

Appendix 2 - Recommended Responses to Submissions and Further Submissions

Table 1 – Hearing F General - All

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Canterbury Regional Council (Environment Canterbury)	183.1	General	General	General	Notes that a large number of rules in the plan use variable terminology to define floor areas of buildings, often with the term undefined, so that it is not clear what is being measured. It is necessary to review all references to size of buildings and consider whether a clear definition is required linking development to either the "building footprint" or "gross floor area", which are defined National Planning Standard terms, and then create exclusions from those terms within the rules if necessary.	Review the entire plan so all references to the size of buildings, link to either building footprint or gross floor area which are defined terms in the National Planning Standards.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.4	General	General	General	Note across the whole plan, that references to "height" of buildings or structures do not make reference to where height is measured from (for example Open Space Zones and Rural Lifestyle Zone). Ensure that height for buildings and structures is measured from "ground level", which is a national planning standard term, with consistent expression of height rules across the plan.	Review all references to the height of buildings across the plan to ensure that height is measured from ground level, with consistent expression of height rules.	Accept
Canterbury Regional Council (Environment Canterbury)	183.5	General	General	General	A general submission on hazard mitigation works. The submitter has legal obligation to protect communities from the impacts of flood, erosion and poor drainage, which requires the integration of many "works" types, including structures, earthworks, and vegetation works. Agreements for these "works" are recorded in the relevant Environment Canterbury Asset Management Plans. The delivery of these "works" is planned in accordance with the Canterbury Regional Code of Practice for Defences Against Water and Drainage Schemes, which addresses the broad range of potential effects that need to be considered when planning this work. The Code of Practice requires annual works plans to be generated that identify any sensitive areas and particular work practices needed in to avoid or minimise any adverse effects. [Refer original submission for full reason]	Either: Amend NH-R3-1 to reflect that this is an overarching permitted activity rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading; OR: Create a new rule to reflect the intent of this change; AND Add an advisory note or heading note to vegetation clearance and earthworks rules including ECO-R5, NATC-R1-3 & CE R9 & R14 to make it clear that it is the Natural Hazards Rule and not these Rules that applies to existing public flood and erosion protection works operation, maintenance, repair, upgrading and replacement; AND Either(a) Change the "natural hazard mitigation works" terminology OR(b) Change the definition of "natural hazard mitigation works" in line with related submission on the definition.	Accept in part

Federated Farmers	182.6	Definitions	Definitions	Amenity Planting	Considers the definition is clear, concise and easy to understand. But considers it would be appropriate to add further to the definition that appropriately includes farms as actively amenity planting within the definition.	1. Amend the definition of Amenity Planting as follows: <i>means any vegetation and/or trees planted in the immediate vicinity of a residential unit, <u>or rural residential development</u>, primarily to provide aesthetic appeal, shelter or domestic food supply. Amenity planting includes any woodlot, orchard or vineyard (to a maximum combined area of 1ha) planted within 100m of a residential unit <u>or rural residential development</u>.</i> AND Any consequential amendments required as a result of the relief sought.	Reject
David and Judith Moore	100.2	General	General	General	Support the Federated Farmers submission.	Relief as sought in the Federated Farmers submission.	Accept, accept in part or reject as per the recommendation for the Federated Farmers submission points
Peel Forest Estate	105.1	General	General	General	Support the Federated Farmers New Zealand and their submission	Relief as sought in the Federated Farmers submission.	Accept, accept in part or reject as per the recommendation for the Federated Farmers submission points
Kerry & James McArthur	113.1	General	General	General	Support the Federated Farmer submission.	Consider the Federated Farmer recommendations.	Accept, accept in part or reject as per the recommendation for the Federated Farmers submission points

Zolve Environment al	164.1	General	General	General	Support Port Blakely Forestry submission in its entirety.	Relief as sought in the Port Blakely Forestry submission.	Accept, accept in part or reject as per the recommendation for the Federated Farmers submission points

Table 2 - Natural Hazards

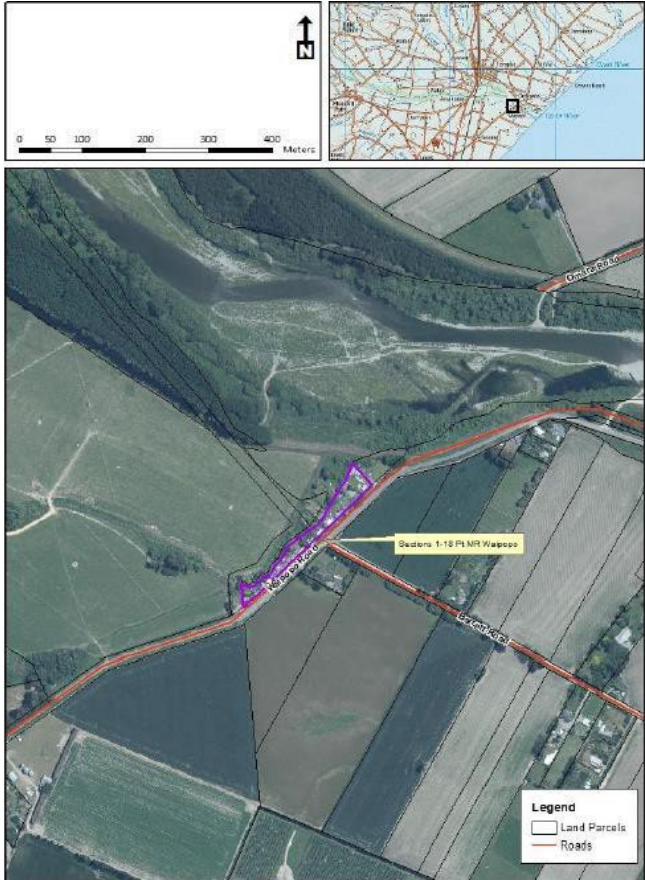
Note some points from Te Kotare Trust [115] and Waipopo Huts Trust [189] will also be considered in Hearing D (Maori Purpose Zone). 189.48, 189.49, 115.1, 115.2, 115.3, 189.2

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Lineage Logistics NZ Limited	107.6	SD - Strategic Direction	Objectives	SD-O4 Natural Hazards	<p>Considers that the Council's approach of applying a sea level rise of 1.2m on the basis of NZRCP8.5M is inappropriate and does not reflect the recommendations of the IPCC Sixth Assessment Report.</p> <p>Considers that the requirement or goal in SD-O4 (ii) that development: " is avoided in areas where the risks of natural hazards to people, property and infrastructure are assessed as being unacceptable" is problematic for a range of reasons:</p> <ul style="list-style-type: none"> the s32 assessment is unclear in terms of 'unacceptable risk'; a blanket avoidance approach impose significant costs which would outweigh the benefits, this is not addressed in the s32 assessment; the approach is inconsistent with Part II of the RMA. <p>[Refer original submission for full reason]</p>	<p>1. Areas subject to sea level rise are identified on the basis of NZ RCP 4.5 Median projections as opposed to NZ RCP 8.5M.</p> <p>2. Remove SD-O4.ii; or</p> <p>3. Replace SD-O4.ii with wording that accurately reflects a risk-based approach. The following worded is suggested as an example only:</p> <p><i>Managing development to ensure the risks of natural hazards to people, property and infrastructure are acceptable.</i></p> <p>Such other alternative or additional relief as may be appropriate to give effect to the intent of the submission including, but not limited to, corresponding objectives, policies and rules that implement SD-O4.</p>	Reject
Canterbury Regional Council (Environment Canterbury)	183.14B	Definitions	Definitions	Earthquake awareness fault areas	Earthquake awareness fault areas are not only mapped to ensure that landowners and service providers are aware there are rules to require mapping and avoidance in some cases.	<i>Amend the definition as follows: means land located on either side of a an identified active or <u>known or suspected active earthquake fault line that is mapped to ensure that landowners and service providers are aware of the presence of a fault line before they decide to build could be permanently deformed (ripped, buckled or warped) during an earthquake on that fault.</u></i>	Accept
Harvey Norman Properties (N.Z.) Limited	192.6	Definitions	Definitions	Flood Assessment Area	This definition is clear and appropriate.	Retain as notified.	Accept
Kāinga Ora	229.1	Definitions	Definitions	Flood Risk Certificate	Supports this definition as it provides clarity of the application of Natural Hazard rules.	Retain definition of Flood Risk Certificate as notified.	Accept
Kāinga Ora	229.2	Definitions	Definitions	Hazard Overlay	<p>Opposes flood plain hazard information being incorporated in a Hazard Overlay within the PDP, as these hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours. The Overlays will create unnecessary additional cost and uncertainty for landowners and land developers. Considers that it is appropriate to include rules in relation to flood hazards but seeks that the rules are not linked to statutory maps.</p> <p>[see original submission for full reasons]</p>	<p>Delete the proposed hazard overlay(s) being the Earthquake Fault (Infrastructure or Facilities) Awareness Areas; Earthquake Fault (Subdivision) Awareness Areas; Flood Assessment Area; High Hazard Areas and Liquefaction Awareness Area from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan;</p> <p>AND</p> <p>Amend and make consequential changes to give effect to this submission. [see submission points made on Natural Hazard chapter]</p>	<p>Reject</p> <p>See also their Overlay-specific submission [229.39]</p>

