Alert Overlay from the property within the boundary of Grehyound road and SH 6 Arahura.	Reject
S261.001	Gerard Nolan	Natural Hazards	Oppose	Change 55 Johnston Cres Okuru to Coastal Hazard Alert Overlay from Coastal Hazard Severe Overlay	Reject
S285.001	Richard Henschel	Natural Hazards	Oppose in part	Remove the Flood hazard susceptibility and the Coastal hazard alert category removed from the property at 4456B Karamea Highway or return this to to the previously identified area adjacent to the highway.	Reject
S307.001	Hamish Macbeth	Coastal Severe and Coastal Alert Overlay	Oppose in part	That the overlay be discussed with affected landowners and on-site inspections be conducted in order to establish an accurate overlay. The report which has been prepared for WCRC should be publicly available before any decisions are made, and meaningful consultation with any affected landowner should be required. I have not identified all the policies and rules	Reject in part

## Appendix 1 – Recommendations on submissions and further submissions

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				affecting the coastal alert overlay but I accept the need for the plan to make provision for sea level rise.	
S307.007	Hamish Macbeth	NHR38	Support	Retain NH R38	Accept in part
S307.008	Hamish Macbeth	Coastal Hazards Variation Maps	Oppose in part	Understands that once LiDAR data available for area north of Hector that there will be an opportunity for Karamea residents to comment. Until then, unable to make a well informed decision. Wishes to be kept informed and have opportunity at that time to submit.	Accept in part
S314.001	Erin Stagg	Natural Hazards	Support	Retain 4398a in the Coastal Hazard Severe Overlay	Accept
S314.002	Erin Stagg	NHR44	Oppose	That new sensitive activities be a Discretionary Activity rather than Non-complying in the Coastal Hazard Severe Overlay	Reject
S327.001	Michael Robson	Coastal Severe and Coastal Alert Overlay	Amend	That the council provide a list of what preventative measures would need to be taken for any property to be developed. Whether those measures required properties to be built that could be removed in the event of further coastal erosion with minimum floor levels required to be built on stilts, or if the water level increases to within a certain distance of the dwelling then the sewage and stormwater must be decommissioned and the dwelling abandoned or removed.	Accept in part
S360.001	John Brazil	Natural Hazards	Oppose in part	Amend overlay to exclude Lot 1 DP 336364.	Reject
FS235.060	Frank O'Toole		Support in part	Not stated	Reject
S360.007	John Brazil	NHR38	Oppose in part	Amend rule so that there is a ten-year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S360.008	John Brazil	NHR39	Support	Retain as notified	Accept in part
S360.009	John Brazil	NHR40	Oppose in part	Delete Point 2.	Reject
S360.010	John Brazil	NHR41	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S360.011	John Brazil	NHR43	Support	Retain as notified.	Reject
S360.034	John Brazil	NHR44	Oppose	Amend status to Discretionary.	Reject
S362.003	Chris Reynolds	Coastal Hazards Variation Maps	Oppose	Do not impose hazards without reliable data on 294 Utopia Road	Reject
S362.004	Chris Reynolds	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn - certainly unless and until there is more reliable data and better information generally.	Reject
FS251.001	Tracy McEwing		Support	Not stated	Reject

## Appendix 1 – Recommendations on submissions and further submissions

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S364.001	Andrew Wright	NHR44	Amend	Keep the existing rules that provide adequate protection.	Reject
S378.004	Robert Burdekin	NHR38	Oppose	NH-R38 point 1 restricts extending a current building, this should be removed.	Accept in part
S378.005	Robert Burdekin	NHR38	Oppose	NH-R38 point 2. b. & c. to be removed.	Reject
S378.006	Robert Burdekin	Natural Hazards	Oppose	the use of the term "Coastal Hazard Severe" to be removed.	Accept
S378.007	Robert Burdekin	NHR52	Oppose	Westport Hazard Overlay 1m sea level rise to be reviewed. This should be no more than 0.5m	Reject
FS235.091	Frank O'Toole		Support	Not stated	Reject
S381.003	Laurence Rueter	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn.	Reject
S419.007	Richard Aridge	Coastal Hazards Variation Maps	Amend	Expand the Coastal natural Hazard Overlays inland from Okari Road, to include the sand dune country.	Reject
S420.002	Raylene Black	Coastal Severe and Coastal Alert Overlay	Amend	Request to remove property from Coastal Hazard Severe Overlay.	Reject
S439.020	Karen Lippiatt	Natural Hazards Rules	Support in part	Undertake further community wide consultation with coastal settlements on the way forward.	Reject
S439.021	Karen Lippiatt	NHR40	Support	Review AEP and extent to see if a higher AEP (eg 1 in 500 years) is preferable.	Reject
S439.042	Karen Lippiatt	NHR38	Amend	That the five year restriction on building within the Coastal Hazard - Severe and Coastal Hazard - Alert Overlays be removed.	Reject
S440.015	Te Tumu Paeroa - The office of the Māori Trustee	NHR38	Support in part	The Māori Trustee considers a footnote should accompany NH R38(2)(b) to provide exceptions for circumstances outside landowners control that may delay the reconstruction or replacement of a building within the 2 year timeframe. However, if reconstruction or replacement works are not completed within a 5 year timeframe the status of this activity should no longer be permitted. This aligns with the coastal alert overlay.	Reject
S446.010	Margaret Montgomery	NHP1	Support	Retain approach of identifying hazard areas in overlays.	Accept
FS149.0172	Buller District Council		Oppose in part	Disallow in part	Reject
S446.038	Margaret Montgomery	Coastal Setback Overlay	Oppose in part	Amend overlay to reflect the outcome of a natural hazard risk assessment undertaken by the Council. Provide more detailed matters of discretion with set distances for location and more narrowing of scope as relates to location and modification/retention of vegetation.	Reject
S447.013	Vance & Carol Boyd	Natural Hazards	Oppose	Remove severe coastal hazard overlay from Hannah's Clearing village.	Reject



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S447.014	Vance & Carol Boyd	NHR43	Oppose	Delete Rule NHR 43 and apply NHR 45 to Coastal Severe Hazard Areas.	Reject
S447.015	Vance & Carol Boyd	NHR44	Oppose	Delete Rule NHR 44 and apply NHR 45 to Coastal Severe Hazard Areas.	Reject
S447.018	Vance & Carol Boyd	NHR1	Amend	<p>Amend NH - R1 as follows:                      Reconstruction and Replacement of Lawfully Established Buildings in all Natural Hazard Overlays                      Activity Status Permitted                      Where:</p> <ol style="list-style-type: none"> <li>1. <del>This is the reconstruction/replacement of a building lawfully established at the time of notification of the Plan;</del></li> <li>2. <b>This is the reconstruction, replacement, or reasonable extension of an existing structure which has either obtained resource consent, or been lawfully established at the time the Plan becomes operative; and</b></li> <li>3. The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God;</li> <li>4. The destroyed/damaged building is reconstructed or replaced within 5 2 years in the Westport Hazard, Coastal Severe and Flood Severe Overlays;</li> <li>5. The destroyed/damaged building is reconstructed or replaced within 5 years in all other natural hazard overlays; and</li> <li>6. <del>The reconstructed/replaced building is similar in character, intensity and scale to the building that it replaces.</del></li> </ol>	Accept in part
S447.019	Vance & Carol Boyd	NHR38	Amend	<p>Amend the rule as follows:                      Where:</p> <ol style="list-style-type: none"> <li>1. For repairs and maintenance there is no increase in the area of the building;</li> <li>2. <b>For the rebuild or reasonable extension of an existing structure which has either obtained resource consent or been lawfully established at the time the Plan becomes operative;</b></li> <li>3. For reconstruction of a building lawfully established at the time of notification of the Plan where:                             <ol style="list-style-type: none"> <li>1. The building has been destroyed or substantially damaged due to fire,natural disaster or Act of God;</li> <li>2. The destroyed/damaged building is reconstructed within 5 years in the Coastal Alert overlay and 2 years in the Coastal Severe overlay;</li> <li>3. The reconstructed building is similar in character, intensity and scale to the building it replaces.</li> </ol> </li> </ol>	Reject
S447.020	Vance & Carol Boyd	NHR43	Amend	Amend to be a Restricted Discretionary Activity	Accept
S447.021	Vance & Carol Boyd	NHR43	Amend	Alternative Relief - amend as follows:	Reject in part

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				<b>Activity Status</b> <b>Restricted Discretionary</b> <b>Where:</b> <b>1. These are located within a single title subdivided for lifestyle or residential purposes at the time the Plan becomes operative.</b>	
S447.022	Vance & Carol Boyd	NHR44	Amend	Amend to Restricted Discretionary Activity	Reject
S447.023	Vance & Carol Boyd	NHR44	Amend	Alternative Relief: Amend as follows: <b>Activity Status</b> <b>Restricted Discretionary</b> <b>Where:</b> <b>1. These are located within a single title subdivided for lifestyle or residential purposes at the time the Plan gains legal effect.</b>	Reject
S447.024	Vance & Carol Boyd	Coastal Hazards Variation Maps	Oppose in part	That the above-mentioned points be taken into account in coming to any decision. Such points have been made in previous submissions and remain valid.	Accept
S450.070	Waka Kotahi NZ Transport Agency	NHR39	Support in part	Provide clarity on the rule	Accept
S467.016	Jane Whyte & Jeff Page	Natural Hazards	Oppose	Remove natural hazard overlays over Punakaiki and include specific provisions appropriate for Punakaiki in the Scenic Visitor Zone rules.	Reject
S467.017	Jane Whyte & Jeff Page	Natural Hazards	Oppose	Specific provision should be made for the continued management and development of hazard mitigation structures for Punakaiki Village, recognising the existing investment in, and the character of, the present coastal defence wall.	Accept in part
S467.018	Jane Whyte & Jeff Page	Natural Hazards	Support in part	Support the removal of coastal hazard severe overlay from any part of 11 Owen Street that it overlays	Accept
S467.019	Jane Whyte & Jeff Page	Natural Hazards	Support in part	Retain coastal hazard alert provisions and apply to all of 11 Owen St	Accept
S467.026	Jane Whyte & Jeff Page	NHR38	Oppose	In relation to Punakaiki Village, delete this rule.	Reject
S467.027	Jane Whyte & Jeff Page	NHR40	Oppose	In relation to Punakaiki Village, delete this rule.	Reject
S467.028	Jane Whyte & Jeff Page	NHR41	Oppose	In relation to Punakaiki Village, delete this rule.	Reject
S467.029	Jane Whyte & Jeff Page	NHR43	Oppose	In relation to Punakaiki Village, delete this rule.	Reject
S467.030	Jane Whyte & Jeff Page	Natural Hazards	Oppose	Remove natural hazard overlays from Punakaiki village	Reject

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S467.043	Jane Whyte & Jeff Page	Coastal Hazards Variation Maps	Amend	The approach to natural hazards as it applies to Punakaiki Village needs to allow for the reasonable use of land and buildings.	Reject
S467.044	Jane Whyte & Jeff Page	Coastal Hazards Variation Maps	Support in part	That the Coastal Hazard -Severe Overlay to be removed from 11 Owen Street, Punakaiki, with any part of that property deemed susceptible to Natural Hazards to be subject to the Coastal Hazard - Alert Overlay.	Accept
S467.045	Jane Whyte & Jeff Page	Natural Hazards	Amend	That when and where Variation 2 has in fact altered the Natural Hazard Overlays applying to a property, those persons affected also be able to comment on the relevant provisions of the Natural Hazards Chapter. Ideally (and it is understood to be the case - and supported), submissions on both Variation 2 and the Natural Hazards Provisions should be heard together.	Accept
FS1.00443	Grey District Council		Support	Allow	Accept
S467.046	Jane Whyte & Jeff Page	Natural Hazards Policies	Amend	That when and where Variation 2 has altered the Coastal Natural Hazard Overlay applying to a given property, persons so affected be able to comment on Policies NH-P1 to NH-P3 plus any new policies of relevance, in addition to the change in mapping itself.	Accept
S467.047	Jane Whyte & Jeff Page	NHP1	Amend	Ensure that the policies recognise that the appropriate management response in the policies applying in the Coastal Hazard Alert areas is mitigation, not avoidance.	Accept
S467.048	Jane Whyte & Jeff Page	NHP3	Amend	Ensure that the policies recognise that the appropriate management response in the policies applying in the Coastal Hazard Alert areas is mitigation, not avoidance.	Accept
S467.049	Jane Whyte & Jeff Page	NHP5	Amend	Ensure that the policies recognise that the appropriate management response in the policies applying in the Coastal Hazard Alert areas is mitigation, not avoidance.	Accept
S467.050	Jane Whyte & Jeff Page	Natural Hazards Policies	Amend	Create a new policy for natural hazards alert overlay. Ensure that the policy recognises that the appropriate management response in the policies applying in the Coastal Hazard Alert areas is mitigation, not avoidance.	Accept
FS244.002	Scenic Hotel Group Limited		Support	Allow	Accept
S467.051	Jane Whyte & Jeff Page		Amend	That the Activity Status relating to natural hazard Rules be Restricted Discretionary at the greatest, with Discretion restricted to hazard mitigation and its extent.	Reject
FS244.003	Scenic Hotel Group Limited		Support	Allow	Reject
S469.003	Lyn McIntosh	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn.	Reject
S469.004	Lyn McIntosh	Coastal Hazards Variation Maps	Amend	That the Coastal hazard - Alert Overlay be entirely removed from the farm property at Totora Lagoon	Reject