Silver Fern Farms	172.2	Definitions	Definitions	High Hazard Area	Given the implications for consenting, clarification is sought as to whether reference in this definition to “inundation” means land in the Sea Water Inundation Overlay will also be subject to the High Hazard Overlay	1. Amend the definition of High Hazard Overlay ; OR 2. clarify the various hazard overlays, to confirm the implementation of this definition.	Accept
Alliance Group Limited	173.2	Definitions	Definitions	High Hazard Area	Given the implications for consenting, clarification is sought as to whether reference in this definition to “inundation” means land in the Sea Water Inundation Overlay will also be subject to the High Hazard Overlay.	Amend the definition of High Hazard Overlay ; OR clarify the various hazard overlays, to confirm the implementation of this definition.	Accept
Canterbury Regional Council (Environment Canterbury)	183.14	Definitions	Definitions	High Hazard Area	Considers the definition of high hazard in the CRPS is wider than just freshwater flooding and includes areas subject to coastal flooding and coastal erosion. These matters need to be addressed in a consistent manner across the PDP, and the definition updated.	1. Amend the definition of High Hazard Areas to be consistent with the definition in the CRPS by including coastal hazards. And 2. Consequential amendments in the Coastal Environment chapter to ensure that activities are treated in the same manner (except as required by the NZCPS, which places some higher requirements on the provisions of coastal hazards). Include cross references to coastal hazards in the Coastal Environment chapter.	Accept
Canterbury Regional Council (Environment Canterbury)	183.7	Definitions	Definitions	Liquefaction Awareness Area	The land within the liquefaction awareness area won’t necessarily liquefy during an earthquake (in most cases it won’t), but the sediments underlying these areas are such that there could be liquefiable sands and silts within them, and a site specific assessment is required to determine this.	Amend the definition of Liquefaction Awareness Area as follows: <i>Liquefaction Awareness Area: means land at risk from where liquefaction and lateral spreading is possible during an earthquake, but which requires site specific assessment to determine the <u>actual</u> level of risk to property.</i>	Accept
Fire and Emergency New Zealand	131.3	Definitions	Definitions	Natural Hazard	Supports the definition of ‘Natural hazard’ being consistent with Section 2 of the RMA.	Retain definition as notified.	Accept
EnviroWaste Services Ltd	162.4	Definitions	Definitions	Natural Hazard Mitigation Works	Seeks an amendment to clarify the types of works that Natural Hazard Mitigation Works covers. If the most usual works are listed as an example, then practitioners will be able to understand how the rules apply.	Amend definition of Natural Hazard Mitigation Works as follows: <i>Means structures and associated engineering works to prevent or control the impacts of natural hazards and includes both soft engineering natural hazard mitigation and hard engineering natural hazard mitigation (<u>e.g. stop banks</u>). [...]</i>	Accept
Canterbury Regional Council (Environment Canterbury)	183.14A	Definitions	Definitions	Natural Hazard Mitigation Works	The current definition of Natural Hazard Mitigation Works refers to natural hazards mitigation as part of its definition in relation to different types of engineering work. This may cause confusion and lacks clarity. Natural hazard mitigation works encompasses flood and erosion protection works and drainage works instead of natural hazard mitigation works. There is already a definition for flood protection works in the proposed Plan (Referred to in ECO-R1). Building on this could assist with providing greater clarity and certainty	Either: (a) delete reference to "Natural Hazard Mitigation Works" and instead refer to flood and erosion protection works and drainage works and then define those terms OR (b) define Natural Hazard Mitigation Works to be consistent with the description in the CRPS Issue 11.1.3: Natural Hazard mitigation works are works intended to control the effects of natural events and provide benefits to people and the community. They include flood control works such as stop-banks, or land stabilisation works such as tree planting or retaining walls, OR (c) Rewrite the current Natural Hazard Mitigation Works definition to encompass the definition for "flood protection works", already defined in the Plan and broaden it to include retaining walls required to control the effects of natural events. Or adopt an alternative approach that provides greater clarity and certainty	Accept
Ministry of Education	106.4	Definitions	Definitions	Natural hazard sensitive activity	Supports the definition of 'natural hazard sensitive activity' as (2) encompasses most, if not all, educational facilities.	Retain as notified.	Accept
Lineage	107.4	Definitions	Definitions	Natural hazard	Oppose the inclusion of buildings which ‘contain two or	Amend the definition of Natural hazard sensitive activity by:	Reject

Logistics NZ Limited				sensitive activity	more employees on a full time basis' in the definition. Because this definition would include all of the submitter's buildings within the Port Zone. The inclusion of such a low limit on employees would mean that anything other than a very minor extension to the submitter's existing buildings would require a resource consent. The inclusion of the reference to buildings that contain two or more employees does not correspond with a proper risk-based approach to managing development within areas identified as potentially subject to coastal hazards.	1. Delete the reference to buildings containing two or more employees. Alternatively, 2. incorporate a reference to a number of employees which accurately reflects the risk associated with a natural hazard.	
Southern Proteins Limited	140.4	Definitions	Definitions	Natural Hazard Sensitive Activity	Considers the number of employees listed (two or more on a full-time basis), is overly restrictive.	Amend the Natural Hazard Sensitive Activity definition as follows: <i>Means: Buildings which:</i> 1. Contain one or more habitable rooms; and/or 2. Contain two twelve or more employees on a full time basis; and/or 3. Are a place of assembly.	Reject
PrimePort Limited	175.14	Definitions	Definitions	Natural Hazard Sensitive Activity	Considers the number of employees listed (two or more on a full-time basis), is overly restrictive.	Amend definition of Natural Hazard Sensitive Activity as follows: <i>means:</i> <i>Buildings which:</i> 1. contain one or more habitable rooms; and / or 2. contain two ten or more employees on a full time basis; and / or 3. are a place of assembly; [....].	Reject
Timaru District Holdings Limited	186.7	Definitions	Definitions	Natural Hazard Sensitive Activity	The number of employees listed (two or more on a full time basis), is overly restrictive. Within the Port Zone for example, even relatively sparsely staffed storage warehouses would be caught by this definition.	Amend definition of Natural Hazard Sensitive Activity as follows: <i>means:</i> <i>Buildings which:</i> 4. contain one or more habitable rooms; and / or 5. contain two ten or more employees on a full time basis; and / or 6. are a place of assembly; <i>but excludes regionally significant infrastructure and garages that are either detached or attached that do not meet the building code requirements for a habitable space.</i>	Reject
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.7	Definitions	Definitions	Natural hazard sensitive activity	Supports definition in that it relates to habitable buildings principally, and because it excludes Regionally Significant Infrastructure (RSI).	Retain the definition of Natural Hazard Sensitive Activity as notified.	Accept
Horticulture New Zealand	245.15	Definitions	Definitions	Natural hazard sensitive activity	Supports a definition that focuses on habitable buildings to define a natural hazard sensitive activity.	Retain as notified.	Accept
Canterbury Regional Council (Environment Canterbury)	183.173	Definitions	Definitions	Natural hazard sensitive activity <i>Note: this submission point was not summarised in the</i>	Prefer a definition (like Kaikoura Plan) that is based on the physical characteristics of the building, rather than the use of the building. This would make it easier for applicants and council staff to determine if a given building meets the definition or not. The physical characteristics of the building are also less likely to change than the use of the building, and if they do	Use an amended definition similar to Kaikoura District Plan	Accept

				<i>original Summary of Submissions but was subsequently notified.</i>	change, would often require building consent. There is limited opportunity for the council to pick up change in building use. Would also be easy for people to work around this definition (e.g., I've got 100 staff in a building, but none of them are full time).		
Opuha Water Limited	181.15	Definitions	Definitions	New	The submitter seeks to include a new definition of "Natural Hazard Areas", which is a term referred to in the Natural Hazards chapter but is not defined.	Add a new definition of Natural Hazard Areas as follows: <i><u>means areas subject to the Flood Assessment Area, Overland Flow Paths, and High Hazard Overlays.</u></i>	Reject
Canterbury Regional Council (Environment Canterbury)	183.6	Definitions	Definitions	Overland Flow Path	Considers that the definition of Overland flow path is insufficiently clear, as all surface water will flow over land in a rain event on saturated ground. This term can be relied on for its natural meaning and does not require its own definition where referenced.	Delete the definition of Overland Flow Path .	Accept
Waipopo Huts Trust	189.48	General	All Objectives, Policies and Methods of the Proposed District Plan	General	Supports those rules insofar as they enable the outcomes contemplated by the MPZ objectives and MPZ policies. Opposes those rules insofar as they frustrate or impede these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within the Waipopo Trust land. Despite the different flood hazard overlays and the lack of reticulated water/sewage there needs to be the ability to construct new buildings as a permitted activity.	Amend the objectives, policies and methods of the Proposed Plan as may be necessary to enable the use, development and renewal of dwellings on the submitter's 36 properties at Waipopo Huts, and to provide for mana whenua needs and activities on their land. Insert a permitted activity rule to allow the re-construction of dwellings that previously occupied the Waipopo land.	Accept in part
Waipopo Huts Trust	189.49	General	All Objectives, Policies and Methods of the Proposed District Plan	General	The matters raised in this submission appear to be equally applicable to other Māori owned land within this area, on the basis that: (a) the aspirations of the landowners and occupants of such land are the same or similar; (b) such land is affected by the same or similar environmental issues; and (c) such land is affected by the same or similar provisions of the Proposed Plan.	Apply the relief sought in this submission equally to other Māori owned land within this area.	Accept in part
Te Kotare Trust	115.1	General	General	General	Supports those rules insofar as they enable the outcomes contemplated by the Māori Purpose Zone objectives and policies, but also opposes those rules insofar as they impede these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within the submitters land. Seeks that recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land is provided for.	1. Amend the Objectives, Policies and Methods of the Proposed Plan to enable the use, development and renewal of dwellings on Trust land, and to provide for mana whenua needs and activities on their land. 2. Insert a grandfathering provision, which allows as a permitted activity the re-construction of dwellings that previously occupied Trust land. 3. Provide for the ability for the submitter to construct new buildings on the submitters land as a permitted activity, despite the different flood hazard overlays which affect it. 4. Provide for the ability for the submitter to construct new buildings on their land as a permitted activity, despite the land not being serviced by a reticulated sewage system or reticulated potable water supply.	Accept in part
Te Kotare Trust	115.2	General	General	General	The matters advanced in this submission appear to be equally applicable to other Māori land within this area, on the basis that: (a) the aspirations of the landowners and occupants of such land are the same or similar to the submitter; (b) such land is affected by the same or similar environmental issues as outlined in this submission and; (c) such land is affected by the same or similar provisions	The relief sought in this submission should apply equally to other Māori land within this area to the extent that the relief is relevant to such land, and including any amendments that may be required to make the relief suitable to other Māori land within this area.	Accept in part

					of the Proposed Plan as those that affect the submitters land.		
Te Kotare Trust	115.3	General	General	General	<p>Oppose the below overlays and provisions which affects the submitter's land at 447-475 Waipopo Road, Temuka:</p> <ul style="list-style-type: none"> Flood Assessment Area overlay Liquefaction Awareness Areas overlay SASM overlay Māori purpose zoning and its provisions <p>Because the provisions:</p> <ul style="list-style-type: none"> Are unduly restrictive; fail to meet s5, s6, s7 and s8 of the RMA; are not supported by adequate evaluation in s32; would not enable the submitter's vision for their land. [Refer original submission for full reason] 	<p>Amend the PDP to enable the submitter's vision for their land. In particular, to re-establish the village that once occupied this land by upgrade and redevelopment of the submitter's land for safe residential use including for Māori social housing.</p> <p>(See image below for the extent of the submitter's land).</p>  <p>2. Amend the PDP so that Te Kotare Reserve, and its historical and current significance to tangata whenua, is explicitly recognised.</p> <p>3. Amend the PDP to rezone the submitter's land to either rural, rural-open space or another appropriate zoning, as identified in consultation with the submitter.</p> <p>4. Amend the objectives and policies of the PDP to recognise and provide for the residential use and development within the Trust Land.</p> <p>5. Amend the rules of the PDP to enable new dwellings and dwelling upgrades to be undertaken on Trust Land as a permitted activity subject to performance standards to mitigate the risk to the environment or human health.</p> <p>6. Make any alternative amendments, additional amendments, or consequential amendments, deletions, or additions that are necessary or appropriate to give effect to the intent of this submission.</p> <p>7. Respond to the need to provide the submitter's land with adequate drinking water, wastewater and stormwater infrastructure.</p> <p>8. The Council fully consults with the Trust during the next stages of the PDP.</p> <p>[Submitter has made submissions on specific provisions below]</p>	Accept in part
Waipopo Huts Trust	189.2	General	General	General	Amend the PDP so that the Māori reserve at Waipopo Huts, and its historical and current significance to tangata whenua is recognised; to provide for residential use and	Amend the PDP to enable the submitter's 36 properties at Waipopo Huts, namely, to re-establish the village that once occupied this land and upgrade and	Accept in part

					development; to enable new dwellings and dwelling upgrades to be undertaken as a permitted activity subject to performance standards to mitigate the risk to the environment and human health. The process of the Proposed Plan must be fully in consultation with the submitter.	redevelopment of the land for safe residential use including for Māori social housing.	
Fenlea Farms Limited	171.33	NH - Natural Hazards	General	General	Oppose together with any objectives, policies, rules, standards and schedules in respect of the Flood Assessment Areas overlay relating to the submitter's Properties.	1. Amend the Flood Assessment Areas overlay as detailed in later point; 2. Amend NH-S2 as detailed in later point; 3. introduction of a rule that earthwork limits; 4. any alternative relief that would address the submitter's concerns.	Reject for mapping Accept in part in relation to earthworks limits / NH-S2 Overall accept in part
Federated Farmers	182.33	NH - Natural Hazards	General	General	Supports the accurate mapping of the flood and coastal hazard areas and would expect engagement to occur. Support the precautionary approach in respect of natural hazards. The approach taken by the Council is consistent with regional and national policy documents as well as internationally. Supports the approach proposed that focus will be placed on vulnerable activities (e.g., liveable dwellings) and these activities that will have the more stringent plan controls placed on them. Supports enabling non-liveable farm ancillary buildings as permitted activities within the natural hazard areas as long this has been clearly communicated to the landowners along with the associated risks of doing so.	1. Federated Farmers seeks the following relief: (a) the retention of the overview as currently drafted or wording with similar effect; and (b) any consequential amendments required as a result of the relief sought.	Accept in part
Timaru District Council	42.30	NH - Natural Hazards	General	General	Considers that due to climate change, the risk associated with wildfires is expected to increase across many parts of the District. Additionally, such risks further increase when vegetation planting occurs in close proximity to where people live and work. This matter is not sufficiently addressed in the PDP.	Amend the Introduction section of the Natural Hazards chapter as follows: Introduction <i>Due to its location and geology the District is subject to a range of natural hazards including river flooding, coastal erosion and flooding, overland flows, slope instability, earthquakes, liquefaction and tsunamis. Flooding is a particular issue for the district with frequent flood events impacting large areas. <u>Due to climate change the risk profile associated with wild fires is expected to increase generally across many parts of the district.</u></i>	Accept
Canterbury Regional Council	183.24	NH - Natural Hazards	General	General	Simplify the Natural Hazards Chapter to ensure it is easily applicable to a similar range of activities to other district plans that have recently been through plan review processes (e.g.	Without derogating from the more specific submission points, amend the Natural Hazards Chapter to provide a framework for hazard management that is consistent with general framework set out in the Kaikōura District Plan and proposed Selwyn District Plans.	Accept in part

(Environment Canterbury)					Kaikōura and Selwyn). Given the regional council's resourcing in identifying flood hazards, a consistent approach is highly beneficial for both the regional council, but also developers and designers who undertake work across local authority boundaries.		
Canterbury Regional Council (Environment Canterbury)	183.25	NH - Natural Hazards	General	General	Amend the various references to a 0.5% AEP rainfall event or flood event, to be only a 0.5% AEP flood event, as rainfall can be variable within a catchment and does not necessarily address the hazard of concern, which is the flood, and associated flood heights.	Amend all references in the chapter from " rainfall event " to " <u>flood event</u> ".	Accept
Canterbury Regional Council (Environment Canterbury)	183.26	NH - Natural Hazards	General	General	Considers that the certificates being issued are assessing flood hazard impacting the site not risk.	Amend all references in the Natural Hazards chapter from " Flood Risk Certificate " to " <u>Flood Hazard Assessment Certificate</u> ".	Accept
Canterbury Regional Council (Environment Canterbury)	183.27	NH - Natural Hazards	General	General	Considers that many of the restricted discretionary assessment matters in the Natural Hazards chapter address the same matters, but are ordered differently and worded slightly differently. They should be consistent.	Amend the NH - Natural Hazards restricted discretionary assessment matters so that they are in the same order, and provide consistent wording.	Accept
K J Rooney Limited	197.8	NH - Natural Hazards	General	General	Opposes together with any objectives, policies, rules, standards and schedules in respect of the Flood Assessment Area Overlay relating to the submitter's Properties.	1. Amend the Flood Assessment Areas overlay as detailed in later point; 2. Amend NH-S2 as detailed in later point; 3. introduction of a rule that earthwork limits within this overlay only apply in respect to activities that increase flood exposure; 4. any alternative relief that would address the submitter's concerns.	Reject for mapping Accept in part in relation to earthworks limits / NH-S2 Overall accept in part
Kāinga Ora	229.38	NH - Natural Hazards	General	General	Supports the identification of natural hazards, however due to the dynamic nature of natural hazards amendments are sought so that these areas are mapped on GIS layers which sit outside of the Statutory Maps. [see original submission for full reasons]	Delete the proposed hazard overlays from the PDP and hold this information in non-statutory GIS maps which sit outside the proposed plan; AND Make consequential changes to give effect to this submission, especially for NH-P1, NH-P4, NH-R4, NH-R7, NH-R8, NH-S1, NH-S2.	Reject