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S473.018	Katherine Gilbert	Natural Hazards Rules	Amend	The Plan needs to incentivize where subdivisions should be so that adaptive and progressive moving of residential areas is away from Coastal Hazard zones.	Reject
S478.026	Frank and Jo Dooley	Natural Hazards	Amend	Amend to remove the coastal severe overlay from 211 Utopia Road	Accept in part
FS235.052	Frank O'Toole		Support	Allow	Accept in part
S483.016	Scenic Hotel Group	Natural Hazards	Oppose	Oppose Coastal Hazard Overlays (Alert and Severe) over the following properties: <ul style="list-style-type: none"> <li>• Punakaiki Beachfront Motels, Mabel Street, Punakaiki</li> <li>• Punakaiki Rocks, Hotel and Bar, Owen St, Punakaiki</li> <li>• Sec 21 Mabel Street, Punakaiki</li> <li>• Sec 23 Mabel Street, Punakaiki</li> <li>• Sec 24 Mabel Street, Punakaiki</li> <li>• Sec 25 Mabel Street, Punakaiki</li> </ul>	Accept in part
S483.020	Scenic Hotel Group	NHO2	Amend	Amend Objective NH-O2 as follows: NH - O2 To <b>enable anticipated development in accordance with underlying zoning provided</b> reduce the risk to life, property and the environment from natural hazards <b>is managed appropriately</b> , thereby promoting the well-being of the community and environment.	Reject
S483.021	Scenic Hotel Group	NHO6	Amend	Amend Objective NH-O6 as follows: NH - O6 Measures taken to mitigate natural hazards do not create or exacerbate <b>significant</b> adverse effects on other people, property, infrastructure and the environment.	Reject
FS222.0377	Westpower Limited		Oppose	Disallow	Accept
S483.022	Scenic Hotel Group	NHP3	Amend	Amend Policy NH-P3 as follows: NH - P3 When managing natural hazards: <ol style="list-style-type: none"> <li>Promote the use of natural features and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and</li> <li>Avoid increasing <b>Appropriately managing</b> risk to people, property and the environment; while</li> <li>Recognising that in some circumstances hard engineering solutions may be the only practical means of <b>enabling anticipated development in accordance with underlying zoning, as well as</b> protecting existing communities and critical infrastructure.</li> </ol>	Reject
S483.023	Scenic Hotel Group	NHP5	Amend	Amend Policy NH-P5 as follows: NH - P5 When assessing areas suitable for managed retreat, the following matters will be considered: <ol style="list-style-type: none"> <li>That the natural hazard risk of the area is less than the existing location, and</li> </ol>	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>b. <b>The alternative area has sufficient capacity to accommodate the equivalent level of development</b>, and</p> <p>c. The potential future need to protect the community and associated infrastructure by hazard mitigation works.</p>	
S483.024	Scenic Hotel Group	NHP10	Amend	<p>Amend Policy NH-P10 as follows: NH - P10 <del>Avoid</del> <b>Limit</b> development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that:</p> <p>a. The activity has an operational and functional need to locate within the hazard area <b>including a lack of suitable alternative zoned land in the area</b>; and</p> <p>b. That the activity incorporates mitigation of risk to life, property and the environment, and there is significant public or environmental benefit in doing so.</p>	Reject
S483.025	Scenic Hotel Group	NHP11	Amend	<p>Amend Policy NH-P11 as follows: NH - P11 Allow development in the Land Instability, Alert, Coastal Alert and Flood Susceptibility overlays where:</p> <p>a. Mitigation measures <del>avoid</del> <b>appropriately manage</b> risk to life and <del>minimise</del>-risk to property and the environment; and</p> <p>b. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.</p>	Accept in part
S483.026	Scenic Hotel Group	NHP12	Amend	<p>Amend Policy NH-P12 as follows: NH - P12 When assessing the effects of activities in natural hazard overlays consider:</p> <p>a. The <b>significance of any adverse</b> effects of natural hazards on people, property and the environment <b>and whether these effects can be appropriately managed</b>;</p> <p>b. Technological and engineering mitigation measures and other non-engineered options;</p> <p>c. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;</p> <p>d. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;</p> <p>e. The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</p> <p>f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.;</p> <p>g. The <b>intent of the underlying zone and the</b> functional or operational need to locate in these areas <b>in relation to the availability of suitable alternative zoned land</b>; and</p> <p>h. Any significant adverse effects on the environment of any proposed mitigation measures.</p>	Accept in part
FS222.0378	Westpower Limited		Oppose	Disallow	Accept in part
S483.027	Scenic Hotel Group	Natural Hazards Policies	Amend	<b>PXX Allow development in the Coastal Alert and Coastal Severe overlays within the Punakaiki Scenic Visitor Zone to recognise its unique demands for both tourism related</b>	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>activities such as visitor accommodation as well as significant geographical constraints, provided:</p> <p>a. Mitigation measures appropriately manage risk to life and minimise risk to property and the environment; and</p> <p>b. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.</p>	
S483.028	Scenic Hotel Group	Coastal Hazards Variation Maps	Amend	<p>Amend Overlay map as follows:</p> <p>Remove the Coastal Hazard Setback overlay from the Scenic Visitor zoned land in Punakaiki (shown in red outline).</p>	Reject
S483.029	Scenic Hotel Group	NHR45	Amend	<p>Amend Rule NH-R45 as follows:</p> <p>NH-R45 New Buildings <b>that increase the footprint</b> for Sensitive Activities in the Coastal Setback Overlay</p> <p>Activity Status Restricted Discretionary</p> <p>Where:</p> <p>1. This is accompanied by a natural hazard risk assessment prepared by a suitably qualified and experienced person.</p> <p>Discretion is restricted to:</p> <p>a. ...</p>	Reject
S483.030	Scenic Hotel Group	NHR38	Amend	<p>Amend Rule NH-R38 as follows:</p> <p>Rule</p> <p>NH-R38 Repairs and maintenance to, <b>or reconstruction that does not increase the net footprint of sensitive activities of</b>, existing Buildings in the Coastal Severe and Coastal Alert Overlays</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>1. For repairs and maintenance there is no increase in the area of the building;</p> <p>2. For reconstruction of a building lawfully established at the time of notification of the Plan where:</p> <p>a. <del>The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God;</del></p> <p>b. <del>The destroyed/damaged building is reconstructed within 5 years in the Coastal Alert overlay and 2 years in the Coastal Severe overlay;</del></p> <p>e. The reconstructed building is similar in character, intensity and scale to the building it replaces.</p>	Reject
FS222.0379	Westpower Limited		Oppose	Disallow	Accept
S483.031	Scenic Hotel Group	NHR39	Support	Retain Rule NH-R39 with its currently proposed wording as follows:	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				NH-R39 - New Unoccupied buildings and structure in the coastal severe and coastal alert overlays Activity status: Permitted	
S483.032	Scenic Hotel Group	NHR41	Amend	Amend Rule NH-R41 as follows: NH-R41 - Additions and alterations of existing buildings used for sensitive activities Activity Status Permitted Where: 1. There is no increase in net floor area used for a sensitive activity <b>habitable area such as bedroom, or living room.</b> <b>Note: This rule does not apply to nonhabitable spaces such as decks, hallways, bathrooms and kitchens.</b>	Reject
S483.033	Scenic Hotel Group	NHR43	Amend	Amend Rule NH-R43 as follows: NH-R43 - Coastal Alert Overlay - New buildings for sensitive activities and alterations of existing buildings that increase the net floor area for sensitive activities. Activity Status <b>Restricted</b> Discretionary Where: 1 These are located in the Coastal Alert Overlay <b>Discretion is restricted to:</b> <b>a. The level of risk as assessed by a suitably qualified and experienced person;</b> <b>b. The location and design of proposed sites, building, structures, vehicle access in relation to natural hazard risk</b> <b>c. The modification or retention of vegetation or other natural features to mitigate natural hazard risk;</b> <b>d. The impact of underlying geology and topography of the site on hazard risk;</b> <b>e. The potential of the proposal to exacerbate natural hazard risk, including transferring risk to another site;</b> <b>f. Any adverse effects on the environment of any proposed natural hazard mitigation structures.</b>	Accept in part
S483.034	Scenic Hotel Group	NHR44	Amend	Amend Rule NH-R44 as follows: NH-R44 - Coastal Severe Overlay - New buildings for sensitive activities and alterations of existing buildings that increase the net floor area for sensitive activities. Activity Status <del>Non-complying</del> <b>Discretionary</b> Where: These are located in the Coastal Severe Overlay	Reject
S483.035	Scenic Hotel Group	Natural Hazards Rules	Amend	<b>NH-RXX - Coastal Setback, Coastal Alert, and Coastal Severe Overlay in Punakaiki - Building Height and Recession Planes</b>	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<b>Activity Status Permitted</b> <b>Where:</b> Any new buildings required to achieve a building height and/or recession plane in accordance with underlying zone rules shall be exempt from those rules for the purpose of meeting the minimum floor level specified on a minimum floor level certificate (or equivalent) provided a maximum height of 10m is not exceeded. <b>Advice note: Building height and recession planes shall be measured from existing ground level or where subject to a coastal hazard overlay, shall be measured from the level specified on a minimum floor level certificate (or equivalent), whichever is higher.</b>	
S488.002	West Coast Regional Council	NHR38	Oppose	Amend permitted Rule NH - R38 to provide for maintenance and repair of existing weather event monitoring structures and WCRC Rating District protection structures.	Accept in part
FS149.0156	Buller District Council		Support in part	Allow in part	Accept in part
S488.015	West Coast Regional Council	Natural Hazards	Oppose	Maps are refined for the coastal setback overlay to the property level.	Reject
FS109.022	Snodgrass Road Submitters		Support in part	Allow in part	Reject
S488.021	West Coast Regional Council	Natural Hazards	Oppose	Maps relating to Natural Hazard overlays are refined to the property level for natural hazard overlays.	Reject
FS90.4	Arnold Valley & Ahaura Watershed Property Owners Joint Submission		Support	Allow	Reject
FS109.028	Snodgrass Road Submitters		Oppose	Disallow in part	Reject in part
FS117.2	Vance & Carol Boyd		Support	Allow	Reject
FS117.8	Vance & Carol Boyd		Support	Allow	Reject
FS235.0117	Frank O'Toole		Support	Allow	Reject
S488.025	West Coast Regional Council	NHR38	Amend	This Rule should be amended to also provide for construction, maintenance and repair of existing and future hydrology monitoring structures and Rating District protection structures.	Accept in part
S492.004	Michael Snowden	Natural Hazards	Oppose	Amend the severe and coastal hazard alert zones at Okuru to address the matters raised in the submission.	Reject
FS128.6	Anthony Christopher Eden		Support in part	Allow	Reject



## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S492.008	Michael Snowden	Natural Hazards	Amend	Adopt a more realistic timeframe for assessment of coastal hazards than 100 years	Reject
S492.013	Michael Snowden	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn - because the mapping itself requires revision, consistent with the NZCPS, the RPS and MFE guidance on coastal hazards mapping.	Reject
S492.014	Michael Snowden	Coastal Hazards Variation Maps	Amend	That consistent with Submission point 492.013, the Coastal Hazard - Severe and Coastal Hazard - Alert be removed from the Submitter's properties, at Okuru, South Westland being: <ul style="list-style-type: none"> <li>- Lot 5 DP 3034; and</li> <li>- Section 6 SO 11816.</li> </ul> And Should such relief itself not be possible, then at the very least the Coastal Hazard - Alert Overlay be excluded from the south-western area of the Submitter's properties properties.	Reject
S492.015	Michael Snowden	Natural Hazards Rules	Amend	That the Rules in the Natural Hazards Chapter that are of relevance to Variation 2 are given greater clarity with respect to: <ul style="list-style-type: none"> <li>- Legal effect/operative effect of the Rule;</li> <li>- Savings/exemptions when resource consents are granted and/or implemented ahead of the Rule itself becoming Operative;</li> <li>- Existing use rights apply; and</li> </ul> The meaning of "lawfully established (with that to be consistent with such terminology in the RMA).	Reject
S492.016	Michael Snowden	NHR1	Amend	That Rule NH-R1 be expanded to include rebuilds and reasonable extensions of existing structures (as of the date the proposed TTPP Rule gains legal effect or becomes operative) as a Permitted Activity.	Accept in part
S492.017	Michael Snowden	NHR38	Amend	That Rule NH-R38 be expanded to include rebuilds and reasonable extensions of existing structures (as of the date the proposed TTPP Rule gains legal effect or becomes operative) as a Permitted Activity.	Accept in part
S492.018	Michael Snowden	NHR43	Support	That Rule NH-R43 move from a Discretionary Activity to a Restricted Discretionary Activity.	Accept
S492.019	Michael Snowden	NHR44	Amend	That Rule NH-R44 move from a Non-Complying Activity to a Restricted Discretionary Activity. Alternatively, Rule NH-44 exclude single titles already subdivided for lifestyle or residential purposes as of the date that the proposed Rule gains legal effect or becomes operative.	Reject
S495.001	Coastwide Surveys Limited	Coastal Hazards Variation Maps	Oppose	Coastal Hazard Severe overlay be amended to Coastal Hazard Alert overlay for Greyhound Road, Arahura, consistent with the surrounding area.	Accept
S504.006	Bert Hofmans	Natural Hazards	Oppose	Remove Lots 1-3 DP 395733 Block IX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Alert Overlay.	Reject
S504.007	Bert Hofmans	NHR43	Oppose	Amend to Permitted or at least Restricted Discretionary Activity.	Accept

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S505.006	Lindy Millar	Natural Hazards	Oppose	Remove Lots 1-3 DP 395733 Block iX Oparara SD Flagstaff Road Karamea and other properties in a similar position from the Coastal Hazard Alert Overlay.	Reject
S505.007	Lindy Millar	NHR43	Oppose	Amend to Permitted or at least Restricted Discretionary Activity.	Accept
S507.014	Leonie Avery	NHR38	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S507.015	Leonie Avery	NHR39	Support	Retain as notified.	Accept in part
S507.016	Leonie Avery	NHR40	Oppose in part	Delete point 2.	Reject
S507.017	Leonie Avery	NHR41	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S507.018	Leonie Avery	NHR42	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S507.019	Leonie Avery	NHR43	Support	Retain as notified.	Reject
S507.020	Leonie Avery	NHR44	Oppose	Amend status to Discretionary.	Reject
S507.082	Leonie Avery	Natural Hazards	Oppose in part	Amend coastal severe and coastal alert overlay extent to exclude our properties.	Accept in part
FS235.075	Frank O'Toole		Support	Allow	Accept in part
S507.111	Leonie Avery	Natural Hazards	Oppose in part	Oppose any extension of any coastal hazard overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Reject in part
S508.014	Jared Avery	NHR38	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S508.015	Jared Avery	NHR39	Support	Retain as notified.	Accept in part
S508.016	Jared Avery	NHR40	Oppose in part	Delete point 2.	Reject
S508.017	Jared Avery	NHR41	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S508.018	Jared Avery	NHR42	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S508.019	Jared Avery	NHR43	Support	Retain as notified.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S508.020	Jared Avery	NHR44	Oppose	Amend status to Discretionary.	Reject
S508.082	Jared Avery	Coastal Severe and Coastal Alert Overlay	Oppose in part	Amend overlay extent to exclude our properties.	Accept in part
S508.108	Jared Avery	Natural Hazards	Oppose in part	Oppose any extension of the Coastal Hazard Alert Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S508.109	Jared Avery	Natural Hazards	Oppose in part	Oppose any extension of the Coastal Severe Hazard Overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S509.014	Kyle Avery	NHR38	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S509.015	Kyle Avery	NHR39	Support	Retain as notified.	Accept in part
S509.016	Kyle Avery	NHR40	Oppose in part	Delete point 2.	Reject
S509.017	Kyle Avery	NHR41	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S509.018	Kyle Avery	NHR42	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S509.019	Kyle Avery	NHR43	Support	Retain as notified.	Reject
S509.020	Kyle Avery	NHR44	Oppose	Amend status to Discretionary.	Reject
S509.082	Kyle Avery	Natural Hazards	Oppose in part	Amend Coastal Severe overlay extent to exclude our properties.	Accept in part
FS235.065	Frank O'Toole		Support	Allow	Accept in part
S509.108	Kyle Avery	Natural Hazards	Oppose in part	Oppose any extension to the Coastal Alert Hazard overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S509.109	Kyle Avery	Natural Hazards	Oppose in part	Oppose any extension of the coastal setback overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S509.111	Kyle Avery	Natural Hazards	Oppose in part	Oppose any extension of the coastal severe hazard overlay from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S510.014	Avery Bros	NHR38	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S510.015	Avery Bros	NHR39	Support	Retain as notified.	Accept in part
S510.016	Avery Bros	NHR40	Oppose in part	Delete point 2.	Reject
S510.017	Avery Bros	NHR41	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S510.018	Avery Bros	NHR42	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S510.019	Avery Bros	NHR43	Support	Retain as notified.	Reject
S510.020	Avery Bros	NHR44	Oppose	Amend status to Discretionary.	Reject
S510.082	Avery Bros	Coastal Severe and Coastal Alert Overlay	Oppose in part	Amend overlay extent to exclude our properties.	Accept in part
FS235.004	Frank O'Toole		Support	Allow	Accept in part
S510.108	Avery Bros	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S511.014	Bradshaw Farms	NHR38	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S511.015	Bradshaw Farms	NHR39	Support	Retain as notified.	Accept in part
S511.016	Bradshaw Farms	NHR40	Oppose in part	Delete point 2.	Reject
S511.017	Bradshaw Farms	NHR41	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S511.018	Bradshaw Farms	NHR42	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S511.019	Bradshaw Farms	NHR43	Support	Retain as notified.	Reject
S511.020	Bradshaw Farms	NHR44	Oppose	Amend status to Discretionary.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S511.082	Bradshaw Farms	Coastal Severe and Coastal Alert Overlay	Oppose in part	Amend overlay extent to exclude our properties.	Accept in part
S511.108	Bradshaw Farms	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S512.014	Paul Avery	NHR38	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S512.015	Paul Avery	NHR39	Support	Retain as notified.	Accept in part
S512.016	Paul Avery	NHR40	Oppose in part	Delete point 2.	Reject
S512.017	Paul Avery	NHR41	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S512.018	Paul Avery	NHR42	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S512.019	Paul Avery	NHR43	Support	Retain as notified.	Reject
S512.020	Paul Avery	NHR44	Oppose	Amend status to Discretionary.	Reject
S512.082	Paul Avery	Coastal Severe and Coastal Alert Overlay	Oppose in part	Amend overlay extent to exclude our properties.	Accept in part
S512.108	Paul Avery	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S513.014	Brett Avery	NHR38	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S513.015	Brett Avery	NHR39	Support	Retain as notified.	Accept in part
S513.016	Brett Avery	NHR40	Oppose in part	Delete point 2.	Reject
S513.017	Brett Avery	NHR41	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S513.018	Brett Avery	NHR42	Oppose in part	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S513.019	Brett Avery	NHR43	Support	Retain as notified.	Reject
S513.020	Brett Avery	NHR44	Oppose	Amend status to Discretionary.	Reject
S513.082	Brett Avery	Coastal Severe and Coastal Alert Overlay	Oppose in part	Amend overlay extent to exclude our properties.	Accept in part
S513.108	Brett Avery	Overlays	Oppose in part	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Accept in part
S514.005	Hapuka Landing Limited	NHR43	Amend	Amending the activity status of NH-R43, relating to new buildings for sensitive activities or increases to net floor area of buildings for sensitive activities in the Coastal Hazard Alert overlay, from discretionary to restricted discretionary, with matters of discretion restricted to management of inundation effects.	Accept in part
FS118.4	Bert Hofmans		Support	Allow	Accept in part
S514.006	Hapuka Landing Limited	NHR44	Amend	Amending the activity status of NH-R44, relating to new buildings for sensitive activities or increases to net floor area of buildings for sensitive activities in the Coastal Hazard Severe overlay, from non-complying to restricted discretionary, with matters of discretion restricted to management of inundation and erosion effects.	Reject
S516.010	Steve Croasdale	NHR38	Amend	Amend to read: Where: 1. ... 2. For reconstruction of a building lawfully established at the time of notification of the Plan where: a. The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God; b. The destroyed/damaged building is reconstructed within <del>5-year</del> <b>a ten-year period</b> in the Coastal Alert overlay and <del>2-year</del> <b>a ten-year period</b> in the Coastal Severe overlay; c. ...	Reject
S516.011	Steve Croasdale	NHR39	Support	Retain	Accept in part
S516.012	Steve Croasdale	NHR40	Amend	Delete point 2.	Reject
S516.013	Steve Croasdale	NHR41	Amend	Amend activity status where compliance is not achieved for Coastal Hazard Alert overlay from Discretionary to Controlled or to Restricted Discretionary.	Accept in part
S516.014	Steve Croasdale	NHR41	Amend	The matters to which discretion is restricted should be amended to similarly reflect NH - R11: <b>a. Whether there is a functional or operational need for the facility to be located in a Coastal Severe and Coastal Alert Overlays area;</b>	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>b. The effects of natural hazards on people and property;</p> <p>c. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;</p> <p>d. Any freeboard requirements to be included;</p> <p>e. The management of vegetation or other natural features to mitigate natural hazard risk;</p> <p>f. The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</p> <p>g. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.;</p> <p>h. How the activity incorporates mitigation of risk to life, property and the environment; and</p> <p>i Any adverse effects on the environment of any proposed natural hazard mitigation measures.</p>	
S516.015	Steve Croasdale	NHR43	Support	Retain	Reject
S535.005	Neil Mouat	NHR38	Oppose in part	Amend rule so that there is ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays and if compliance is not achieved, this should be a Discretionary Activity.	Reject
FS119.4	Ruth Henschel		Support	Allow	Reject
S535.006	Neil Mouat	NHR41	Oppose in part	Amend status when compliance is not achieved to Discretionary.	Reject
S535.007	Neil Mouat	NHR42	Oppose in part	Amend status when compliance is not achieved to Discretionary.	Reject
S535.008	Neil Mouat	NHR44	Oppose	Amend status to Discretionary.	Reject
S535.080	Neil Mouat	Coastal Severe and Coastal Alert Overlay	Oppose in part	Amend overlay extent.	Accept
S538.151	Buller District Council	NHR38	Support in part	Further consideration of the overlays needed, illustrating that the extent of the overlays are justified and supported by evidence.	Accept
FS109.012	Snodgrass Road Submitters		Support in part	Allow in part	Accept in part
S538.152	Buller District Council	NHR39	Support	Retain as notified.	Accept in part
S538.153	Buller District Council	NHR40	Support in part	Amend rule to include 1% ARI plus 1m sea level rise.	Accept in part
S538.154	Buller District Council	NHR41	Support in part	Rewrite of the rule to clarify permitted intent.	Accept