Alastair Joseph Rooney	177.15	NH - Natural Hazards	General	General and NH-S2 Volume of earthworks.	<p>Opposes, together with any objectives, policies, rules, standards and schedules in respect of the Flood Assessment Area Overlay relating to the submitter's properties.</p> <p>The Flood Assessment Area Overlay covers the submitter's properties which are both used for primary production purposes. Farming activities, and natural hazard mitigation activities (such as maintenance of stopbanks) can involve significantly more than 2,000m² in earthworks.</p>	<ol style="list-style-type: none"> 1. Delete; amend; or reduce the extent of; the Flood Assessment Areas overlay off land located at 0 Domain Avenue, Temuka; 48 Milford Clandeboye Road and 32 Milford Clandeboye Road; 2. Amend NH-S2 to increase the permitted earthworks volumes in the Rural Zones within the Flood Assessment Areas overlay per year under NH-S2.2. from 2,000m² to 2,500m² or more; 3. Introduce a rule that earthwork limits within this overlay, only apply in respect to activities that increase flood exposure; 4. Reduce the extent of the overlay on these properties; 5. any alternative relief that would address the submitter's concerns. 	<p>Reject for mapping</p> <p>Accept in part in relation to earthworks limits / NH-S2</p> <p>Overall accept in part</p>
Horticulture New Zealand	245.51	NH - Natural Hazards	Introduction	General	Supports a risk-based approach to managing risks associated with natural hazards. The inclusion of climate change is also supported but note that food security is an issue that arises due to climate change - both in terms of food production and distribution. This should be acknowledged in the section on climate change.	<p>Add to the NH - Natural Hazards introduction as follows:</p> <p><i><u>Climate change is likely to have significant implications for the District in terms of water shortages and ongoing water security issues and effects on food security.</u></i></p>	Accept
Fonterra Limited	165.45	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Considers that the objective should be amended to enable risks to be managed outside of a high-risk area (noting that 'manage' includes 'avoid, remedy or mitigate').	<p>Amend NH-O1 Areas subject to natural hazards as follows:</p> <p><i>Risk to human life and significant risk to property, from natural hazards is:</i></p> <ol style="list-style-type: none"> 1. <i>avoided in high hazard areas; and</i> 2. <i>avoided or mitigated managed</i> <i>elsewhere to an acceptable level.</i> 	Reject
Silver Fern Farms	172.22	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	<p>Considers it is inappropriate not to provide for mitigation as an approach to managing activities in high natural hazard areas. Also considers that objective NH-O1 is inconsistent with RPS directions that contemplate risk mitigation in areas of natural hazard risk.</p> <p>{refer to original submission for full reasons}</p>	<p>Amend NH-O1 as follows:</p> <p><i>NH-O1 Areas subject to natural hazards</i></p> <p><i>Risk to human life and significant risk to property, from natural hazards is</i> <u><i>avoided in high hazard areas or mitigated to an acceptable level.:</i></u></p> <p><i>1. avoided in high hazard areas; and</i></p> <p><i>2. avoided or mitigated elsewhere to an acceptable level.</i></p>	Accept in part
Alliance Group Limited	173.19	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Parts of the submitter's site [Bridge Road, Smithfield] are subject to the Flood Assessment Area Overlay, Sea Water Inundation Overlay and the Coastal Erosion Overlay. Those portions of the site could accord with the definition in the Canterbury Regional Policy Statement ('RPS') of "High hazard areas" Considers it is inappropriate for mitigation measures to be unavailable in areas of high natural hazard. And considers proposed objective NH-O1 is inconsistent with RPS directions that contemplate risk mitigation in areas of natural hazard risk.	<p>Amend NH-O1 as follows:</p> <p><i>NH-O1 Areas subject to natural hazards</i></p> <p><i>Risk to human life and significant risk to property, from natural hazards is</i> <u><i>avoided in high hazard areas or mitigated to an acceptable level.:</i></u></p> <p><i>1. avoided in high hazard areas; and</i></p> <p><i>2. avoided or mitigated elsewhere to an acceptable level.</i></p>	Accept in part

Opuha Water Limited	181.45	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Supports NH-O1, but questions whether the reference in NH- O1 and O2 to "high hazard areas" is intended to be "High Hazard Areas", which is a term defined in the PDP.	Amend NH-O1 Areas subject to natural hazards as follows: <i>Risk to human life and significant risk to property, from natural hazards is:</i> 1. avoided in high hazard areas High Hazard Areas ; and avoided or mitigated elsewhere to an acceptable level.	Reject
Federated Farmers	182.34	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Supports this objective.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Accept in part
Te Kotare Trust	115.9	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-O1 to recognise the particular case of the submitter's land and to provide for the replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
Tosh Prodanov	117.1	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Considers NH-O1 must allow for mitigation of Natural Hazards for the 114 huts families at the South Rangitata Huts, which are identified as within the High Hazard Areas.	Amend NH-O1 as follows: <i>NH-O1 Areas subject to natural hazards</i> <i>Risk to human life and significant risk to property, from natural hazards is:</i> 1. avoided <i>and/or mitigated</i> in high hazard areas; and 2. avoided or mitigated elsewhere to an acceptable level.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.29	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	This Objective is consistent with Objective 11.2.1 in the CRPS	Retain NH-O1 as notified.	Accept in part
Waipopo Huts Trust	189.16	NH - Natural Hazards	Objectives	NH-O1 Areas Subject to natural hazards	Opposes the NH-O1. The submitters 36 properties at Waipopo Huts contain multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the upgrade of the dwellings. Nor do they provide for their replacement.	Amend NH-O1 Areas Subject to natural hazards to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part

BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.48	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Supports that the objective seeks to avoid risk to property in High Hazard Areas, and elsewhere seeks that risks are mitigated to an acceptable level.	Retain NH-O1 as notified.	Accept in part
Kāinga Ora	229.37	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Considers that the proposed objective is appropriate.	Retain as notified.	Accept in part
Horticulture New Zealand	245.52	NH - Natural Hazards	Objectives	NH-O1 Areas subject to natural hazards	Supports that the response to a risk should be based on the level of risk. The following framework focuses on 'significant natural hazard risk' rather than 'any' risk.	Retain as notified.	Accept in part
Transpower New Zealand Limited	159.60	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Supports that the PDP does not prevent the location of regionally significant infrastructure in such areas. However, considers that the provisions fail to acknowledge that the National Grid is able to be located (and is appropriately designed to do so) in areas of high natural hazards without exacerbating risk to other, compromising electricity transmission or resulting in inappropriate risks or adverse effects on the National Grid itself.	Amend Objective NH-O2 Regionally Significant Infrastructure as follows: <i><u>Risk from natural hazards to Regionally Significant Infrastructure is managed by locating located outside of high hazard areas where practicable.</u></i>	Accept
Connexa Limited	176.60	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	The submitter considers that Regulation 57 of the NESTF specifically disapples District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought. The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions. [see original submission for full reasons]	Amend NH-O2 as follows: <i><u>NH-O2 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>)</u></i> <i><u>Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) is located outside of high hazard areas where practicable.</u></i>	Accept in part
Opuha Water Limited	181.46	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Conditionally supports NH-O2 but questions whether the reference in NH-O1 and O2 to "high hazard areas" is intended to be "High Hazard Areas", which is a term defined in the PDP.	Amend NH-O2 Regionally Significant Infrastructure as follows: <i><u>Regionally Significant Infrastructure is located outside of high hazard areas High Hazard Areas where practicable.</u></i>	Reject
Federated Farmers	182.35	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Supports this objective.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Accept in part

Waka Kotahi NZ Transport Agency	143.66	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Supports NH-O2 which recognises that sometimes it is impractical to locate infrastructure outside of a high hazard area..	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.30	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Considers it is sensible to locate regionally significant infrastructure outside high hazard areas where practicable.	Retain NH-O2 as notified.	Accept in part
KiwiRail Holdings Limited	187.43	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Supports the objective and policies that recognises that in some instances, regionally significant infrastructure is required to be located within areas of hazard risk such as rail infrastructure is linear and is not easily relocated.	Retain as notified.	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.49	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	Supports this objective that allows a practical consideration of the location of RSI.	Retain NH-O2 as notified.	Accept in part
Spark New Zealand Trading Limited	208.60	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-O2 as follows:</p> <p><i>NH-O2 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>)</i></p> <p><i>Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) is located outside of high hazard areas where practicable.</i></p>	Accept in part
Chorus New Zealand Limited	209.60	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p>	<p>Amend NH-O2 as follows:</p> <p><i>NH-O2 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>)</i></p> <p><i>Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) is located outside of high hazard areas where practicable.</i></p>	Accept in part

					[see original submission for full reasons]		
Vodafone New Zealand Limited	210.60	NH - Natural Hazards	Objectives	NH-O2 Regionally Significant Infrastructure	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-O2 as follows:</p> <p><i>NH-O2 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>)</i></p> <p><i>Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) is located outside of high hazard areas where practicable.</i></p>	Accept in part
Royal Forest and Bird Protection Society	156.85	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	Considers Natural Hazard Mitigation works should reduce the risk to native species also and make provision for expanding their range, as part of the preference for using natural features and buffers.	<p>Amend NH-O3 Natural hazard mitigation works as follows:</p> <p><i>Natural hazard mitigation works reduce risks to people and property, <u>and native species</u>, with a preference for the use of natural features and buffers and <u>restoring and expanding natural habitat</u>.</i></p>	Reject
Silver Fern Farms	172.23	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	Considers it is necessary to allow the exercise of discretion as to the use of buffers and natural features, particularly where there is existing development.	<p>Amend NH-O3 as follows:</p> <p><i>NH-O3 Natural hazard mitigation works</i></p> <p><i>Natural hazard mitigation works reduce risks to people and property, with a preference for the use of natural features and buffers <u>wherever appropriate</u>.</i></p>	Accept n part
Alliance Group Limited	173.20	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	Considers it is necessary to allow the exercise of discretion as to the use of buffers and natural features, particularly where there is existing development.	<p>Amend NH-O3 as follows:</p> <p><i>NH-O3 Natural hazard mitigation works</i></p> <p><i>Natural hazard mitigation works reduce risks to people and property, with a preference for the use of natural features and buffers <u>wherever appropriate</u>.</i></p>	Accept in part
PrimePort Limited	175.28	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	Whilst it is agreed that the use of natural features and buffers for natural hazard mitigation is preferable where it practicable, such features are not always sufficient to enable hazard mitigation.	<p>Amend NH-O3 Natural hazard mitigation works as follows:</p> <p><i>Natural hazard mitigation works reduce risks to people and property, with a preference for the use of natural features and buffers <u>where practicable</u>.</i></p>	Accept
Opuha Water Limited	181.47	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	None specified.	Retain as notified.	Accept in part

Federated Farmers	182.36	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	Supports this objective.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Accept in part
Te Kotare Trust	115.10	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-O3 to recognise the particular case of the submitter's land and to provide for the replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.31	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	Supports that these works reduce risks to people and property, but it would be preferable to align NH-O3 and CE-O5 to be consistent. A clearer way to address these activities is to either refer to flood and erosion protection works or to change the definition of Natural hazard mitigation works to be more consistent with the description in the CRPS Issue 11.1.3. [See original submission for full detail].	Amend NH-O3 to align with the wording in CE-O5. Either a. Change the "natural hazard mitigation works" terminology; OR b. Change the definition of "natural hazard mitigation works" (as outlined in a separate submission point).	Accept in part
Timaru District Holdings Limited	186.14	NH - Natural Hazards	Objectives	NH-O3 Natural hazard mitigation works	Whilst it is agreed that the use of natural features and buffers for natural hazard mitigation is preferable where it practicable, such features are not always sufficient to enable hazard mitigation.	Amend NH-O3 Natural hazard mitigation works as follows: <i>Natural hazard mitigation works reduce risks to people and property, with a preference for the use of natural features and buffers <u>where practicable</u>.</i>	Accept
Waipopo Huts Trust	189.17	NH - Natural Hazards	Objectives	NH-O3 Natural Hazard mitigation works.	Oppose the NH-O3. The submitters 36 properties at Waipopo Huts contain multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the upgrade of the dwellings. Nor do they provide for their replacement.	Amend the NH-O3 Natural Hazard mitigation works to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
Opuha Water Limited	181.48	NH - Natural Hazards	Policies	General	Conditionally supports NH-P1 -P11 subject to any consequential amendments required to give effect to the changes the submitter seeks to Rules NH-R3, R4 and R6 noted in submission points below.	Retain NH-P1 - P11 as notified, subject to any consequential amendments required to give effect to the submission points in relation to Rules NH-R3, R4 and R6.	Accept in part
Royal Forest and Bird Protection Society	156.88	NH - Natural Hazards	Policies	New	Considers that by excluding RSI in NH-P10, there is no policy direction for development of RSI in high hazard areas. NH-P11 only addresses natural hazard areas not High Hazard Area.	Add a new policy to the NH - Natural Hazards Chapter to provide guidance for development of RSI in high hazard areas.	Reject

Royal Forest and Bird Protection Society	156.86	NH - Natural Hazards	Policies	NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas	Considers the policy should include the identification and mapping of existing and potential habitat of native species that is subject to natural hazards.	Amend NH-P1 to include identification and mapping of existing and potential habitat of native species that is subject to natural hazards. Such as coastal habitat, wetlands, or riverbed/ margin/ floodplain habitat for native fauna. Include a clause that considers the level and severity of risk to native species and habitat from the natural hazard and provide for its ability to recover after a natural hazard event.	Reject
Fonterra Limited	165.46	NH - Natural Hazards	Policies	NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas	Considers a risk-based approach is appropriate (but requests amendments to the rules to appropriately reflect this)	Retain as notified.	Accept
Silver Fern Farms	172.24	NH - Natural Hazards	Policies	NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas	Considers this policy does not expressly reflect the obligation of RMA s75(3)(c) for district plans to give effect to regional policy statements.	Amend NH -P1 Identification of natural hazards and approach to management within natural Areas to include reference to aligning mapping of natural hazards with that of the Canterbury RPS.	Reject
Alliance Group Limited	173.21	NH - Natural Hazards	Policies	NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas	Considers this policy does not expressly reflect the obligation of RMA s75(3)(c) for district plans to give effect to regional policy statements.	Amend NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas to Include reference to aligning the proposed district plan mapping of natural hazards with that of the Canterbury RPS.	Reject
Federated Farmers	182.37	NH - Natural Hazards	Policies	NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Accept
Te Kotare Trust	115.11	NH - Natural Hazards	Policies	NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-P1 to recognise the particular case of the submitter's land and to provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.	Reject
Waipopo Huts Trust	189.18	NH - Natural Hazards	Policies	NH-P1 Identification of Natural Hazards and approach to management within	Opposes NH-P1. The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor	Amend NH- P1 Identification of Natural Hazards and approach to management within Natural Hazard Areas to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the	Accept in part

				Natural Hazard Areas.	state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.	
Horticulture New Zealand	245.53	NH - Natural Hazards	Policies	NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas	Supports that the response to a risk should be based on the level of risk. The following framework focuses on 'significant natural hazard risk' rather than 'any' risk.	Retain as notified.	Accept
Federated Farmers	182.38	NH - Natural Hazards	Policies	NH-P2 Consideration of tsunami risk	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND Any consequential amendments.	Accept
Royal Forest and Bird Protection Society	156.87	NH - Natural Hazards	Policies	NH-P3 Role of natural features and vegetation	Considers healthy, expansive, functioning natural ecosystems provide greater resilience to natural hazards for people as well as native species. Expand policy to include native vegetation and habitat for native species. This would give better effect to the RMA s 6a.	Amend NH-P3 Role of natural features and vegetation in hazard mitigation as follows: <i>Protect, maintain and restore, where appropriate, natural topographic features and vegetation <u>including native habitat</u> that assists with avoiding or mitigating the risk to people <u>and native species</u> and significant risk to property from natural hazards.</i>	Accept in part
Federated Farmers	182.39	NH - Natural Hazards	Policies	NH-P3 Role of natural features and vegetation	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND Any consequential amendments.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.32	NH - Natural Hazards	Policies	NH-P3 Role of natural features and vegetation	Supports NH-P3 as it provides for protection, maintenance and restoration of natural features which is an important part of hazard prevention.	Retain NH-P3 as notified or preserve the original intent.	Accept in part
Silver Fern Farms	172.25	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	The submitter's site is included in the Major Hazard Facility overlay as SHF-14 but is not listed in SCHED2 - Schedule of Major Hazard Facilities, as such, it is unclear if Major Hazard Facility provisions apply to the site. If the provisions do apply, it could be that some buildings at the submitters site in Pareora are affected despite not containing hazardous substances. Additionally, the submitter considers amendment is required to avoid undue regulation simply because a building is in a Flood Assessment Area.	Amend NH-P4 as follows: <i>NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths</i> [...] 5. <u>buildings within</u> major hazard facilities <u>containing hazardous substances</u> will not be inundated; and [....]	Accept in part