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS109.018	Snodgrass Road Submitters		Support in part	Allow in part	Accept in part
FS222.051	Westpower Limited		Oppose	Disallow	Reject
FS222.054	Westpower Limited		Oppose	Disallow	Reject
S538.155	Buller District Council	NHR42	Support in part	Once overlays defined, rule may be considered appropriate as drafted. Would like to see supporting evidence justifying the extent of the overlays.	Accept in part
FS109.019	Snodgrass Road Submitters		Support in part	Allow in part	Accept in part
S538.156	Buller District Council	NHR43	Support in part	Once overlays defined, rule may be considered appropriate as drafted. Would like to see supporting evidence justifying the extent of the overlays.	Accept in part
FS109.020	Snodgrass Road Submitters		Support in part	Allow in part	Accept in part
FS118.5	Bert Hofmans		Support	Allow	Accept in part
S538.157	Buller District Council	NHR44	Support in part	Once overlays defined, rule may be considered appropriate as drafted. Would like to see supporting evidence justifying the extent of the overlays.	Accept in part
FS109.021	Snodgrass Road Submitters		Support in part	Allow in part	Accept in part
S538.158	Buller District Council	NHR45	Support in part	Insert rule above R45 for a permitted activity criteria to address: unoccupied buildings (i.e. to allow for sheds) for repairs and maintenance to existing building Seek clarity around how extensions to floor areas are addressed.	Accept in part
FS222.052	Westpower Limited		Oppose	Disallow	Reject
FS222.055	Westpower Limited		Oppose	Disallow	Reject
S538.159	Buller District Council	NHR46	Support	No changes sought.	Reject
S543.041	Martin & Co Westport Ltd and Lumberland Building Market Westport	Coastal Severe and Coastal Alert Overlay	Oppose	Amend the rules to be more enabling for coastal hazard severe	Reject
S543.042	Martin & Co Westport Ltd and Lumberland Building Market Westport	Coastal Severe and Coastal Alert Overlay	Oppose	Amend the rules to be more enabling for Coastal Hazard Alert	Accept in part



## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.160	Westpower Limited	NHR38	Amend	Amend heading of NH-R38: Reconstruction, Repairs and ... to existing <b>Occupied</b> Buildings in the Coastal....	Reject
S547.161	Westpower Limited	NHR39	Amend	Where submission to NH-R38 is not adopted provide for activities related to existing unoccupied buildings and structures as permitted activities.	Accept in part
S547.162	Westpower Limited	NHR40	Amend	(a) Amend the heading of NH-R40: Additions ... for <b>Occupied</b> Commercial ... (2) Define "major dam" as previously submitted. (2) Add a note to the rule, "(note: <b>in reference to major dams it is the dam itself and not other buildings and structures related to, or associated with, the dam that is being referred to in this rule.</b> )"	Reject
S547.164	Westpower Limited	NHR42	Amend	(1) Define "major dam" as previously submitted. (2) Add a note to the rule, "(note: <b>in reference to major dams it is the dam itself and not other buildings and structures related to, or associated with, the dam that is being referred to in this rule.</b> )" (3) <b>Add a new discretion matter h.,</b> " <b>h. Whether there is a locational, technical, functional or operational constraint or requirement for the facility needing to locate in the coastal severe or coastal alert overlay.</b> " (4) <b>Add a new discretion matter i.,</b> " <b>i. The benefits to the community of the activity occurring.</b> "	Reject
S549.002	Mandy Deans	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn.	Reject
S549.003	Mandy Deans	Coastal Hazards Variation Maps	Oppose	That the classification of Neils Beach as Coastal Hazard Severe be changed to enable us as ratepayers to have control over our freehold properties and to be free from penalties imposed on us.	Reject
S549.004	Mandy Deans	Natural Hazards	Oppose	We have been asking WCRC for a number of years for a Resource Consent to be set up for changing the Arawhata River mouth, should it be necessary. We ask now that you continue to explore the implementation of one Resource Consent for the whole of the West Coast, for doing works to reduce erosion. We see this as a logical and timely application that would assist all coastal communities.	Reject
S554.002	Lee Cummings	Natural Hazards	Support	Retain the coastal hazard severe overlay boundaries at Rapahoe as notified	Reject
S558.042	Chris & Jan Coll	NHR38	Amend	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.	Reject
S558.044	Chris & Jan Coll	NHR39	Support	Retain	Accept in part
S558.045	Chris & Jan Coll	NHR40	Amend	Amend to be more enabling.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S558.046	Chris & Jan Coll	NHR41	Amend	Amend to be more enabling.	Accept
S558.047	Chris & Jan Coll	NHR42	Amend	Amend to be more enabling.	Reject
S558.048	Chris & Jan Coll	NHR43	Amend	Amend to be more enabling.	Accept
S558.049	Chris & Jan Coll	NHR44	Amend	Amend to be more enabling.	Reject
S558.050	Chris & Jan Coll	NHR45	Support	Retain	Accept in part
S558.051	Chris & Jan Coll	NHR46	Oppose	Delete	Accept
S558.052	Chris & Jan Coll	NHR46	Amend	Amend to be more enabling.	Reject
S558.062	Chris & Jan Coll	Coastal Severe and Coastal Alert Overlay	Support	Retain extent of overlay as notified.	Reject
S558.063	Chris & Jan Coll	Coastal Severe and Coastal Alert Overlay	Amend	Amend associated objectives, policies and rules to be more enabling.	Accept in part
FS235.016	Frank O'Toole		Support	Not stated	Accept in part
S563.016	Geoff Volckman	NHR38	Oppose in part	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S563.017	Geoff Volckman	NHR39	Support	Retain	Accept in part
S563.018	Geoff Volckman	NHR40	Oppose in part	Delete point 2.	Reject
S563.019	Geoff Volckman	NHR43	Support	Retain	Accept in part
S564.019	Catherine Smart-Simpson	NHR38	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit	Reject
S564.020	Catherine Smart-Simpson	NHR38	Amend	Amend activity status for when compliance is not achieved, to Discretionary Activity.	Reject
S564.021	Catherine Smart-Simpson	NHR39	Support	Retain	Accept in part
S564.022	Catherine Smart-Simpson	NHR43	Support	Retain	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S564.023	Catherine Smart-Simpson	NHR40	Oppose	Delete point 2.	Reject
S566.042	Chris J Coll Surveying Limited	NHR38	Amend	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.	Reject
S566.044	Chris J Coll Surveying Limited	NHR39	Support	Retain	Accept in part
S566.045	Chris J Coll Surveying Limited	NHR40	Amend	Amend to be more enabling.	Reject
S566.046	Chris J Coll Surveying Limited	NHR41	Amend	Amend to be more enabling.	Accept
S566.047	Chris J Coll Surveying Limited	NHR42	Amend	Amend to be more enabling.	Reject
S566.048	Chris J Coll Surveying Limited	NHR43	Amend	Amend to be more enabling.	Accept
S566.049	Chris J Coll Surveying Limited	NHR44	Amend	Amend to be more enabling.	Reject
S566.050	Chris J Coll Surveying Limited	NHR45	Support	Retain	Accept in part
S566.051	Chris J Coll Surveying Limited	NHR46	Oppose	Delete	Reject
S566.052	Chris J Coll Surveying Limited	NHR46	Amend	Amend to be more enabling.	Reject
S566.062	Chris J Coll Surveying Limited	Coastal Severe and Coastal Alert Overlay	Support	Retain extent of overlay as notified.	Reject
S566.063	Chris J Coll Surveying Limited	Coastal Severe and Coastal Alert Overlay	Amend	Amend associated objectives, policies and rules to be more enabling.	Accept in part
FS235.028	Frank O'Toole		Support	Not stated	Accept in part
S567.129	William McLaughlin	NHR38	Amend	Amend rule so that there is no specified limit within which lawfully established buildings can be reconstructed/replaced in all overlays.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S567.130	William McLaughlin	NHR39	Support	Retain	Accept in part
S567.131	William McLaughlin	NHR40	Amend	Amend to be more enabling.	Reject
S567.132	William McLaughlin	NHR41	Amend	Amend to be more enabling.	Accept
S567.133	William McLaughlin	NHR42	Amend	Amend to be more enabling.	Reject
S567.134	William McLaughlin	NHR43	Amend	Amend to be more enabling.	Accept
S567.135	William McLaughlin	NHR44	Amend	Amend to be more enabling.	Reject
S567.136	William McLaughlin	NHR45	Support	Retain	Accept in part
S567.137	William McLaughlin	NHR46	Oppose	Delete	Reject
S567.138	William McLaughlin	NHR46	Amend	Amend to be more enabling.	Reject
S567.147	William McLaughlin	Coastal Severe and Coastal Alert Overlay	Support	Retain extent of overlay as notified.	Reject
S567.148	William McLaughlin	Coastal Severe and Coastal Alert Overlay	Amend	Amend associated objectives, policies and rules to be more enabling.	Accept in part
S568.010	Cape Foulwind Staple 2 Ltd	Natural Hazards	Amend	The zoning of Coastal Alert hazard lines, for the Larsen Street and The Cliffs developments at Cape Foulwind reflect the detailed site specific reports for their land.	Reject
S570.002	Dean Van Mierlo	Coastal Hazards Variation Maps	Amend	Amend the maps to remove the "coastal setback" from the mapping of Lot 2 DP 307444, Blk V Brighton SD.	Accept
S570.003	Dean Van Mierlo	Coastal Hazards Variation Maps	Amend	Alternative relief, credible modelling should be provided that demonstrates the coastal setback area mapped on Lot 2 DP 307444, Blk V Brighton SD, is at real risk of coastal processes.	Accept
S577.018	Koiterangi Lime Co LTD	NHR38	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays	Reject
S577.019	Koiterangi Lime Co LTD	NHR38	Oppose	Delete time limit	Reject
S577.020	Koiterangi Lime Co LTD	NHR38	Amend	Amend to state: if compliance is not achieved, this should be a Discretionary Activity.	Reject
S577.021	Koiterangi Lime Co LTD	NHR39	Support	Retain	Accept in part
S577.022	Koiterangi Lime Co LTD	NHR40	Amend	Delete point 2.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S577.023	Koiterangi Lime Co LTD	NHR43	Support	Retain	Reject
S578.001	Anthony Eden	Natural Hazards	Amend	The effects of climate change on the Okuru lagoon are reassessed taking into account both the GNS and NIWA reports, and a practical reassessment of what has actually been happening there over the past 22 years since the Okuru flood wall was constructed.	Reject
S578.002	Anthony Eden	Natural Hazards	Amend	The effects of climate change on the Okuru lagoon are reassessed taking into account both the GNS and NIWA reports, and a practical reassessment of what has actually been happening there over the past 22 years since the Okuru flood wall was constructed.	Reject
S595.014	Frank O'Toole	Natural Hazards	Amend	Amend to remove the coastal severe overlay from 211 Utopia Road	Accept in part
S595.032	Frank O'Toole	Coastal Hazards Variation Maps	Support in part	That as a minimum, the Change made by Variation 2 to the Coastal Hazard-Severe Overlay along the Orowaiti Lagoon Frontage relative to properties on Utopia Road be accepted.	Accept
S595.033	Frank O'Toole	Coastal Hazards Variation Maps	Amend	That the position and extent of the Coastal Hazard Severe Overlay more accurately reflect the top of the bank location on 211 Utopia Road and surrounding properties.	Reject
S602.048	Department of Conservation	NHR38	Oppose	Amend: Where For repairs and maintenance there is no increase in the area of the building; <del>For reconstruction of a building lawfully established at the time of notification of the Plan where:</del> <del>The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God;</del> <del>The destroyed/damaged building is reconstructed within 5 years in the Coastal Alert overlay and 2 years in the Coastal Severe overlay;</del> <del>The reconstructed building is similar in character, intensity and scale to the building it replaces.</del> Activity status where compliance not achieved: NA	Reject
S605.006	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	Permitted Activities	Amend	New rule as follows: Permitted activity NH - RX <b>New Relocatable Buildings</b> <b>Activity Status Permitted</b> <b>Where:</b> <b>1. Buildings are designed to be relocatable or re-levelled in the event of sea level rise or inundation.</b> <b>Advice note: Compliance with Rule NH - RX will be demonstrated through a statement from the building designer or architect confirming that the building has been designed to be relocatable or re-levelled.</b>	Reject
S605.009	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHR38	Support	Retain as notified.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S605.010	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHR40	Amend	Amend NH- R40 as follows: Activity Status Permitted Where: 1. <del>There is no increase to the net floor area used for any sensitive activity; and Any addition or alteration has been designed to be relocatable or able to be relevelled; or</del> 2. Where any increase in net floor area meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) event.	Reject
S605.011	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHR41	Oppose	Delete NH - R41	Accept in part
S605.012	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	NHR44	Amend	Amend the activity status of NH - R 44 as follows: NH - R44 Coastal Severe Overlay: New Buildings for Sensitive Activities and Additions and Alterations of Buildings that increase the net floor area for Sensitive Activities Activity Status <del>Non-complying</del> <b>Discretionary</b> Where: 1. <b>New Buildings are not designed to be relocatable or re-levelled; or</b> 2. <b>New Buildings are not designed to meet a finished floor level of 300mm above a 1% annual exceedance probability (AEP) event.</b> <del>These are located in the Coastal Severe Overlay</del>	Reject
S605.040	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	Coastal Hazards Variation Maps	Oppose in part	That any area where the Coastal Hazard - Severe Overlay has been extended over residential property in Punakaiki or the Punakaiki Beach Camp as a result of Variation 2 be removed (with the situation returned to what it was prior to Variation 2).	Reject
S605.041	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	Coastal Hazards Variation Maps	Support in part	That any area where the Coastal Hazard - Severe Overlay has been reduced over residential property in Punakaiki or the Punakaiki Beach Camp as a result of Variation 2, then such a reduction of coverage should proceed.	Reject
S605.042	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	Coastal Hazards Variation Maps	Amend	That the Coastal Hazard - Severe Overlay be removed from the property at 4 Owen Street	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S605.043	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	Coastal Hazards Variation Maps	Support in part	That any area where the Coastal Hazard - Alert Overlay has been reduced over residential property in Punakaiki or the Punakaiki Beach Camp as a result of Variation 2, then such a reduction of coverage should proceed.	Accept
S605.044	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	Coastal Hazards Variation Maps	Oppose in part	That any area where the Coastal Hazard - Alert Overlay has been extended over residential property in Punakaiki or the Punakaiki Beach Camp as a result of Variation 2 be removed (with the situation returned to what it was prior to Variation 2).	Reject
S605.045	Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd	Natural Hazards	Oppose	That submissions on the objectives and policies that relate to the Coastal Natural Hazards are further considered alongside the Rules and Variation 2 at the same hearing.	Accept
S608.593	Grey District Council	NHR39	Support in part	Insert activity status of Restricted Discretionary or Discretionary for activity status where compliance is not achieved.	Reject
S608.594	Grey District Council	NHR40	Support in part	Reword NH - R40 to the following: "1 There is no increase to the net floor area <b>of any building</b> used for any sensitive activity; and 2. Where any increase in net floor area <b>of any building</b> meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) event."	Accept in part
S608.595	Grey District Council	NHR41	Support in part	Reword NH - R41 to the following: "There is no increase in net floor area of any building used for a sensitive activity."	Reject
S608.596	Grey District Council	NHR45	Support in part	Insert new provision NH - R45 for the permitted activity of altering, adding or maintaining to existing buildings within the Coastal Setback Overlay, as well as for new buildings that are not for sensitive activities in the Coastal Setback Overlay.	Accept
S608.852	Grey District Council	Coastal Hazards Variation Maps	Support	That extensive landowner consultation is undertaken when and where there are properties affected by the Overlays - and particularly if restrictions will increase. Where risk is assessed as severe and removal of occupation could be necessary, landowner rights must be at the forefront of Council decisions.	Accept in part
S609.013	Avery Brothers	NHR38	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S609.014	Avery Brothers	NHR39	Support	Retain	Accept in part
S609.015	Avery Brothers	NHR40	Amend	Delete	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				2. Where any increase in net floor area meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) event.	
S609.016	Avery Brothers	NHR41	Amend	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S609.017	Avery Brothers	NHR42	Amend	Amend status when compliance is not achieved to Discretionary for both Coastal Alert and Coastal Severe Overlays.	Reject
S609.018	Avery Brothers	NHR43	Support	Retain	Reject
S609.019	Avery Brothers	NHR44	Amend	Amend status to Discretionary.	Reject
S609.092	Avery Brothers	Coastal Severe and Coastal Alert Overlay	Support	Retain extent notified	Reject
S609.093	Avery Brothers	Coastal Setback Overlay	Amend	Oppose any extension from what has been notified that would include our properties. Amend associated objectives, policies and rules to be more enabling.	Reject in part
S609.095	Avery Brothers	Planning Maps and Overlays	Support	Retain in extent notified	Reject
S612.070	Toka Tū Ake EQC	NHR38	Oppose	Amend to Avoid reconstruction of buildings used for sensitive activities within the Coastal Severe Hazard Overlay,	Accept in part
FS109.013	Snodgrass Road Submitters		Oppose	Disallow	Reject
S612.071	Toka Tū Ake EQC	NHR40	Amend	Add new condition: 3. Industrial buildings in the coastal severe overlay, alert systems and evacuation planning systems shall be in place.	Reject
S612.072	Toka Tū Ake EQC	NHR42	Support	Add: h Alert systems and evacuation planning	S609.092
S612.073	Toka Tū Ake EQC	NHR43	Support	Retain	Reject
S612.074	Toka Tū Ake EQC	NHR44	Support	Retain	Accept
S612.075	Toka Tū Ake EQC	NH - R45	Support	Retain	Accept in part
S612.076	Toka Tū Ake EQC	NHR46	Support	Retain	Reject
S612.126	Toka Tū Ake EQC	NHR38	Amend	Add new condition. 3. There is risk mitigation measures for buildings used for sensitive activities reconstructed within the Coastal Alert Hazard Overlay.	Reject



## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
FS109.015	Snodgrass Road Submitters		Support in part	Allow in part	Reject
S612.127	Toka Tū Ake EQC	NHR40	Oppose	Exclude Critical Response Facilities in the coastal severe overlay, and preferably the coastal alert overlay.	Accept
FS222.0353	Westpower Limited		Oppose	Disallow	Reject
S612.128	Toka Tū Ake EQC	NHR42	Amend	Amend to state that Critical Response Facilities be relocated out of the coastal severe overlay, and preferably the coastal alert overlay.	Accept
FS222.0354	Westpower Limited		Oppose	Disallow	Reject
S614.036	Karamea Lime Company	NHR38	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S614.037	Karamea Lime Company	NHR39	Support	Retain	Accept in part
S614.038	Karamea Lime Company	NHR40	Amend	Delete point 2. <del>Where any increase in net floor area meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) event.</del>	Reject
S614.039	Karamea Lime Company	NHR43	Support	Retain	Reject
S615.036	Peter Langford	NHR38	Amend	Amend rule so that there is a ten year period within which lawfully established buildings can be reconstructed/replaced in all overlays or delete time limit and if compliance is not achieved, this should be a Discretionary Activity.	Reject
S615.037	Peter Langford	NHR39	Support	Retain	Accept in part
S615.038	Peter Langford	NHR40	Amend	Delete point 2. <del>Where any increase in net floor area meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) event.</del>	Reject
S615.039	Peter Langford	NHR43	Support	Retain	Reject
S617.016	Scoped Planning and Design Limited	NHR38	Oppose	delete	Accept in part
S617.017	Scoped Planning and Design Limited	NHR39	Amend	Amend to state unoccupied buildings of <b>no more than 50m2</b>	Reject
S617.018	Scoped Planning and Design Limited	Natural Hazards Rules	Amend	New sensitive activities are prohibited within the Coastal Severe Overlay	Reject
FS79.13	Westland District Council		Support	Allow	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S619.005	Snodgrass Road submitters	Coastal Severe and Coastal Alert Overlay	Oppose	That the Coastal Hazard Alert Level Overlay be removed in its entirety from this property.	Accept
S619.021	Snodgrass Road submitters	NHR38	Amend	Amend Rule NH-R38 so reconstruction and Replacement of Lawfully Established Buildings in the Coastal Alert Overlay is permitted within a 5-year timeframe.	Reject
S619.022	Snodgrass Road submitters	NHR39	Support	Retain Rule NH-R39.	Accept in part
S619.023	Snodgrass Road submitters	NHR41	Amend	Amend Rule NH-R41(1) to allow the floor area of a dwelling in the Snodgrass Road submitters' properties to be extended by 25 - 50 m <sup>2</sup> over any continuous 10-year period.	Reject
S619.024	Snodgrass Road submitters	NHR43	Support	Retain Rule NH-R43.	Reject
S619.056	Snodgrass Road submitters	Coastal Severe and Coastal Alert Overlay	Oppose	Amend rules to remove restrictions on these properties	Reject
S619.058	Snodgrass Road submitters	NHR52	Amend	Delete reference to 1m sea level rise from Rule NH-R52 insofar as it applies to the Snodgrass Road properties	Reject
FS235.094	Frank O'Toole		Support	Not stated	Reject
S620.424	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	CRITICAL RESPONSE FACILITIES	Amend	CRITICAL RESPONSE FACILITIES -means, in relation to natural hazards, hospitals, fire, rescue, police stations, buildings intended to be used in an emergency for shelter, operations or response, aviation control towers, air traffic control centres, emergency aircraft hangars, fuel storage, community scale potable water treatment facilities and wastewater treatment facilities. <b>Note: This definition does not apply to Community Emergency Centres when it is not the main purpose of the building.</b>	Accept
S620.425	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	SENSITIVE ACTIVITY	Amend	Do not include marae in the definition for sensitive activity as it is captured by the definition for 'community facility'.	Accept
S620.426	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHO2	Amend	Reword the objective as follows: NH - O2 <del>To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well-being of the community and environment.</del> <b>The risks from natural hazards to people, communities, the environment, property, and infrastructure, and on the ability of communities to quickly recover after natural hazard events, are minimised.</b>	Reject
S620.427	Te Runanga o Ngai Tahu, Te Runanga o	NHO3	Amend	Reword the objective as follows: NH - O3 <del>To only locate critical infrastructure within areas of significant natural hazard risk where there is no reasonable alternative, and to design infrastructure so as not to exacerbate</del>	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Ngati Waewae, Te Runanga o Makaawhio			<del>natural hazard risk to people and property.</del> <b>Where development for Regionally Significant Infrastructure or within Māori Land are within a natural hazard overlay, that it is designed to minimise risk and enable recovery.</b>	
<b>S620.428</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHO4	Support in part	Reword the objective as follows: NH - O4 <del>To ensure the role of hazard mitigation played by natural features that minimise impacts of hazards including wetlands and dunes is recognised and protected.</del> <b>Recognise that Green Infrastructure may reduce the susceptibility of people, buildings, and regionally significant infrastructure to damage from natural hazards and can result in environmental benefits that should be enabled, enhanced, or protected.</b>	Reject
<b>FS222.0373</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S620.429</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHP3	Support	Retain: NH - P3 When managing natural hazards: a. Promote the use of natural features and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and b. Avoid increasing risk to people, property and the environment; while c. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and critical infrastructure.	Accept in part
<b>S620.430</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHP10	Amend	Amend as follows: NH - P10 Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that: a. The activity has an operational and functional need to locate within the hazard area <b>or is on Māori Land;</b> and b. That the activity incorporates mitigation of risk to life, property and the environment, and c. there is significant public or environmental benefit in doing so; <b>d It does not exacerbate natural hazard risk to people or property;</b> <b>e. It is designed for relocatability or recoverability;</b> <b>f. The social, economic or environmental risk from natural hazards is reduced from the current land use;</b> <b>g. The risk is as low as reasonably practicable for Hazard Sensitivity Activities</b>	Reject
<b>S620.431</b>	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHR3	Support in part	Amend as follows: NH - R3 Where: 1. <del>The structure is located outside of any Overlay Chapter area identified in Schedules 1-8;</del> ... Advice Note: ...	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>2. Natural Hazard Mitigation Structures constructed in the Coastal Environment, or within the Riparian Margins of Waterbodies or within areas identified in Schedules 1 - 8 will be subject to the provisions in the relevant Overlay Chapters.</p> <p>3. If the Overlay Chapters don't provide for this activity then NH-R3 prevails.</p>	
S620.432	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHR4	Support	Retain	Reject
S620.433	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHR5	Support	Retain	Reject
S620.434	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHR6	Amend	<p>NH-R6 Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Flood Severe Hazard Overlay (Non-complying)</p> <p>Where:</p> <p><b>1. The activity does not occur on Māori Land</b></p> <p>or a new rule:</p> <p><b>NH-RX Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Flood Severe Hazard Overlay on Māori Land (Restricted Discretionary Activity)</b></p> <p><b>Matters of discretion:</b></p> <p><b>a. The extent to which the proposal complies with any Iwi/Papatipu Rūnanga management plan in place for the site;</b></p> <p><b>b. It does not exacerbate natural hazard risk to people or property;</b></p> <p><b>c. It is designed for relocatability or recoverability;</b></p> <p><b>d. The social, economic or environmental risk from natural hazards is reduced from the current land use;</b></p> <p><b>e. The risk is as low as reasonably practicable for Hazard Sensitive Activities</b></p>	Reject
S620.435	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHR8	Amend	<p>Amend:</p> <p>NH-R8 New Activities or Additions to Existing Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Earthquake Susceptibility and Earthquake Severe Hazard Overlays</p> <p>Where:</p> <p>1. The additions are not to a Critical Response Facility.</p>	Reject
S620.436	Te Runanga o Ngai Tahu, Te Runanga o	NHR9	Amend	Amend:	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
	Ngati Waewae, Te Runanga o Makaawhio			NH-R9 New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Earthquake Susceptibility Hazard Overlay Where: 2. <del>The new building is not to a Critical Response Facility.</del>	
S620.437	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHR10	Amend	Amend: NH-R10 New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Earthquake Severe Hazard Overlay Where: 2. <del>The new building is not a Critical Response Facility on a Greenfield site.</del>	Reject
S620.438	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHR12	Oppose in part	Amend: NH-R12 Additions to Existing Buildings and New Buildings for containing Potentially Hazard Sensitive and Hazard Sensitive Activities in the Land Instability Overlay Where ... Discretion is restricted to: ... <b>c. If there is need for the building as a critical response facility.</b> <b>d. If the proposed activity will cause adverse effects on overlays identified in Schedules 1-8.</b>	Reject
S620.439	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHP14	Support in part	Amend: <b>New Activities</b> , Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive and Hazard Sensitive Activities in the Hokitika Coastal Hazard Overlay	Reject
FS222.0374	Westpower Limited		Oppose	Disallow	Accept
S620.440	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHR15	Support in part	Amend: <b>New Activities</b> , Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Westport Hazard Overlay	Reject
FS222.0375	Westpower Limited		Oppose	Disallow	Accept
S620.441	Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio	NHR16	Support in part	Amend: <b>New Activities</b> , Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Westport Hazard Overlay	Reject
FS222.0376	Westpower Limited		Oppose	Disallow	Accept
S667.001	Gary Clarke	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards mapping not proceed - with the mapping of such overlays as it presently stands retained.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S668.001	Anna Leary	Coastal Hazards Variation Maps	Amend	That all data available - including that from GNS (2016) and CLIMsystems - is taken into account in Variation 2 mapping for Okarito.	Reject
S669.001	Neils Beach Special Rating District Committee John Sutton	Coastal Hazards Variation Maps	Amend	That Map CHA26, which assigns a Coastal Hazard - Severe (Erosion and Inundation) classification to much of the Neils Beach township area be reconsidered and amended (so as to better provide for the survival of a vibrant community and not carry a burden of unnecessary penalties for property owners).	Reject
S669.002	Neils Beach Special Rating District Committee John Sutton	Permitted Activities	Amend	Include a new Permitted Activity to allow river out realignment works for Special Rating Districts.	Reject
S669.003	Neils Beach Special Rating District Committee John Sutton	Natural Hazards Rules	Amend	Address the possible regulation of Driftwood gathering in an appropriate section of the TTPP to ensure it does not undermine the dune rebuilding process. Identify a specific driftwood collection area or alternatively a driftwood collection exclusion zone.	Reject
S669.004	Neils Beach Special Rating District Committee John Sutton	Coastal Hazards Variation Maps	Amend	Provide for periodic reviews of the coastal severe hazard overlay at Neil's Beach taking into account dune rebuilding	Accept
S670.001	David & Janice McMillan	Coastal Hazards Variation Maps	Amend	That the Coastal Hazard - Severe Overlay line is redrawn in a way that ensures 6 Main Road, Ngakawau is removed from such coverage (which presently includes two thirds of the property). The line should be pulled back to the western edge of the State Highway - as shown on a map included (which shows all other features mentioned, including those which protect the property concerned).	Reject
FS246.001	David & Janice McMillan		Support	Not stated	Reject
S670.002	David & Janice McMillan	Natural Hazards	Oppose	Remove Coastal Alert and Coastal Setback overlays from the property at 6 Main Road, Ngakawau .	Reject
FS246.002	David & Janice McMillan		Support	Not stated	Reject
S671.001	Brette & Irene-Sharel Kokshoorn	Coastal Hazards Variation Maps	Amend	That the area identified as Coastal Hazard Risk be removed from 971 Seven Mile Creek Road, Rapahoe. Anything reflecting any existence of such risk to the property should similarly be removed from any LIM Report or Land Title for the property.	Reject
S672.001	Allison Sutton	Coastal Hazards Variation Maps	Amend	That Map CHA 26 be reviewed and audited - with a view to removing and/or considerably reducing the Coastal Hazard-Severe and Coastal Hazard-Alert overlays as they apply to Neils Beach.	Reject
S672.002	Allison Sutton	Coastal Hazards Variation Maps	Amend	That information sources informing Map CHA 26 be further reviewed and properly audited for factual accuracy.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S672.003	Allison Sutton	Natural Hazards Rules	Amend	That the TTPP provide a new permitted activity for special rating districts for river realignment works including at the Arawata River mouth to support erosion mitigation and accretion facilitation at Neils Beach.	Reject
S673.001	Barbara Clark	Westport Hazard Overlay	Oppose in part	Remove all building conditions relating to the Buller Hazard Zone	Reject
S673.002	Barbara Clark	Natural Hazards Rules	Amend	That a triggered, stage and conditional process for when land must be abandoned is adopted.	Reject
S674.001	Helen & Tom Sawyers	Coastal Hazards Variation Maps	Amend	That the Coastal Hazard-Alert overlay on the property at 2 McIntyre Road Carters Beach be removed.	Reject
S674.005	Helen & Tom Sawyers	Coastal Hazards Variation Maps	Oppose	The TTPP process to be discontinued until there is actual data and measurements taken for relevant areas - not based on modelling for the whole West Coast area.	Reject
FS251.002	Tracy McEwing		Support	Not stated	Reject
S675.001	Joshua Tranter	Coastal Hazards Variation Maps	Oppose	No change should be made to Coastal natural Hazards mapping. The issue is "man-made" - with Councils needing to accept responsibility by continuously dredging the River and upgrading infrastructure to OECD standards.	Reject
S675.002	Joshua Tranter	Coastal Hazards Variation Maps	Oppose	Reject all proposals you have made. Fix the cause.	Reject
S677.001	Mike MacMillan	Coastal Hazards Variation Maps	Oppose	That any scientific evidence supporting Variation 2 be at least subject to independent scientific analysis, and take greater account of historical evidence of erosion and inundation.	Reject
S677.002	Mike MacMillan	Coastal Hazards Variation Maps	Oppose	Withdraw Variation	Reject
S678.001	Adriana James	Coastal Hazards Variation Maps	Oppose	Defer Variation until sufficient data available - ideally for a ten year period. Based on proper analysis, c.f. incorrect extrapolation and unsubstantiated modelling. And more informed, transparent and democratic consultation.	Reject
S678.009	Adriana James	Coastal Hazards Variation Maps	Oppose	I want the hazard alert overlay removed from my property. I want this overlay removed from all properties at Carters Beach. I want further hazard planning to be conducted with proper scientific method, through evaluation of accurately collected appropriate data and observations at multiple sites throughout the West Coast, over a period of at least 5-10 years. I want no more artificially generated world wide standardised modelling propaganda applied to my property, or anywhere else in New Zealand.	Reject
S679.001	Adrienne Fraser	Coastal Hazards Variation Maps	Oppose	Plan Change needs to be better informed - and particularly in terms of implications for individual properties.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S680.001	Alexa Kliebenstein	Coastal Hazards Variation Maps	Support	Support removal of Coastal Hazard - Alert Overlay from 2/75 Snodgrass Road. That Variation 2: Coastal Natural Hazards Mapping proceeds.	Accept
S681.001	Andrew Dempster	Coastal Hazards Variation Maps	Oppose	I oppose the intent of the planned variation 2 as a resident landowner as it focuses on rising sea levels as its basis of evidence.	Reject
S682.001	Andrew Lisseman	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards mapping (and ideally the TTPP in its entirety) be withdrawn.	Reject
S683.001	Andrew Wiffen	Coastal Hazards Variation Maps	Amend	Before the Variation proceeds, the maps must be made more accurate by: <ul style="list-style-type: none"> <li>- Clarifying sea, river and land boundaries;</li> <li>- Excluding hump and hollow land (as data not sufficiently accurate); and</li> <li>- Verifying whether sea level rise assumptions are appropriate (as parts of the coast will rise and fall, based on Mean High Tide Line (MHTL).</li> </ul>	Reject
S684.001	Ash Oldham	Coastal Hazards Variation Maps	Oppose	That the history of how mapping changes have been made is shown - so that true extent of problem is shown (c.f. mere "scaremongering").	Reject
S685.001	Biggles Limited	Coastal Hazards Variation Maps	Oppose	That the proposed mapping overlays are not accepted;	Reject
FS244.005	Scenic Hotel Group Limited		Support	Allow	Reject
S685.002	Biggles Limited	Natural Hazards Rules	Amend	That the respective Rules are amended to protect existing and consented residential activities and buildings, including extensions and modifications to existing residential buildings, by providing for them as a Permitted Activity; And That any additional or consequential relief necessary to properly address the issues raised in this submission is granted. This includes alternative, consequential, or necessary amendments to both the proposed TTPP and the District Plan, as required to fully implement the requested changes and ensure that all relevant matters are adequately addressed.	Reject
S685.003	Biggles Limited	Coastal Hazards Variation Maps	Oppose	That the submitter's property at 33 Fox Moth Drive Okuru (Lot 17 DP 498766) is excluded from the coastal hazard overlays concerned.	Reject
S685.004	Biggles Limited	NHR43	Oppose	Rule NH-R43 should be Restricted Discretionary Activities	Accept
S685.005	Biggles Limited	NHR44	Oppose	Rule NH-R44 should be a Restricted Discretionary Activity	Reject
S685.006	Biggles Limited	Permitted Activities	Support	Permitted Activities under Rules NH-R1 and NH-R38 should be expanded to include provision for existing structures.	Reject
S685.007	Biggles Limited	Natural Hazards Objectives	Amend	Include some recognition of existing hazard mitigation works in the objectives, where these have been previously approved by Council	Reject