Fonterra Limited	165.47	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	Considers it is appropriate to enable use, development and subdivision in a 0.5% AEP flood area where risks are managed.	Retain as notified.	Accept in part
Alliance Group Limited	173.22	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	The submitter's site is included in the Major Hazard Facility overlay as SHF-12 but isn't listed in SCHED2 - Schedule of Major Hazard Facilities, as such it is unclear if Major Hazard Facility provisions apply to the site. Additionally, the submitter considers amendment is required to avoid undue regulation simply because a building is in a Flood Assessment Area.	Amend NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths as follows: [...] 5. <u>buildings within</u> major hazard facilities <u>containing hazardous substances</u> will not be inundated; and [...]	Accept in part
PrimePort Limited	175.29	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	The Port Zone is subject to flood hazards including land subject to a 0.5% AEP flood event. Is not practicable to achieve a floor level above that flood level. Also, a lower floor level may in some cases be appropriate, if the building can be designed with resilience, this should be reflected in the policy. Clause (5) specifies that major hazard facilities will not be inundated. This is likely not achievable in the Port Zone, where major hazard facilities are required (for functional and operational reasons) to locate in a Flood Assessment Area.	Amend NH-P4 as follows: NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths <i>Enable subdivision, use and development (excluding Regionally Significant Infrastructure) in areas subject to inundation by a 0.5% AEP flood event provided that:</i> 1. <i>it is not likely to suffer significant damage in a flood event; and</i> 2. <i>it will not significantly affect the functioning of the flood plain; and</i> <i>it will not generate the need for new or upgraded public natural hazard mitigation works to mitigate or avoid the natural hazard; and</i> 4. <i>a minimum floor level above the 0.5% AEP design flood level can be achieved <u>or the effects of flooding on the building can be mitigated</u>; and</i> 5. major hazard facilities will not be inundated; and 6. 5. significant adverse effects on people and property are avoided; and 6. increased risk on other sites is avoided as a priority and where this is not practicable, will be appropriately mitigated.	Accept in part
Federated Farmers	182.40	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND Any consequential amendments.	Accept in part
Rangitata Dairies Limited Partnership	44.2	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high	Considers that existing development within flood assessment areas has already occurred and needs to be acknowledged by the PDP.	Amend NH-P4 to recognise there is already existing development in areas prone to flood risk.	Accept in part

				hazard areas and overland flow paths	[Refer original submission for full reason].		
Milward Finlay Lobb	60.15	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	Concerned there is no mention of a freeboard with regard to the flooding. TDC have that extra added in their GIS layer system.	Amend NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths as follows: <i>Enable subdivision, use and development (excluding Regionally Significant Infrastructure) in areas subject to inundation by a 0.5% AEP flood event provided that:</i> [...] <i>6. increased risk on other sites is avoided as a priority and where this is not practicable, will be appropriately mitigated.; and</i> <i>7. Flood modelling is to included an allowance for freeboard.</i>	Reject
Te Kotare Trust	115.12	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-P4 to recognise the particular case of the submitter's land and to provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.33	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	Considers NH-P4.4 requires all buildings to achieve minimum floor levels, when it should only be a requirement for natural hazard sensitive activities.	Assuming natural hazard sensitive activities definition is modified in line with previous submission point, then: Amend NH-P4 as follows: <i>Enable subdivision, use and development (excluding Regionally Significant Infrastructure) in areas subject to inundation by a 0.5% AEP flood event provided that:</i> <i>1. it is not likely to suffer significant damage in a flood event; and</i> <i>2.; and</i> <i>3.; and</i> <i>4. for natural hazard sensitive activities, a minimum floor level above the 0.5% AEP design flood level can be achieved; and</i> [....]	Accept
Te Runanga o Ngai Tahu	185.66	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high	Supports this policy as it allows for Māori land to be developed and used while recognising the risks and considering the alternatives.	Retain NH-P4 as notified.	Accept in part

				hazard areas and overland flow paths			
Timaru District Holdings Limited	186.15	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	<p>The Port Zone is subject to flood hazard, and it is understood some land subject to a 0.5% AEP flood event. Is not practicable to achieve a floor level above that flood level. Also a lower floor level may in some cases be appropriate, if the building can be designed with resilience, this should be reflected in the policy.</p> <p>Clause (5) specifies that major hazard facilities will not be inundated. This is likely not achievable in the Port Zone, where major hazard facilities are required (for functional and operational reasons) to locate in a Flood Assessment Area.</p>	<p>Amend NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths as follows:</p> <p><i>Enable subdivision, use and development (excluding Regionally Significant Infrastructure) in areas subject to inundation by a 0.5% AEP flood event provided that:</i></p> <ol style="list-style-type: none"> <i>1. it is not likely to suffer significant damage in a flood event; and</i> <i>2. it will not significantly affect the functioning of the flood plain; and</i> <i>3. it will not generate the need for new or upgraded public natural hazard mitigation works to mitigate or avoid the natural hazard; and</i> <i>4. a minimum floor level above the 0.5% AEP design flood level can be achieved <u>or the effects of flooding on the building can be mitigated</u>; and</i> <i>5. major hazard facilities will not be inundated; and</i> <i>6. significant adverse effects on people and property are avoided; and increased risk on other sites is avoided as a priority and where this is not practicable, will be appropriately mitigated.</i> 	Accept in part
Waipopo Huts Trust	189.19	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	<p>Opposes NH-P4.</p> <p>The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.</p>	<p>Amend NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.</p>	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.50	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths	<p>Considers it is unclear what 'inundated' means when the Policy relates to areas that are already subject to inundation by a 0.5% flood event. The overall policy is about risk which appropriately comes through via all other clauses, such that specific reference to MHF is unnecessary.</p>	<p>Amend NH-P4 as follows:</p> <p><i>Enable subdivision, use and development (excluding Regionally Significant Infrastructure) in areas subject to inundation by a 0.5% AEP flood event provided that:</i></p> <p>[...]</p> <ol style="list-style-type: none"> <i>4. a minimum floor level above the 0.5% AEP design flood level can be achieved; and</i> <i>5. major hazard facilities will not be inundated; and</i> <i>6. significant adverse effects on people and property are avoided; and</i> <i>6. increased risk on other sites is avoided as a priority and where this is not practicable, will be appropriately mitigated.</i> 	Accept in part

Horticulture New Zealand	245.54	NH - Natural Hazards	Policies	NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths.	Supports that the response to a risk should be based on the level of risk. The following framework focuses on 'significant natural hazard risk' rather than 'any' risk.	Retain as notified.	Accept in part
Transpower New Zealand Limited	159.61	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant infrastructure in Liquefaction Awareness Areas	<p>Acknowledges that the policy references regionally significant infrastructure (but not all structures) on the basis that the Building Act addresses other buildings, but considers:</p> <ul style="list-style-type: none"> - the relationship between Policies NH-P5 and NH-P6 and NH- P11 is unclear; and the reference to regionally significant infrastructure in Policy NH-P5 and Policy NH-P6 is unnecessary duplication; - the reference to regionally significant infrastructure (but not other activities) results in more onerous provisions applying to regionally significant infrastructure when compared to other activities. 	<p>Amend NH-P5 Subdivision and infrastructure in Liquefaction Awareness Area as follows:</p> <p><i>NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas</i></p> <p><i>Require subdivision and Regionally Significant Infrastructure in Liquefaction Awareness Areas to apply appropriate measures to avoid or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigate risks to people and property.</i></p>	Accept
Silver Fern Farms	172.26	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant infrastructure in Liquefaction Awareness Areas	Supports the policy as it provides for subdivision that avoids or mitigates risk in the Liquefaction Awareness Areas Overlay.	Retain as notified.	Accept in part
Alliance Group Limited	173.23	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	Supports the policy as it provides for subdivision that avoids or mitigates risk in the Liquefaction Awareness Areas Overlay.	Retain as notified.	Accept in part
Connexa Limited	176.61	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapples District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-P5 as follows:</p> <p><i>NH-P5 Subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Liquefaction Awareness Areas</i></p> <p><i>Require subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Liquefaction Awareness Areas to apply appropriate measures to avoid or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigate risks to people and property.</i></p>	Accept in part
Federated Farmers	182.41	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant infrastructure in	Supports this policy.	<p>1. Retain as notified; OR</p> <p>2. Wording with similar effect; AND</p> <p>Any consequential amendments.</p>	Accept in part

				Liquefaction Awareness Areas			
Waka Kotahi NZ Transport Agency	143.67	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant infrastructure in Liquefaction Awareness Areas	Generally supports NH-P5 but requests amendment to recognise the operational needs of infrastructure.	Amend NH-P5 as follows: <i>NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas</i> <i>Require subdivision and Regionally Significant Infrastructure in Liquefaction Awareness Areas to apply appropriate measures to avoid or, where avoidance is not reasonably practicable due to the functional <u>or operational</u> needs of the activity, mitigate risks to people and property.</i>	Reject
Canterbury Regional Council (Environment Canterbury)	183.34	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally Significant Infrastructure in Liquefaction Awareness Areas	Considers this policy is relatively strongly worded for liquefaction risk, and wording should be better drafted to recognise the level of risk associated with liquefaction. It is noted that the only control for liquefaction for regionally significant infrastructure is in the subdivision provision NH- R8.2, so it is questionable whether or not regionally significant infrastructure should be removed from the policy, and the subsequent assessment matter for NH-R8.2. Where regionally significant infrastructure does form part of a subdivision, the amendment by removing it would not restrict consideration of risk to the infrastructure as part of the subdivision assessment.	Delete NH-P5 and replace with the following, or to similar effect: <u><i>Provide for subdivision in the Liquefaction Awareness Area Overlay, where the liquefaction risk has been identified and assessed, and can be appropriately remedied or mitigated.</i></u>	Accept in part
KiwiRail Holdings Limited	187.44	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	Supports the objective and policies that recognises that in some instances, regionally significant infrastructure is required to be located within areas of hazard risk such as rail infrastructure is linear and is not easily relocated.	Retain as notified.	Accept in part
Waipopo Huts Trust	189.20	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	Oppose NH-P5. The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
Spark New Zealand Trading Limited	208.61	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	The submitter considers that Regulation 57 of the NESTF specifically disappplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought. The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of	Amend NH-P5 as follows: <i>NH-P5 Subdivision and Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Liquefaction Awareness Areas</i>	Accept in part

					Regionally Significant Infrastructure in the aforementioned provisions. [see original submission for full reasons]	Require subdivision and Regionally Significant Infrastructure <i>(excluding telecommunication infrastructure)</i> in Liquefaction Awareness Areas to apply appropriate measures to avoid or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigate risks to people and property.	
Chorus New Zealand Limited	209.61	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	The submitter considers that Regulation 57 of the NESTF specifically disappplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought. The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions. [see original submission for full reasons]	Amend NH-P5 as follows: <i>NH-P5 Subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Liquefaction Awareness Areas</i> Require subdivision and Regionally Significant Infrastructure <i>(excluding telecommunication infrastructure)</i> in Liquefaction Awareness Areas to apply appropriate measures to avoid or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigate risks to people and property.	Accept in part
Vodafone New Zealand Limited	210.61	NH - Natural Hazards	Policies	NH-P5 Subdivision and Regionally significant Infrastructure in Liquefaction Awareness Areas	The submitter considers that Regulation 57 of the NESTF specifically disappplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought. The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions. [see original submission for full reasons]	Amend NH-P5 as follows: <i>NH-P5 Subdivision and Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Liquefaction Awareness Areas</i> Require subdivision and Regionally Significant Infrastructure <i>(excluding telecommunication infrastructure)</i> in Liquefaction Awareness Areas to apply appropriate measures to avoid or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigate risks to people and property.	Accept in part
Federated Farmers	182.42	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure In Earthquake Fault Awareness Areas	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND Any consequential amendments.	Accept in part
Transpower New Zealand Limited	159.62	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally significant Infrastructure In Earthquake Fault Awareness Areas	Acknowledges that the policy references regionally significant infrastructure (but not all structures) on the basis that the Building Act addresses other buildings, but considers:	Amend Policy NH-P6 Subdivision and Regionally significant In Earthquake Fault Awareness Area as follows:	Accept

					<p>- the relationship between Policies NH-P5 and NH-P6 and NH- P11 is unclear; and</p> <p>- the reference to regionally significant infrastructure in Policy NH-P5 and Policy NH-P6 is unnecessary duplication;</p> <p>the reference to regionally significant infrastructure (but not other activities) results in more onerous provisions applying to regionally significant infrastructure when compared to other activities.</p>	<p>“NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Areas</p> <p><i>Require subdivision and Regionally Significant Infrastructure in the Earthquake Fault Awareness Areas overlay to be designed or located in a way that avoids or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigates risks to people and property.”</i></p>	
Connexa Limited	176.62	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-P6 as follows:</p> <p><i>NH-P6 Subdivision and Regionally Significant Infrastructure <u>(excluding telecommunication infrastructure)</u> in Earthquake Fault Awareness Areas</i></p> <p><i>Require subdivision and Regionally Significant Infrastructure <u>(excluding telecommunication infrastructure)</u> in the Earthquake Fault Awareness Areas overlay to be designed or located in a way that avoids or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigates risks to people and property.</i></p>	Accept in part
Waka Kotahi NZ Transport Agency	143.68	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Area	<p>Generally supports NH-P6, but requests that the operational needs of infrastructure are also recognised as there are times where infrastructure does not have a functional need to only locate in a particular environment, but rather has an operational need to be located in a particular location as there are often no other reasonable alternatives.</p>	<p>Amend NH-P6 as follows:</p> <p><i>NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Area</i></p> <p><i>Require subdivision and Regionally Significant Infrastructure in the Earthquake Fault Awareness Areas overlay to be designed or located in a way that avoids or, where avoidance is not reasonably practicable due to the functional <u>or operational</u> needs of the activity, mitigates risks to people and property.</i></p>	Accept
KiwiRail Holdings Limited	187.45	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Areas	<p>Supports the objective and policies that recognises that in some instances, regionally significant infrastructure is required to be located within areas of hazard risk such as rail infrastructure is linear and is not easily relocated.</p>	<p>Retain as notified.</p>	Accept in part
Spark New Zealand Trading Limited	208.62	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p>	<p>Amend NH-P6 as follows:</p> <p><i>NH-P6 Subdivision and Regionally Significant Infrastructure <u>(excluding telecommunication infrastructure)</u> in Earthquake Fault Awareness Areas</i></p> <p><i>Require subdivision and Regionally Significant Infrastructure <u>(excluding telecommunication infrastructure)</u> in the Earthquake Fault Awareness Areas overlay to be designed or located in a way that avoids or, where avoidance</i></p>	Accept in part

					[see original submission for full reasons]	is not reasonably practicable due to the functional needs of the activity, mitigates risks to people and property.	
Chorus New Zealand Limited	209.62	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-P6 as follows:</p> <p><i>NH-P6 Subdivision and Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Earthquake Fault Awareness Areas</i></p> <p><i>Require subdivision and Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in the Earthquake Fault Awareness Areas overlay to be designed or located in a way that avoids or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigates risks to people and property.</i></p>	Accept in part
Vodafone New Zealand Limited	210.62	NH - Natural Hazards	Policies	NH-P6 Subdivision and Regionally Significant Infrastructure in Earthquake Fault Awareness Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-P6 as follows:</p> <p><i>NH-P6 Subdivision and Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Earthquake Fault Awareness Areas</i></p> <p><i>Require subdivision and Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in the Earthquake Fault Awareness Areas overlay to be designed or located in a way that avoids or, where avoidance is not reasonably practicable due to the functional needs of the activity, mitigates risks to people and property.</i></p>	Accept in part
Federated Farmers	182.43	NH - Natural Hazards	Policies	NH-P7 Slope stability and subsidence risk	Supports this policy.	<p>1. Retain as notified; OR</p> <p>2. Wording with similar effect; AND</p> <p>Any consequential amendments.</p>	Accept
Canterbury Regional Council (Environment Canterbury)	183.35	NH - Natural Hazards	Policies	NH-P7 Slope stability and subsidence risk	Supports NH-P7 as it recognises CRPS Policy 11.3.5, and it is appropriate to avoid significant hazard risk to people and property, noting that this will need to be determined on a case-by-case basis.	Retain NH-P7 as notified or preserve the original intent.	Accept
Federated Farmers	182.44	NH - Natural Hazards	Policies	NH-P8 Overland Flow Paths	Supports this policy.	<p>1. Retain as notified; OR</p> <p>2. Wording with similar effect; AND</p> <p>Any consequential amendments.</p>	Accept