## Appendix 1 – Recommendations on submissions and further submissions

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S685.008	Biggles Limited	NHP2	Amend	Amend as follows: NH - P2 Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified but evidence suggests <b>demonstrates</b> that the risk <b>remains</b> potentially significant <b>even after considering appropriate mitigation measures</b> , apply a precautionary approach to allowing development or use of the area.	Reject
S685.009	Biggles Limited	NHP10	Amend	Amend as follows: NH - P10 Avoid <b>Restrict</b> development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that <b>the activity incorporates appropriate mitigation of risk to life, property and the environment; and either</b> i. The activity has an operational and functional need to locate within the hazard area and <del>b. That the activity incorporates mitigation of risk to life, property and the environment, and there is significant public or environmental benefit in doing so; or</del> ii. <b>The activity is an existing or consented residential activities or building.</b>	Reject
S685.010	Biggles Limited	NHP12	Amend	Amend Policy NH-P12 to include existing natural hazard mitigation works as a matter for consideration.	Accept
S685.011	Biggles Limited	Natural Hazards Rules	Amend	Include acknowledgement of: a. where consents are considered to have been given effect to, or partially given effect to, under Section 125 of the RMA, the new coastal hazard overlay and related provisions should not apply; b. where existing allotments have been created for lifestyle or residential purposes, but those allotments have not yet been built on, the new coastal hazard overlay and related provisions should not apply; c. where existing use rights apply under Sections 10, 10A, and 20A of the RMA, the new coastal hazard overlay and related provisions should not apply; d. The rules need clarity on what 'lawfully established' means in terms of the Variation and the proposed TTPP. The Submitters request the use of terminology consistent with the RMA and greater protection for property owners who have invested in lifestyle or residential properties, obtained resource consents, or have existing use rights;	Reject
S686.001	Brian McFarlane	Coastal Hazards Variation Maps	Oppose in part	That Carters Beach residents be better informed - in plain and simple terms - how their properties may be affected by Variation 2.	Reject
S686.002	Brian McFarlane	Coastal Hazards Variation Maps	Oppose	Withdraw Variation as relates to Carters Beach	Reject
S687.001	Christine Carter	Coastal Hazards Variation Maps	Oppose	Any Variation of the Maps north of Hector should be delayed until full LiDAR mapping is complete. Insurance companies should be informed of such action.	Reject
S687.002	Christine Carter	Coastal Hazards Variation Maps	Oppose	More information provided to the communities of Karamea and Little Wanganui to explain the reasons for Variation 2 properly.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

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S687.003	Christine Carter	Coastal Hazards Variation Maps	Not Stated	<ol style="list-style-type: none"> <li>1. I propose all residents north of Hector who have not had this final mapping are allowed to propose another solution once they know what the final mapping has been completed.</li> <li>2. I propose the Commissioners of this Variation come to the area to speak about why they believe this is in our best interests and outline how it is to be enacted</li> </ol>	Accept
S688.001	Colman Creagh	Coastal Hazards Variation Maps	Oppose in part	Recognise SH6 acts as a "seawall" for Rapahoe protecting the area on the elevated terrace. Ensure mapping reflects the individual risk to property not a "bulk approach".	Reject
FS1.00444	Grey District Council		Support	Allow in part	Reject
S689.001	Craig Hipson	Coastal Hazards Variation Maps	Oppose in part	That 110 Golf Links Road, Ruatapu, Hokitika not be included in the Variation as it is not subject to flooding or inundation.	Reject
S690.001	David Gourlay	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn	Reject
S691.001	Dee Deaker	Coastal Hazards Variation Maps	Oppose	undertake monitoring and provide information and data to residents who remain free to make their own decisions about where they live (no forced retreats);	Reject
S691.002	Dee Deaker	Natural Hazards	Oppose	Neither Variation 2 nor the TTPP goes ahead in its present form; and opposition to any form of management retreat is noted	Reject
S692.001	Desna Bruce Walker	Coastal Hazards Variation Maps	Oppose	That sea level rise is based on more moderate RCP 2-. 4.5, with regular monitoring of sea level every 2-5 years for next 25 years, and 100 year coastal planning period reduced to 25 years	Reject
S692.002	Desna Bruce Walker	Coastal Hazards Variation Maps	Amend	That each district be able to manage their own risk assessments, based on local knowledge and input. Individual property owners need to have a much bigger say	Reject
S692.003	Desna Bruce Walker	Coastal Hazards Variation Maps	Amend	That the proposed Coastal Hazard - Alert overlay be removed from 33 Elley Drive, Carters Beach. Such an overlay should not be shown unless and until the Plan has come into effect.	Reject
S692.005	Desna Bruce Walker	Natural Hazards Policies	Oppose	That engagement with the community, especially owners of affected properties, be more thorough, transparent and clear (informing owners individually), with "managed retreat" removed as an option unless a property is in immediate danger..	Accept in part
S692.006	Desna Bruce Walker	Coastal Hazards Variation Maps	Oppose	Remove the Coastal Hazard Alert overlay from the LIM report for the property at 33 Elley Drive, Carters Beach	Reject
S692.007	Desna Bruce Walker	Coastal Hazards Variation Maps	Oppose	Remove the Coastal Hazards Alert overlay from my property LIM report with action on practical and inexpensive solutions, such as the Michael Allis report	Reject
S693.001	Elizabeth Duncan	Coastal Hazards Variation Maps	Support	That Variation 2: Coastal Natural Hazards Mapping proceed noting that the Coastal Hazard - Alert Overlay is removed from 2/75 Snodgrass Road in this proposed Variation.	Accept

## Appendix 1 – Recommendations on submissions and further submissions

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S694.001	Finn Lindqvist	Natural Hazards Rules	Amend	That Rules NH-R38 to NH-R46, applying to the Coastal Natural Hazard Overlays concerned be modified by a more nuanced approach, consistent with the Government's Coastal Hazards and Climate Change Guidance" Document (2024). Additional rooms and new dwellings with floor heights above sea level and relocatable buildings should be permitted within the Coastal Hazard - Severe Overlay.	Accept in part
S694.002	Finn Lindqvist	Coastal Hazards Variation Maps	Oppose	Review the mapping and remove it from my property at Neil's Beach	Reject
S695.001	Daniel Reynolds	Coastal Hazards Variation Maps	Oppose	Withdraw Plan Change - Approach needs to slow down - by improving local data collection on sea level and groundwater changes and adopting a prudent, evidence-based approach including clarifying and understanding the rate of sea level change (i.e. is it linear or exponential), improving the consultation process and adopting an adaptive, flexible approach so that international trends are more critically examined, and premature, unnecessary actions are avoided.	Reject
S696.001	George Field	Coastal Hazards Variation Maps	Support	That Variation 2: Coastal Natural Hazards Mapping proceed as it removes the coastal hazard - alert overlay from 2/75 Snodgrass Road.	Accept
S697.001	Glen Kingan	Coastal Hazards Variation Maps	Oppose	Variation 2: Coastal Natural Hazards mapping should be placed on hold - until all accurate LIDAR data is received.	Reject
S697.002	Glen Kingan	Coastal Hazards Variation Maps	Amend	Remove the Coastal Hazards Alert layer from the property concerned - i.e. 127C Kohaihai Road, Karamea.	Reject
S698.001	Jason Jacobs	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards mapping be withdrawn.	Reject
S699.001	Jim & Anne Murray	Coastal Hazards Variation Maps	Oppose	That the Coastal Hazard - Severe Overlay as it applies to Neils Beach be removed. Rather, an Advisory Notice be issued to ratepayers, who should also be advised of the Hearings.	Reject
S700.001	Joelyn Billett	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping not proceed.	Reject
S701.001	Joey Keen	Coastal Hazards Variation Maps	Amend	That the land at 331 Utopia Road Westport, between the dwelling and the road edge not be included in the Coastal Hazard - Severe overlay, as now proposed by the Variation. The situation as it existed in the proposed Plan- i.e. such an overlay covering only those areas across the dwelling and towards the water (thus excluding the southern end of the property) is acceptable.	Reject
S701.002	Joey Keen	Coastal Hazards Variation Maps	Amend	That the land at 331 Utopia Road Westport, between the dwelling and the road edge not be included in the Coastal Hazard - Severe overlay, as now proposed by the Variation. The situation as it existed - i.e. such an overlay covering only those areas across the dwelling and towards the water (thus excluding the southern end of the property) is acceptable.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S701.003	Joey Keen	Coastal Hazards Variation Maps	Amend	That the land at 331 Utopia Road Westport, between the dwelling and the road edge not be included in the Coastal Hazard - Severe overlay, as now proposed by the Variation. The situation as it existed - i.e. such an overlay covering only those areas across the dwelling and towards the water (thus excluding the southern end of the property) is acceptable.	Reject
S702.001	John & Suzanne Willetts	Coastal Hazards Variation Maps	Amend	That the proposed application of the Coastal Hazard - Severe overlay to 146 and 147 Torea Street Granity not proceed, with the Coastal Hazard - Alert Overlay retained for those properties.	Reject
S702.002	John & Suzanne Willetts	Coastal Hazards Variation Maps	Amend	That the proposed application of the Coastal Hazard - Severe overlay to 146 and 147 Torea Street Granity not proceed, with the Coastal Hazard - Alert Overlay retained for those properties.	Reject
S702.003	John & Suzanne Willetts	Coastal Hazards Variation Maps	Amend	That the proposed application of the Coastal Hazard - Severe overlay to 146 and 147 Torea Street Granity not proceed, with the Coastal Hazard - Alert Overlay retained for those properties. A similar approach should be taken to all properties which similarly benefit from seawall protection.	Reject
S703.001	John Phillips	Coastal Hazards Variation Maps	Neutral	That the Submitter be advised, should the proposed Coastal Natural Hazards Mapping Variation affect what is a residential dwelling at 78 Domett Street, Cobden in any way.	Accept
S703.002	John Phillips	Coastal Hazards Variation Maps	Neutral	That the Submitter be advised, should the proposed Coastal Natural Hazards Mapping Variation affect what is a commercial nursery business at Preston Road, Greymouth in any way.	Accept
S704.001	John Sutton	Coastal Hazards Variation Maps	Amend	That Map CHA26, which assigns a Coastal Hazard - Severe (Erosion and Inundation) classification to much of the Neils Beach township area be reconsidered and amended so as to better provide for the survival of a vibrant community and not carry a burden of unnecessary penalties for property owners.	Reject
S704.002	John Sutton	Permitted Activities	Amend	That a Permitted Activity that allows for river mouth realignment works undertaken by a Special Rating District Committee be included in the Plan.	Reject
S704.003	John Sutton	Permitted Activities	Amend	Address the possible regulation of Driftwood gathering in an appropriate section of the TTPP. This could include either the identification of areas for collection, or exclusion zones.	Reject
S704.004	John Sutton	Coastal Hazards Variation Maps	Amend	Any coastal hazard classification for Neils Beach should be less severe and periodically reviewed; with Initiatives by the Neils Beach community to better manage coastal erosion facilitated and taken advantage of.	Accept in part
S705.001	Karamea Aerodrome Inc	Coastal Hazards Variation Maps	Amend	That the entire Karamea Aerodrome property has the Coastal Hazard - Alert Overlay removed from it.	Reject
S706.001	Irene & Ken Tiller	Coastal Hazards Variation Maps	Amend	That any Coastal Hazard Risk Overlays be removed from the property at 1003 Seven Mile Road, Rapahoe - as well as any LIM Reports and Land Titles of relevance.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S707.001	Kevin Smith	Coastal Hazards Variation Maps	Oppose	That the Proposed Variation 2: Coastal Natural Hazards Mapping be at least delayed, pending any further direction from the Coalition Government.	Reject
S707.004	Kevin Smith	Coastal Hazards Variation Maps	Oppose	An acceptance that the TTPP Coastal Hazards process is flawed. This is apparent when the process is having to be repeated with the renotification. The variation needs to be set with a review period. There needs to be clarity over the use of the document for planning, consent and insurance purposes. We should not be seeing talk of managed retreat on the basis of some projected estimate.	Reject
S708.001	Mark Vanstone	Coastal Hazards Variation Maps	Oppose	That affected residents are notified well in advance of initiatives such as this, so that they can have their say.	Reject
S708.002	Mark Vanstone	Natural Hazards	Oppose	Oppose coastal hazard overlay on 33 Glasseye Drive, Karamea.	Reject
S709.001	Michael Rogers	Natural Hazards Policies	Support	That the Natural Hazard Policies - of the TTPP, as originally notified in the natural Hazards Chapter, be retained.	Reject
S709.002	Michael Rogers	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn, and the overall delineation of the Natural Hazard Overlays be re-examined, in the context of existing initiatives to protect properties from erosion and inundation.	Reject
S709.003	Michael Rogers	Coastal Hazards Variation Maps	Oppose	That the whole approach to determining Natural Hazard Overlays is amended to: <ul style="list-style-type: none"> <li>- Take into account existing mitigation features (e.g. seawalls);</li> <li>- Involve infrastructural organisations and consider the protection of their assets;</li> <li>- Consider reassessments, in the context of physical force changes;</li> <li>- Allow ongoing community input;</li> <li>- Consider other effects - e.g. earthquakes, and tectonic uplift;</li> <li>- Respond to hazard risk identification in terms of setting rates;</li> <li>- Consider consequences for areas abandoned over time (e.g. extent to which infrastructure is maintained); and</li> <li>- Address compensation for landowners</li> </ul>	Reject
S710.001	Mitchell Rogers	Natural Hazards Policies	Support in part	That existing protection structures and provision for their maintenance are included in the Planning.	Accept in part
S710.002	Mitchell Rogers	Natural Hazards Policies	Amend	That Climate Change planning be incorporated into the Natural Hazards policies.	Accept
S710.003	Mitchell Rogers	Coastal Hazards Variation Maps	Oppose in part	That the Coastal Natural Hazard Maps align with up to date information. Locals in impacted communities should be consulted as part of this process (as they could advise on what is in place, could be provided, etc.).	Accept

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S711.001	MTP Limited	Coastal Hazards Variation Maps	Oppose	That the proposed Variation mapping overlays are not accepted;	Reject
S711.002	MTP Limited	Natural Hazards Rules	Amend	That the respective Rules are amended to protect existing and consented residential activities and buildings, including extensions and modifications to existing residential buildings, by providing for them as a Permitted Activity; And That any additional or consequential relief necessary to properly address the issues raised in this submission is granted. This includes alternative, consequential, or necessary amendments to both the proposed TTPP and the District Plan, as required to fully implement the requested changes and ensure that all relevant matters are adequately addressed.	Reject
S711.003	MTP Limited	Coastal Hazards Variation Maps	Oppose	That the submitter's properties at 19 and 29 Fox Moth Drive Okuru (Lots 10 and 15 DP 498766) are excluded from the coastal hazard overlays concerned.	Reject
S711.004	MTP Limited	NHR43	Oppose	Rule NH-R43 should be a Restricted Discretionary Activity	Accept
S711.005	MTP Limited	NHR44	Oppose	Rule NH-R44 should be a Restricted Discretionary Activity	Reject
S711.006	MTP Limited	Permitted Activities	Amend	Permitted Activities under Rules NH-R1 and NH-R38 should be expanded to include provision for existing structures.	Reject
S711.007	MTP Limited	Natural Hazards Objectives	Support in part	Include recognition of existing hazard mitigation works in the objectives, where these have been previously approved by Council	Reject
S711.008	MTP Limited	NHP2	Amend	Amend as follows: NH - P2 Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified but evidence <del>suggests</del> <b>demonstrates</b> that the risk <b>remains</b> potentially significant <b>even after considering appropriate mitigation measures</b> , apply a precautionary approach to allowing development or use of the area.	Reject
S711.009	MTP Limited	NHP10	Amend	NH - P10 Avoid <b>Restrict</b> development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that <b>the activity incorporates appropriate mitigation of risk to life, property and the environment; and either</b> i. The activity has an operational and functional need to locate within the hazard area and <del>b. that the activity incorporates mitigation of risk to life, property and the environment, and</del> there is significant public or environmental benefit in doing so; <b>or</b> ii. <b>The activity is an existing or consented residential activities or building.</b>	Reject
S711.010	MTP Limited	NHP12	Amend	Include existing natural hazard mitigation works.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S711.011	MTP Limited	Natural Hazards Rules	Oppose	Specifically: a. where consents are considered to have been given effect to, or partially given effect to, under Section 125 of the RMA, the new coastal hazard overlay and related provisions should not apply; b. where existing allotments have been created for lifestyle or residential purposes, but those allotments have not yet been built on, the new coastal hazard overlay and related provisions should not apply; c. where existing use rights apply under Sections 10, 10A, and 20A of the RMA, the new coastal hazard overlay and related provisions should not apply; d. The rules need clarity on what 'lawfully established' means in terms of the Variation and the proposed TTPP. The Submitters request the use of terminology consistent with the RMA and greater protection for property owners who have invested in lifestyle or residential properties, obtained resource consents, or have existing use rights;	Reject
S712.001	Murray & Rachel Petrie	Coastal Hazards Variation Maps	Oppose	The natural hazards overlay from 12 O'Leary Place Neils Beach be removed	Reject
S712.002	Murray & Rachel Petrie	Natural Hazards Rules	Amend	Such Rules need to be refocussed - and through community engagement - so that they ensure community viability and sustainability, c.f. "chasing people out" That feedback on the sources of information be provided, confirming its accuracy and how it could be better responded to.	Reject
S712.003	Murray & Rachel Petrie	Coastal Hazards Variation Maps	Oppose	That the extensive application of the Coastal Hazard-Severe Overlay to much of Neils Beach be revised, in the context of local beach rebuilding processes and coastal erosion protection initiatives.	Reject
S713.001	Murray Gibson	Coastal Hazards Variation Maps	Amend	That the overall approach inherent in Variation 2: Coastal Natural Hazards Mapping be amended - to one which better reflects local conditions, pays less attention to climate change and scientific modelling, and seeks a more practical outcome.	Reject
S713.002	Murray Gibson	Coastal Hazards Variation Maps	Oppose	Do not proceed with the Variation	Reject
S714.001	Nicholas Keen	Coastal Hazards Variation Maps	Amend	That the Coastal Natural Hazard Map which includes 331 Utopia Road , Westport be amended - so that in relation to that property, there is no extension of the Overlay beyond what existed on the initial map (i.e. as was included in the Plan when notified).	Reject
S715.001	P & A Horrell	Coastal Hazards Variation Maps	Oppose	That the proposed mapping overlays are not accepted;	Reject
S715.002	P & A Horrell	Natural Hazards Rules	Oppose	That the respective Rules are amended to protect existing and consented residential activities and buildings, including extensions and modifications to existing residential buildings, by providing for them as a Permitted Activity; And	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				That any additional or consequential relief necessary to properly address the issues raised in this submission is granted. This includes alternative, consequential, or necessary amendments to both the proposed TTPP and the District Plan, as required to fully implement the requested changes and ensure that all relevant matters are adequately addressed.	
S715.003	P & A Horrell	Coastal Hazards Variation Maps	Oppose	That the submitter's property at 31 Fox Moth Drive Okuru (Lots 16 DP 498766) is excluded from the coastal hazard overlays concerned.	Reject
S715.004	P & A Horrell	NHR43	Oppose	Rules NH-R43 should be Restricted Discretionary Activity	Accept
S715.005	P & A Horrell	NHR44	Oppose	Rule NH-R44 should be Restricted Discretionary Activity	Reject
S715.006	P & A Horrell	Permitted Activities	Amend	Permitted Activities under Rules NH-R1 and NH-R38 should be expanded to include provision for existing structures.	Reject
S715.007	P & A Horrell	Natural Hazards Objectives	Amend	Include some recognition of existing hazard mitigation works in the objectives, where these have been previously approved by Council.	Reject
S715.008	P & A Horrell	NHP2	Amend	That the wording be amended as follows: NH - P2 Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified but evidence <del>suggests</del> <b>demonstrates</b> that the risk <b>remains</b> potentially significant <b>even after considering appropriate mitigation measures</b> , apply a precautionary approach to allowing development or use of the area.	Reject
S715.009	P & A Horrell	NHP10	Amend	Rewrite as follows: NH - P10 <del>Avoid</del> <b>Restrict</b> development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that <b>the activity incorporates appropriate mitigation of risk to life, property and the environment; and either</b> i. The activity has an operational and functional need to locate within the hazard area and <del>That the activity incorporates mitigation of risk to life, property and the environment, and there is significant public or environmental benefit in doing so; or</del> <b>ii. The activity is an existing or consented residential activities or building.</b>	Reject
S715.010	P & A Horrell	NHP12	Amend	Amend Policy NH-P12 to include existing natural hazard mitigation works as a matter for consideration.	Accept
S715.011	P & A Horrell	Natural Hazards Rules	Amend	Amend the rules to acknowledge the following: a where consents are considered to have been given effect to, or partially given effect to, under Section 125 of the RMA, the new coastal hazard overlay and related provisions should not apply;	Reject



## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>b. where existing allotments have been created for lifestyle or residential purposes, but those allotments have not yet been built on, the new coastal hazard overlay and related provisions should not apply;</p> <p>c. where existing use rights apply under Sections 10, 10A, and 20A of the RMA, the new coastal hazard overlay and related provisions should not apply;</p> <p>d. The rules need clarity on what 'lawfully established' means in terms of the Variation and the proposed TTPP. The Submitters request the use of terminology consistent with the RMA and greater protection for property owners who have invested in lifestyle or residential properties, obtained resource consents, or have existing use rights;</p>	
S716.001	Paul Drake	Coastal Hazards Variation Maps	Oppose in part	That the existing overall approach under the RMA remain - but the mapping not be include provision for climate change.	Reject
S717.001	Paul Fraser	Coastal Hazards Variation Maps	Oppose	That: The status quo be maintained for Overlay boundaries; and that the Councils themselves seek to better mitigate flood events.	Reject
S718.001	Paul Murray	Coastal Hazards Variation Maps	Oppose in part	That there be a more proactive approach to natural hazard mitigation, through reinforcing flood protection and mitigation, with greater attention paid to the costs of initiatives such as Variation 2 for landowners.	Reject
S719.001	Peter Scott	Coastal Hazards Variation Maps	Oppose	That the Coastal Hazard -Severe Overlay as it applies to Neils Beach be removed.	Reject
S720.001	Prue & Daimon Schawalger	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn	Reject
S721.001	Punakaiki Farm Ltd	Coastal Hazards Variation Maps	Amend	That the Coastal Natural Hazard - Severe and Coastal natural hazard - Alert Overlays, as amended by Variation 2 take into account the raised platform on the seaward side of the Main Road at Punakaiki, in defining the extents of the Overlays.	Reject
S721.002	Punakaiki Farm Ltd	Coastal Hazards Variation Maps	Amend	That the Maps altered by Variation 2 take into account the "pocket" nature of the Beach at Punakaiki, the natural hazard protection afforded by it, and fact that the Beach itself has altered little since the 1920s.	Reject
S721.003	Punakaiki Farm Ltd	Coastal Hazards Variation Maps	Amend	That the Seawall, as opposed to the Rock, be used as a defining protective feature on the Submitter's property, in terms of aligning the Coastal Hazzard Overlays in the Punakaiki Area.	Reject
S721.004	Punakaiki Farm Ltd	Coastal Hazards Variation Maps	Amend	That the ability to construct further seawall protection, if necessary, be noted.	Accept in part
S721.005	Punakaiki Farm Ltd	Natural Hazards	Amend	That provisions of the TTPP associated with Natural Hazards management recognise that hazard risk can be mitigated by appropriate measures, such as the construction of seawalls, thereby reducing risk itself and allowing certain development to proceed.	Accept in part
S722.001	Rae Reynolds	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards mapping as it stands be withdrawn.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S722.002	Rae Reynolds	Planning Maps and Overlays	Oppose	I oppose these changes being adopted. Changes should be formulated following a broad and fair investigation of conditions.	Reject
FS243.002	Andrew & Shirley Nolan		Support	Allow	Reject
S723.001	Rebecca Blackhurst	Coastal Hazards Variation Maps	Oppose	The Variation 2: Coastal Natural Hazards Mapping be withdrawn.	Reject
S724.001	Rod Thornton	Natural Hazards Rules	Amend	That the Rules applying to the Overlays concerned are further investigated and amended accordingly.	Accept in part
S724.002	Rod Thornton	Natural Hazards Rules	Oppose	That Variation 2: Coastal Natural Hazards Mapping not proceed - with the status quo to remain.	Reject
S725.001	Ros Bradley	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn	Reject
S725.002	Ros Bradley	Coastal Hazards Variation Maps	Amend	That the Variation 2 mapping be discontinued in its present form - unless and until it can become better substantiated and more reliable.	Reject
FS251.003	Tracy McEwing		Support	Not stated	Reject
S725.003	Ros Bradley	Planning Maps and Overlays	Oppose	I wish the TTPP Hazard Management Plan to be scrapped completely and any future planning to be open accurate and include accurate/real data for a realistic future plan for the next 20 years, not 100 years.	Reject
FS243.003	Andrew & Shirley Nolan		Support	Allow	Reject
S726.001	Sam Carter	Coastal Hazards Variation Maps	Amend	That Coastal Natural Hazard Mapping for Little Wanganui be updated - but on a properly notified basis, with consideration given to measures to effectively mitigate such risks.	Reject
S727.001	Pauline & Stephen Tranter	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping not proceed - with no changes made to previous such mapping.	Reject
FS249.001	Pauline & Stephen Tranter		Support	Allow	Reject
S727.002	Pauline & Stephen Tranter	Planning Maps and Overlays	Oppose	Cancel all proposals. Fix the causes created by the council	Reject
S728.001	Steve Miller	Coastal Hazards Variation Maps	Amend	That any Coastal hazard Overlays on 19 Glasseye Drive, Little Wanganui be removed.	Reject
S728.002	Steve Miller	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn. Rather, effort should go into having insurance companies take a more reasonable approach to the insuring of properties potentially affected by natural hazards.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S729.001	Stuart Liddicoat	Coastal Hazards Variation Maps	Oppose in part	That Variation 2: Coastal Natural Hazards Mapping be subject to a "second opinion" in terms of the NIWA informing. Alternatively, the Council should consider contributing towards the cost of insuring affected properties.	Accept in part
FS250.001	Stuart Liddicoat		Support	Allow	Accept in part
S729.002	Stuart Liddicoat	Planning Maps and Overlays	Oppose	I seek that the Variation Coastal Alert Overlay be removed and withdrawn. I seek that Council mitigate any issues with regards to raising the floodwalls and whatever else is needed to protect ratepayers.	Reject
S730.001	Tania Reynolds	Coastal Hazards Variation Maps	Support	That Variation 2: Coastal Natural Hazards Mapping proceed.	Accept
S731.001	Tom McGaveston	Coastal Hazards Variation Maps	Amend	That any Coastal Hazard Overlays on 367 Utopia Road be removed,	Reject
S732.001	Trevor Reid	Coastal Hazards Variation Maps	Amend	That the area of 68 Veale Way that is within the Coastal Hazard - Severe Overlay be removed from this Overlay.	Reject
S733.001	Vanessa Kingan	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn. Alternatively, it only apply to those areas where the data is presently available, with the Overlays themselves otherwise removed from the TTPP maps.	Reject
S733.002	Vanessa Kingan	Coastal Hazards Variation Maps	Amend	That the Coastal Hazard-Alert Overlay be removed from the property at 127C Kohaihai Road, Karamea.	Reject
S734.001	Vicki Stevenson	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn.	Reject
S735.001	William Sage	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn. Alternatively, it only apply to those areas where the data is presently available, with the Overlays themselves otherwise removed from the TTPP maps.	Reject
S735.002	William Sage	Coastal Hazards Variation Maps	Amend	That the Coastal Hazard - Alert Overlay be removed from 191D and 491C Kohaihai Road, Karamea.	Reject
S736.001	Hans Gutenbrunner	Coastal Hazards Variation Maps	Amend	That any Coastal Hazard Overlays be removed from 4589 Karamea Highway, Karamea.	Reject
S736.002	Hans Gutenbrunner	Coastal Hazards Variation Maps	Oppose	That the methodology behind Variation 2 be reviewed, with the community better informed as to how the Overlays were arrived at and their implications.	Reject
S737.001	Laurie & Marlene Collins	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards mapping be withdrawn, and the Coastal Hazard Overlays as they were previously be reinstated.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S738.001	Susan Norgart	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn - unless and until more accurate data is available, certainly with respect to sea level rise.	Reject
S738.002	Susan Norgart	Coastal Hazards Variation Maps	Amend	That any Coastal Hazard Overlays applying to 1A Marine Parade, Carters Beach be removed - and this reflected in any future LIM Reports for the property.	Reject
S738.003	Susan Norgart	Coastal Hazards Variation Maps	Oppose	That the Submitter's letter of 25 August 2024, to the TTPP Committee Chairperson, expressing concern about the Variation 2 process overall, be considered as part of the submission itself.	Accept in part
S739.002	Alan Paxton	Coastal Hazards Variation Maps	Oppose	That more detailed information is provided before Variation 2: Coastal Natural Hazards Mapping is allowed to proceed.	Reject
S740.002	Ann Lamplough	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards mapping be withdrawn - unless and until better informed.	Reject
S741.001	Damer Farrell	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn - unless and until an honest and informative meeting takes place, in order to provide greater clarity and consider "knock on" effects (such as impacts on rates, insurance and saleability).	Reject
S742.001	Dave Henderson	Natural Hazards	Not Stated	Not stated - not enough information	Reject
S743.001	David Hughes	Natural Hazards	Oppose	Place implementation on hold until the public is fully informed.	Reject
S744.001	Derek Roberts	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn.	Reject
S745.001	Garry Duckett	Coastal Hazards Variation Maps	Oppose	Remove hazard overlay from 459 Utopia Road.	Reject
FS247.001	Garry Duckett		Support	Allow	Reject
S746.001	Grant Rowberry	Coastal Hazards Variation Maps	Amend	That the Coastal Hazard - Severe Overlay be removed from the property at 10 Main Road, Ngakawau.	Reject
FS248.001	Grant Rowberry		Support	Allow	Reject
S746.002	Grant Rowberry	Coastal Hazards Variation Maps	Amend	That both the Coastal Hazard - Alert Overlay be removed from the property at 10 Main Road, Ngakawau. Such Overlays should not extend closer to the property than the centre of Main Road.	Reject
FS248.002	Grant Rowberry		Support	Allow	Reject
S747.001	Jane Abraham	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards mapping be withdrawn - at least until made more understandable.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S748.001	Janette Donaldson	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn.	Reject
S748.002	Janette Donaldson	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn, with the TTPP Project stopped and funded no further. Rather, such funding should go into Hazard Mitigation initiatives, such as a Westport Floodwall.	Reject
S749.001	Kenneth Wiltshire	Coastal Hazards Variation Maps	Oppose	Withdraw the Variation	Reject
S749.002	Kenneth Wiltshire	Natural Hazards	Oppose	Oppose the coastal natural hazards maps in the proposed Plan for the Granity - Ngakawau area	Reject
S749.003	Kenneth Wiltshire	Natural Hazards	Amend	That possible mitigation plans be included, so as to suggest to Councils and ratepayers/owners what kind of remedial action can be taken to minimise hazard risk in the short, medium and long terms.	Accept in part
S749.004	Kenneth Wiltshire	Coastal Hazards Variation Maps	Oppose	That risk categorisation - and particularly with respect to Ngakawau Road - be better informed, by taking into account the sea wall constructed by NZTA.	Reject
S749.006	Kenneth Wiltshire	Natural Hazards	Amend	That the Plan text include mitigation plans for natural hazards, so as to guide both Councils and ratepayers/owners as to what remedial action may be undertaken in the short, medium and long terms.	Accept in part
S750.001	Kerera Corbett-Manga	Natural Hazards	Not Stated	Not stated - not enough information	Reject
S751.001	Les & Kathy McManaway	Natural Hazards	Oppose	Withdraw the Variation	Reject
S752.001	Lynda Reynolds	Natural Hazards	Oppose	Withdraw the Variation	Reject
S753.001	Marilyn McKinney	Natural Hazards	Oppose	Withdraw the Variation	Reject
S754.001	Maxmillion Donnelly	Natural Hazards	Oppose	Not stated - not enough information	Reject
S755.001	Patricia Paxton	Natural Hazards	Not Stated	Withdraw the Variation	Reject
S756.001	Paul Reynolds	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be deferred - until such time a s more reliable data is available.	Reject
S756.006	Paul Reynolds	Coastal Hazards Variation Maps	Oppose	<ol style="list-style-type: none"> <li>1. Scrap the process until such time as there is accurate, local and valid data justify it.</li> <li>2. Do not crystal ball gaze 100 years into the future as it is too unreliable</li> <li>3. Do not crystal ball gaze 100 years into the future as it will cause very harmful and unwarranted consequences for property owners.</li> <li>4. Stop the process because stakeholders have been given insufficient time to organise a proper defence.</li> </ol>	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S757.001	Piet & Alison Geldenhuys	Natural Hazards	Not Stated	Not stated	Reject
S758.001	Rachael Blick	Coastal Hazards Variation Maps	Amend	That 153 Peel Street Westport have any of the Coastal Hazard Overlays concerned removed from it.	Reject
S759.001	Ray Karl	Natural Hazards	Not Stated	No stated - not enough information	Reject
S760.001	Ronald Williams	Natural Hazards	Not Stated	Not stated - not enough information	Reject
S761.001	Wendy Sheenan	Natural Hazards	Not Stated	Not stated - do not understand how experts come up with this variation	Reject
S762.001	Charlotte May Treasurer	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Natural Hazards Mapping be withdrawn	Reject
S762.002	Charlotte May Treasurer	Coastal Hazards Variation Maps	Oppose	That moving affected settlements be looked at.	Reject
S762.003	Charlotte May Treasurer	All Natural Hazard Overlays	Oppose	That the overall approach/response to coastal erosion and inundation be reconsidered.	Reject
S763.001	Rex & Anthea Keenan	Coastal Hazards Variation Maps	Oppose	Not stated	Reject
FS252.001	Rex & Anthea Keenan		Support	Not stated	Reject
S763.002	Rex & Anthea Keenan	Coastal Hazards Variation Maps	Oppose	That rates be reset accordingly.	Reject
FS252.002	Rex & Anthea Keenan		Support	Not stated	Reject
S765.001	Andrew & Shirley Nolan	Coastal Hazards Variation Maps	Oppose	Remove the Coastal Setback overlay from 5950 State Highway 6, Fox River	Reject
S766.001	Ballin Family	Coastal Hazards Variation Maps	Oppose	Delete the Coastal Hazard Setback overlay in its entirety. Any consequential changes that may also be required to other provisions in the proposed Plan in order to provide for the requested relief.	Reject
S767.001	Michael & Vivian Nixon	Coastal Hazards Variation Maps	Oppose	To retain the status quo of the existing plan	Reject
S768.001	James McElrea	Natural Hazards	Oppose	Don't restrict building activity in the Severe category or any category	Reject
S768.002	James McElrea	Coastal Hazards Variation Maps	Amend	That the overlays be more carefully aligned to the natural aspect of the land and any land parcels	Reject
S769.001	Graham Sinclair	NHR38	Amend	Lengthen the timeframe for rebuilding after AF8 event or similar from 5 years to ten.	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S770.001	Neil Aldred	NHR38	Oppose	That existing properties in a Coastal Hazard Alert zone that have been destroyed should have up to ten years to rebuild, before any additional restrictions apply. This should apply in any location outside of Hokitika, Greymouth and Westport	Reject
S771.001	Kathryn Wall	Coastal Hazards Variation Maps	Oppose	I would like those responsible to speak with locals, especially those that have lived in the area for decades and know the coast line.	Reject
S772.001	Pam Birmingham	NHR43	Amend	Coastal Hazard Alert Overlay: Delete: New houses, and addition of bedrooms or living areas require a Discretionary Activity Resource Consent. In order to get approval to build, this would require detailed technical evidence to show that the coastal hazard risk is mitigated. Replace with: New houses and addition of bedrooms or living areas to comply with all applicable flood elevation standards and building code requirements such as seismic, wind and sea spray standards.	Reject
S772.002	Pam Birmingham	NHR38	Amend	Under the Coastal Hazard Alert Overlay the time allowed to rebuild should be 10 years	Reject
S773.001	Barry Hughes	NHR38	Amend	That existing properties in a Coastal Hazard Alert zone that have been destroyed should have up to eight years to rebuild, before any additional restrictions apply. This should apply in any location outside of Hokitika, Greymouth and Westport.	Reject
S774.001	Okarito Kayaks Ltd	NHR38	Amend	That existing properties in a Coastal Hazard Alert zone that have been destroyed should have up to eight years to rebuild, before any additional restrictions apply.	Reject
S775.001	Natural Hazards Commission Toka Tū Ake	Coastal Hazards Variation Maps	Support	That the specific amendments, additions or retentions which are sought as specifically outlined in Appendix 1, are accepted and adopted into TTPP Variation 2 - Coastal Hazards, including such further, alternative, additional, or consequential relief as may be necessary to fully achieve the relief sought in this submission.	Accept
FS222.0381	Westpower Limited		Oppose	Disallow	Reject
S775.002	Natural Hazards Commission Toka Tū Ake	Natural Hazards	Not Stated	That the specific amendments, additions or retentions which are sought as specifically outlined in Appendix 1, are accepted and adopted into TTPP Variation 2 - Coastal Hazards, including such further, alternative, additional, or consequential relief as may be necessary to fully achieve the relief sought in this submission.	Accept
FS222.0380	Westpower Limited		Oppose	Disallow	Reject
S776.001	Pauline Te Rakau	Coastal Hazards Variation Maps	Oppose	I am asking that the Coastal Hazard Zoning be removed from our property for the reasons given above.	Reject
S777.001	Wendy Stuart	Coastal Hazards Variation Maps	Oppose	Oppose Variation 2 to Proposed TTPP Coastal Hazards Mapping	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S778.001	Penny & Mark Rounthwaite	Coastal Hazards Variation Maps	Amend	We recommend that the overlay on our property at 303 Utopia Road is reassessed and partitioned between Severe (within 50m of the Orowaiti river bank) and Alert (up to 100m after the Severe end).	Reject
S778.002	Penny & Mark Rounthwaite	NHR38	Amend	That the same rebuild timeframe as Avoid i.e. 5 years is adopted.	Reject
S778.003	Penny & Mark Rounthwaite	NHR1	Amend	That the same rebuild timeframe as Avoid i.e. 5 years is adopted.	Reject
S778.004	Penny & Mark Rounthwaite	NHR41	Amend	Rather than and 'Avoid' we recommend a 'Manage' philosophy for the Severe rules. As such as allowance for expansion of net floor area and/or suitable buildings should be added.	Reject
S778.005	Penny & Mark Rounthwaite	NHR44	Amend	Rather than and 'Avoid' we recommend a 'Manage' philosophy for the Severe rules. As such as allowance for expansion of net floor area and/or suitable buildings should be added. Discretionary activities should be allowed for new houses and increases of net floor areas with the burden of proof for appropriate mitigations being placed on the applicants.	Reject
S778.006	Penny & Mark Rounthwaite	NHR38	Amend	Rather than and 'Avoid' we recommend a 'Manage' philosophy for the Severe rules. As such as allowance for expansion of net floor area and/or suitable buildings should be added.	Reject
S779.001	Neu-Tec Mining Ltd	Coastal Hazards Variation Maps	Amend	That each property be looked at on its own merit. I do not agree with the fact that half my house falls under a different classification	Reject
S780.001	Christopher St Johanser	Coastal Hazards Variation Maps	Oppose	That Variation 2: Coastal Hazards be abandoned in its entirety forthwith.	Reject
S780.002	Christopher St Johanser	Coastal Severe and Coastal Alert Overlay	Oppose	That Variation 2: Coastal Hazards be abandoned in its entirety forthwith.	Reject
S781.001	William and Glenda Karl	Coastal Hazards Variation Maps	Oppose	That the line on the rear paddock be moved back to that which is contiguous with the front of the section (that is DOC Estate)	Reject
S782.001	Grant Gear	Coastal Hazards Variation Maps	Oppose	Go back to the drawing board and ensure any variation is anchored in fact and captures mitigating factors such as sea walls etc.	Reject
S783.001	Fiona Blair	NHR38	Amend	That existing properties in a Coastal Hazard Alert zone that have been destroyed should have at least eight years, and preferably ten years to rebuild, before any additional restrictions apply.	Reject
S784.001	Paul Truman	Coastal Hazards Variation Maps	Oppose	Totally against and vehemently opposed to Variation 2	Reject
S785.001	ADT Trust	NHR43	Oppose	Rule NH - R43: it is requested that the activity status of this rule be changed from discretionary to restricted discretionary provided that this is accompanied by a hazard risk	Accept in part



## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				assessment undertaken by a suitably qualified and experienced practitioner (in line with Rule SUB - R13), with the Council's discretion restricted to the following matters: <b>a. Matters outlined in the accompanying hazard risk assessment;</b> <b>b. Risk to life, property and the environment from the proposal and any measures to mitigate those risks;</b> <b>c. The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk;</b> <b>d. Any adverse effect on the environment of any proposed natural hazard mitigation measures.</b>	
S786.001	Charlie Johnson	Coastal Hazards Variation Maps	Oppose	Amend and reduce the inland extent of the coast hazard severe overlay. Exclude Lot 1 255 Utopia Road in its entirety. Use a more realistic RCP value for modelling, not an implausible situation Provide the opportunity for property owners that have their own evidence ie engineers reports and any flood and erosion protection works (rock walls etc) to remove their property from the coastal hazard zone.	Reject
S786.002	Charlie Johnson	Natural Hazards Objectives	Amend	Add a new objective - <b>to ensure the role of hazard mitigation played by protective structures and works that minimize impacts of hazards including rock walls and stopbanks is recognized and protected</b>	Reject
S786.003	Charlie Johnson	Other Relevant Provisions	Oppose	Provide the opportunity for property owners that have their own evidence ie engineers reports and any flood and erosion protection works (rock walls etc) to remove their property from the coastal hazard zone.	Accept in part
S787.001	Kevin Boyd	Natural Hazards	Oppose	I would like to see the proposed hazard overlay process to be stopped. I would like to see more careful monitoring of local conditions.	Reject
S788.001	Norma O'Dea	Coastal Hazards Variation Maps	Oppose	Put a stop to this coastal hazard mapping process	Reject
S789.001	Michael Simon	Coastal Hazards Variation Maps	Oppose	That Variation 2 not proceed - because it is not based on facts	Reject
S790.001	Shelley Taylor	Coastal Hazards Variation Maps	Oppose	That the TTPP plan is reviewed. There needs to be a statement as to why information in Section 3.2.2 of the Tonkin and Taylor Report has not been used.	Reject
S791.001	David Bloxham	Coastal Hazards Variation Maps	Oppose	I would like to see people being allowed to have free choice over their property. I would like the public to be properly heard.	Reject
S792.001	Colin Reidy	Coastal Hazards Variation Maps	Support	Listen to the community, pay heed to that which they comment upon. This does not mean ignoring specialist advice, however the two need to be read in conjunction	Reject
S793.001	Deborah Kirkwood	Coastal Hazards Variation Maps	Not Stated	Investigation into the liability of the Ministry of Transport and the Buller District Council relating to the erosion at Carters Beach township. Investigation and consideration be made into the	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				effects of the airport protection rock wall to Carters Beach Township as I can find no acknowledgment of this in the ttp.	
S794.001	Gerrit Groeneveld	Coastal Hazards Variation Maps	Oppose	Put on hold until there is more sufficient data and transparent communication to all residents/explore many other means. Local knowledge is key to obtaining many of the solutions we face.	Reject
S795.001	Robert Schouten	[General]	Oppose	That the TTPP be based on more credible science	Reject
S795.002	Robert Schouten	Coastal Hazards Variation Maps	Oppose	That the Variation needs to be based on more credible science.	Reject
FS243.001	Andrew & Shirley Nolan		Support	Allow	Reject
S796.001	Jan Phillips	Coastal Hazards Variation Maps	Oppose	Stop the process	Reject
S547.0514	Westpower Limited	Natural Hazards Rules	Neutral	That notwithstanding any Changes to Overlays resulting from Variation 2: Coastal natural Hazards mapping, the TTPP continue to encourage and provide for the continued distribution of electricity to the community and Westpower's other activities associated with this as "Regionally Significant Infrastructure".	Accept
S547.0515	Westpower Limited	Coastal Hazards Variation Maps	Neutral	That original submission points presented on TTPP itself and previously on Coastal Hazards be retained. (Such provisions of relevance are appended, with 11 further points noted below)	Accept
S547.0516	Westpower Limited	NHO1	Support in part	Amend Objective NH-O1 to read: "To use a regionally consistent, risk-based approach to natural hazard management with respect to people and buildings".	Accept in part
S547.0517	Westpower Limited	NHO2	Amend	Amend Objective NH-O2 to read: To reduce the risk to people and buildings from natural hazards, thereby promoting the well-being of the community and buildings	Reject
S547.0518	Westpower Limited	NHO3	Amend	Amend Objective NH-O3 to read: To only locate regionally significant infrastructure within areas of significant natural hazard risk where there is a functional or operational need to be located in these areas, and to design infrastructure so as not to exacerbate natural hazard risk to other people and property	Accept in part
S547.0519	Westpower Limited	NHO5	Support	That Objective NH-O5 be retained	Accept in part
S547.0520	Westpower Limited	NHP1	Support	That Policy NH-P1 be retained	Accept in part
S547.0521	Westpower Limited	NHP10	Support in part	Confirm that reference to "sensitive activities" is as proposed at page 46 of the notified pTTPP: Definitions - Sensitive Activities	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S547.0522	Westpower Limited	NHR41	Support in part	Confirm that reference to "sensitive activities" is as proposed at page 46 of the notified pTTPP: Definitions - Sensitive Activities	Accept in part
S547.0523	Westpower Limited	NHR43	Support in part	Confirm that reference to "sensitive activities" is as proposed at page 46 of the notified pTTPP: Definitions - Sensitive Activities	Accept in part
S547.0524	Westpower Limited	NHR44	Support in part	Confirm that reference to "sensitive activities" is as proposed at page 46 of the notified pTTPP: Definitions - Sensitive Activities	Accept in part
S547.0525	Westpower Limited	NHR45	Support in part	Confirm that reference to "sensitive activities" is as proposed at page 46 of the notified pTTPP: Definitions - Sensitive Activities	Accept in part
S547.0526	Westpower Limited	NHR46	Support in part	Confirm that reference to "sensitive activities" is as proposed at page 46 of the notified pTTPP: Definitions - Sensitive Activities	Accept in part
S547.0538	Westpower Limited	Natural Hazards	Not Stated	That Westpower's previous submission points in the overall Plan submission and previous notification of Variation 2 be retained. (Those of relevance in terms of the first plus those in regards to the second are included as Appendix 1 and Appendix 2 respectively).	Accept
S602.00238	Department of Conservation	NHR38	Amend	<p>Add new Restricted Discretionary Rule and Non-Complying Rules:</p> <p><b>NH-RXX Reconstruction of a lawfully established building</b></p> <p><b>For reconstruction of a building lawfully established at the time of notification of the Plan where:</b></p> <p><b>The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God;</b></p> <p><b>The destroyed/damaged building is reconstructed within 5 years in the Coastal Alert overlay and 2 years in the Coastal Severe overlay;</b></p> <p><b>The reconstructed building is similar in character, intensity and scale to the building it replaces.</b></p> <p><b>Discretion is restricted to:</b></p> <p><b>The effects of natural hazards on people and property;</b></p> <p><b>The location and design of proposed buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;</b></p> <p><b>Any freeboard requirements to be included;</b></p> <p><b>The management of vegetation or other natural features to mitigate natural hazard risk;</b></p> <p><b>The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</b></p> <p><b>The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site and adjacent properties;</b></p> <p><b>Any adverse effects on the environment of any proposed natural hazard mitigation measures; and</b></p> <p><b>Alternative methods to avoid or mitigate the identified hazard risks.</b></p>	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p><b>Activity status where compliance not achieved: Discretionary</b></p> <p><b>NH-RXX Reconstruction of a lawfully established building not meeting Restricted Activity Standards</b></p> <p><b>Activity Status Discretionary</b></p> <p><b>Activity status where compliance not achieved:</b></p> <p><b>N/A</b></p>	
FS222.082	Westpower Limited		Oppose	Disallow	Reject
S602.00241	Department of Conservation	Coastal Hazards Variation Maps	Amend	<p>a. That the particular provisions of Te Tai Poutini Plan Variation 2 that I support, as identified in Attachments 1 and 2, are retained;</p> <p>b. That the particular provisions of Te Tai Poutini Plan Variation 2 that I support with amendments, as identified in Attachments 1 and 2, are amended;</p> <p>c. That the particular provisions of Te Tai Poutini Plan Variation 2 that I oppose, as identified in Attachments 1 and 2, are amended or deleted;</p> <p>d. That the additions to Te Tai Poutini Plan Variation 2 sought in Attachments 1 and 2 are made; and</p> <p>e. Further or alternative relief to like effect to that sought in 5.a-d. above.</p>	Accept
FS222.0391	Westpower Limited		Oppose	Disallow	Reject
S602.00242	Department of Conservation	Natural Hazards	Amend	Amend the policies, and matters of discretion to include the consideration of alternatives, and to require the consideration of alternatives for hard protection structures.	Accept
FS222.0382	Westpower Limited		Oppose	Disallow	Reject
S602.00243	Department of Conservation	Natural Hazards Objectives	Amend	Add new objective: <b>NH-O7 Subdivision, use and development does not create or exacerbate adverse natural hazard effects on other people, property, infrastructure and the environment.</b>	Reject
FS222.0383	Westpower Limited		Oppose	Disallow	Accept
S602.00244	Department of Conservation	NHP4	Amend	<p>Amend Policy NH-P4:</p> <p>Natural hazard assessment, managed retreat locations and resource consent applications will consider the impacts of climate change.</p> <p>In particular the following matters will be considered:</p> <p>a. Change in sea level;</p> <p>b. Altering of coastal processes;</p> <p>c. Increased inundation of low lying areas;</p> <p>d. Changes in local temperatures;</p> <p>e. Changes in rainfall patterns; and</p> <p>f. Increase in cyclonic storms; <b>and</b></p>	Accept

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<b>g. Changes to the magnitude, frequency and duration of severe weather events.</b>	
S602.00245	Department of Conservation	NHP10	Amend	Amend Policy NH-P10: Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that: a. The activity has an operational and functional need to locate within the hazard area; and <b>b. There is no significant risks from natural hazards; and</b> c. That the activity incorporates mitigation of risk to life, property and the environment, and there is significant public or environmental benefit in doing so.	Reject
S602.00246	Department of Conservation	NHP11	Amend	Amend Policy NH-P11: Allow development in the Land Instability Alert, Coastal Alert and Flood Susceptibility overlays where: a. Mitigation measures avoid risk to life and minimise risk to property and the environment; and b. The risk to adjacent properties, activities and people <b>is not significant, and</b> is not increased as a result of the activity proceeding.	Reject
S602.00247	Department of Conservation	NHP12	Support	Amend Policy NH-P12: When assessing the effects of activities in natural hazard overlays consider: a. The effects of natural hazards on people, property and the environment; b. technological and engineering mitigation measures and other non-engineered options; <b>c. Discouraging hard protection structures and avoiding hard protection structures in the Coastal Environment;</b> d. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; e. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk; f. The timing, location, scale and nature of any earthworks in relation to natural hazard risk; g. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site; h. The functional or operational need to locate in these areas; and i. Any significant adverse effects on the environment of any proposed mitigation measures.	Reject
FS222.0384	Westpower Limited		Oppose	Disallow	Accept
FS244.004	Scenic Hotel Group Limited		Oppose	Disallow	Accept
S602.00248	Department of Conservation	NHR2	Amend	Amend Rule NH- R2: Activity Status Permitted	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				Where: The structure has been lawfully established; Earthworks and land disturbance is <del>the minimum required to undertake the activity</del> <b>contained wholly within the footprint of the mitigation structure;</b> There is no change to the design, texture, or form of the structure; The materials used are the same as the original, or most significant material, or the closest equivalent provided that only cleanfill is used where fill materials are part of the structure; and There is no reduction in public access....	
<b>FS222.0385</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S602.00249</b>	Department of Conservation	NHR3	Support	Amend Rule NH- R3: Activity Status Permitted Where: 1. The structure has been lawfully established; 2. Earthworks and land disturbance is <del>the minimum required to undertake the activity</del> <b>wholly contained within the footprint of the structure, or is otherwise no more than 100m3 and 200m2 in area in any 12 month period;</b> 3. There is no reduction in public access; 4. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from that originally consented structure; and 5. It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing....	Reject
<b>FS222.0386</b>	Westpower Limited		Oppose	Disallow	Accept
<b>S602.00250</b>	Department of Conservation	Natural Hazards Rules	Amend	Insert new Rule: <b>NH - RX Demolition and Removal of a Natural Hazard Mitigation Structure within all zones and Overlay Areas</b> <b>Activity Status Permitted</b> <b>Advice Note: Where structures are identified as Historic Heritage Items in Schedule One, then the Historic Heritage Rules apply</b> <b>Activity status where compliance not achieved: N/A</b>	Accept in part
<b>S602.00251</b>	Department of Conservation	NHR4	Amend	Amend Rule NH- R4: Activity Status <del>Permitted</del> <b>Restricted Discretionary</b> Where: 1. The structure is located outside of any Overlay Chapter area identified in Schedules 1-8;	Reject

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>2. Earthworks and land disturbance is the minimum required to undertake the activity;</p> <p>3. There is no reduction in public access;</p> <p>4. It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing...</p> <p><b>Discretion is restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effects of natural hazards on people and property;</li> <li>2. Considering whether the proposed earthworks and land disturbance is the minimum required to undertake the activity;</li> <li>3. Technological and engineering mitigation measures and other non-engineered options;</li> <li>4. Discouraging hard protection structures;</li> <li>5. The location and design of the natural hazard mitigation structure;</li> <li>6. Any freeboard requirements to be included;</li> <li>7. The management of vegetation or other natural features to mitigate natural hazard risk;</li> <li>8. The timing, location, scale and nature of any earthworks in relation to the natural hazard structure;</li> <li>9. Adverse effects on ecosystems and indigenous biodiversity;</li> <li>10. Any other adverse effects on the environment of the proposed natural hazard mitigation structure; and</li> <li>11. Alternative methods to avoid or mitigate the identified hazard risks....</li> </ol>	
FS222.0387	Westpower Limited		Oppose	Disallow	Accept
S602.00252	Department of Conservation	NHR5	Amend	Amend Rule NH-R5: NH - R5 Repairs, Maintenance, Operation, Upgrade of Existing Natural Hazard Mitigation Structures and New Natural Hazard Mitigation Structures not meeting Permitted or <b>Restricted Discretionary</b> Activity Standards	Reject
FS222.0388	Westpower Limited		Oppose	Disallow	Accept
S602.00253	Department of Conservation	NHR38	Amend	Amend Rule NHR38: Where: 1. For repairs and maintenance there is no increase in the area of the building; 2. For reconstruction of a building lawfully established at the time of notification of the Plan where: a. The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God;	Accept in part

## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				<p>b. The destroyed/damaged building is reconstructed within 5 years in the Coastal Alert overlay and 2 years in the Coastal Severe overlay;</p> <p>c. The reconstructed building is similar in character, intensity and scale to the building it replaces.</p> <p>Activity status where compliance not achieved: NA</p> <p>Add new Restricted Discretionary Rule and Non-Complying Rules:</p> <p><b>NH-RXX Reconstruction of a lawfully established building</b></p> <p><b>For reconstruction of a building lawfully established at the time of notification of the Plan where:</b></p> <ol style="list-style-type: none"> <li><b>1. The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God;</b></li> <li><b>2. The destroyed/damaged building is reconstructed within 5 years in the Coastal Alert overlay and 2 years in the Coastal Severe overlay;</b></li> <li><b>3. The reconstructed building is similar in character, intensity and scale to the building it replaces.</b></li> </ol> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li><b>a. The effects of natural hazards on people and property;</b></li> <li><b>b. The location and design of proposed buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;</b></li> <li><b>c. Any freeboard requirements to be included;</b></li> <li><b>d. The management of vegetation or other natural features to mitigate natural hazard risk;</b></li> <li><b>e. The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</b></li> <li><b>f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site and adjacent properties;</b></li> <li><b>g. Any adverse effects on the environment of any proposed natural hazard mitigation measures; and</b></li> <li><b>h. Alternative methods to avoid or mitigate the identified hazard risks.</b></li> </ol> <p>Activity status where compliance not achieved: Discretionary</p> <p><b>NH-RXX Reconstruction of a lawfully established building not meeting Restricted Activity Standards</b></p> <p><b>Activity Status Discretionary</b></p> <p>Activity status where compliance not achieved: N/A</p>	
<b>FS222.0389</b>	Westpower Limited		Oppose	Disallow	Reject
<b>S602.00254</b>	Department of Conservation	Planning Maps and Overlays	Amend	Map the Hokitika Flood and Coastal Erosion Protection Scheme.	Reject



## Appendix 1 – Recommendations on submissions and further submissions

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
S602.00255	Department of Conservation	NHR50	Amend	<p>Amend Rule NH - R50: Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. All new buildings are protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event, as certified by the West Coast Regional Council.</li> <li>2. <del>Where new buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event:</del> <ol style="list-style-type: none"> <li>a. <del>Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event;</del></li> <li>b. <del>Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise coastal event.</del></li> </ol> </li> </ol> <p>Activity status where compliance not achieved: Discretionary Add new Restricted Discretionary Rule and Non-Complying Rules: <b>NH-RXX New Buildings in the Hokitika Coastal Overlay3.</b> <b>Where new buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event:</b></p> <ol style="list-style-type: none"> <li>a. <b>Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event;</b></li> <li>b. <b>Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise coastal event.</b></li> </ol> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>4. <b>An assessment and consideration of coastal erosion risk;</b></li> <li>5. <b>The effects of natural hazards on people and property;</b></li> <li>6. <b>The location and design of proposed buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;</b></li> <li>7. <b>The management of vegetation or other natural features to mitigate natural hazard risk;</b></li> <li>8. <b>The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</b></li> <li>9. <b>The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site and adjacent properties;</b></li> <li>10. <b>Adverse effects on ecosystems and indigenous biodiversity;</b></li> <li>11. <b>Any other adverse effects on the environment of any proposed natural hazard mitigation measures; and</b></li> <li>12. <b>Alternative methods to avoid or mitigate the identified hazard risks.</b></li> </ol> <p>Activity status where compliance not achieved: Discretionary</p>	Reject

## Appendix 1 – Recommendations on submissions and further submissions

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer recommendation
				NH-RXX New Buildings in the Hokitika Coastal Overlay not meeting Restricted Activity Standards Activity Status Discretionary Activity status where compliance not achieved: N/A	
FS222.0390	Westpower Limited		Oppose	Disallow	Accept