Kāinga Ora	229.40	NH - Natural Hazards	Policies	NH-P8 Overland Flow Paths	Considers it is not clear how these areas are identified.	Amend NH-P8 Overland Flow Paths to delete reference to Overland Flow Paths, or insert sufficient text and/ or provisions so it is clear about how overland flow paths are identified, and how this information is available to plan users.	Accept in part
Silver Fern Farms	172.27	NH - Natural Hazards	Policies	NH-P9 Natural hazard mitigation works	It appropriate to provide for private natural hazard mitigation works subject to the criteria specified in this policy. A minor amendment to clause (2)(d) is sought to recognise that changes to the flood risk profile may be acceptable in some cases. For example where the increased flood risk is outweighed by the benefit of the project.	Amend NH-P9 as follows: <i>NH-P9 Natural hazard mitigation works</i> <i>Natural hazard mitigation works:</i> [...] 2. not undertaken by the Crown, Canterbury Regional Council or the Council, will only be acceptable where: [....] d. the construction or operation of the works will <u>avoid or acceptably mitigate</u> not lead to any increased or new risk from flooding to human life and property.	Accept
Alliance Group Limited	173.24	NH - Natural Hazards	Policies	NH-P9 Natural hazard mitigation works	It appropriate to provide for private natural hazard mitigation works subject to the criteria specified in this policy. A minor amendment to clause (2)(d) is sought to recognise that changes to the flood risk profile may be acceptable in some cases. For example where the increased flood risk is outweighed by the benefit of the project.	Amend NH-P9 as follows: <i>NH-P9 Natural hazard mitigation works</i> [...] d. the construction or operation of the works will <u>avoid or acceptably mitigate</u> not lead to any increased or new risk from flooding to human life and property. [...]	Accept
Federated Farmers	182.45	NH - Natural Hazards	Policies	NH-P9 Natural hazard mitigation works	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND Any consequential amendments.	Accept in part
Waka Kotahi NZ Transport Agency	143.69	NH - Natural Hazards	Policies	NH-P9 Natural hazard mitigation works	Supports NH-P9 which recognises that natural hazard mitigation works do sometimes need to be undertaken by the Crown (of which Waka Kotahi NZ Transport Agency would be considered) to protect existing communities and that effects cannot be avoided but rather, shall be mitigated.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.36	NH - Natural Hazards	Policies	NH-P9 Natural hazard mitigation works	Related to previous submission point on the definition of 'natural hazard mitigation works'. Considers that while NH-P9 is consistent with CRPS Policy 11.3.7, either the definition or the use of the term "natural hazard mitigation works" needs to change to provide greater clarity concerning the activities covered.	Amend the way the policy NH-P9 is applied, by either: 1. Changing the "natural hazard mitigation works" terminology; OR Amending the definition of "natural hazard mitigation works" (in line with related submission point on the definition).	Accept

					[See original submission for full detail].		
Te Runanga o Ngai Tahu	185.67	NH - Natural Hazards	Policies	NH-P9 Natural hazard mitigation works	Considers that the values of qualities of ONL/ONE, Historic Heritage and SASM do not become less important when the works are being undertaken by the Crown, Canterbury Regional Council or the Council. Therefore the policy should be amended to only consider one set of criteria and due to the section 6 importance of these values, it should be subsection 2.	Amend NH-P9 Natural hazard mitigation works as follows: <i>Natural hazard mitigation works:</i> 1. undertaken by the Crown, Canterbury Regional Council or the Council are enabled, where community scale hazard mitigation is necessary to protect existing communities from natural hazard risk which cannot reasonably be avoided, and any adverse effects on the identified values and qualities of Outstanding Landscapes and Features, the Coastal Environment, Visual Amenity Landscapes, Significant Natural Areas, High Naturalness Waterbodies Areas, Sites of Significance to Māori, Historic Heritage, cultural, and archaeological areas, riparian margins and Notable Trees are mitigated; or 2. not undertaken by the Crown, Canterbury Regional Council or the Council, will only be acceptable where: a. the natural hazard risk cannot otherwise be reasonably avoided; and b. [...]	Reject
Silver Fern Farms	172.28	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Considers the unqualified avoidance policy setting is not appropriate as it may be acceptable to lose some structures e.g. a fence. Also considers that all high hazard areas need to be mapped, so the policy direction can be implemented at a consenting level.	Amend NH-P10 as follows: NH-P10 High Hazard Areas Avoid subdivision, use and development (excluding Regionally Significant Infrastructure) in, mapped or identified High Hazard Areas, unless: 1. it is a building that is not a natural hazard sensitive activity or is unlikely to suffer damage; or 2. it can be demonstrated that the risks of the natural hazard can be mitigated so that: a. in the event of a natural hazard, there is likely to be no loss of life or serious injury or and any built development is not likely to suffer significant property damage or loss; and [....]	Accept in part -
Alliance Group Limited	173.25	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Considers the unqualified avoidance policy setting is not appropriate as it may be acceptable to lose some structures e.g. a fence. Also considers that all high hazard areas need to be mapped, so the policy direction can be implemented at a consenting level..	Amend NH-P10 as follows: NH-P10 High Hazard Areas Avoid subdivision, use and development (excluding Regionally Significant Infrastructure) in, mapped or identified High Hazard Areas, unless: 1. it is a building that is not a natural hazard sensitive activity or is unlikely to suffer damage; or 2. it can be demonstrated that the risks of the natural hazard can be mitigated so that:	Accept in part

						<p>1. in the event of a natural hazard, there is likely to be no loss of life or serious injury or and any built development is not likely to suffer significant property damage or loss; and</p> <p>[....]</p>	-
Federated Farmers	182.46	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Supports this policy.	<p>Retain as notified; OR</p> <p>2. Wording with similar effect; AND</p> <p>3. Any consequential amendments.</p>	Accept in part
Ministry of Education	106.10	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Support NH-P10 as areas subject to high natural hazards pose risk to the safety of children and to the submitter's assets.	Retain as notified.	Accept in part
Tosh Prodanov	117.2	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Considers NH-P10 must allow for mitigation of Natural Hazards at the South Rangitata Huts.	<p>Amend NH-P10 as follows:</p> <p>NH-P10 High Hazard Areas</p> <p><i>Avoid subdivision, use and development (excluding Regionally Significant Infrastructure) in, mapped or identified High Hazard Areas, unless:</i></p> <p>1. <i>it is a building that is not a natural hazard sensitive activity or is unlikely to suffer damage; or</i></p> <p>2. <i>it can be demonstrated that the risks of the natural hazard can be mitigated so that:</i></p> <p style="padding-left: 40px;"><i>a. in the event of a natural hazard, there is likely to be no loss of life or serious injury and any built development is not likely to suffer significant damage or loss; and</i></p> <p style="padding-left: 40px;"><i>b. it will not require new or upgraded public natural hazard mitigation works to mitigate the natural hazard; and</i></p> <p>[...]</p> <p>OR, alternatively:</p> <p>Amend NH-P10 as follows:</p> <p><i>Avoid subdivision, use and development (excluding Regionally Significant Infrastructure) in, mapped or identified High Hazard Areas, unless:</i></p> <p>1. <i>it is a building that is not a natural hazard sensitive activity or is unlikely to suffer damage; or [...]</i></p> <p>OR</p>	Reject

						Remove the High Hazard Area overlay from South Rangitata Huts which enables Natural Hazard mitigation works under NH-P9 which is otherwise prevented by NH-P10.	
Canterbury Regional Council (Environment Canterbury)	183.37	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Supports the requirement that development does not increase reliance on emergency services in addition to echoing the CRPS policy.	Retain NH-P10 as notified or preserve the original intent.	Accept in part
Waipopo Huts Trust	189.21	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Opposes NH-P10. The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend NH- P10 High Hazard Areas to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.51	NH - Natural Hazards	Policies	NH-P10 High Hazard Areas	Policy NH-P10 (High Hazard Areas) is supported because it allows all development in the high hazard areas unless that development is a Natural Hazard Sensitive Activity (which includes dwellings, buildings containing two or more employees, and places of assembly). The Policy also allows such development if it can be demonstrated that risks can be mitigated which is appropriate.	Retain NH-P10 as notified.	Accept in part
Federated Farmers	182.47	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure	Supports this policy.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.52	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure	Supports the recognition that RSI are located in hazard areas when there is an operational or functional need for the RSI to be in such a location.	Retain NH-P11 as notified.	Accept in part

Transpower New Zealand Limited	159.63	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	Supports there is a specific policy to address regionally significant infrastructure in natural hazard areas however, the “only allow” direction is not supported. Since, NH-O2 relates to high hazard areas, the submitter considers that this policy should be confined similarly.	Amend NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas as follows: <i>NH-P11 Regionally Significant Infrastructure in Natural High Hazard Areas</i> <i>Only allow Regionally Significant Infrastructure in Natural High Hazard Areas where:</i> <i>1. it has an operational need or functional need for the location and there are no feasible alternative locations; and</i> <i>2. it is designed to maintain its integrity and function during and after a natural hazard event, or it is able to be readily re-instated after a natural hazard event; and</i> <i>3. it is designed and located to ensure that it will not exacerbate the risks or potential adverse effects of the natural hazard on surrounding land.</i> [...]	Accept in part
Connexa Limited	176.63	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought. The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions. [see original submission for full reasons]	Amend NH-P11 as follows: <i>NH-P11 Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Natural Hazard Areas</i> <i>Only allow Regionally Significant Infrastructure (excluding telecommunication infrastructure) in Natural Hazard Areas where:</i> [...]	Accept in part
Waka Kotahi NZ Transport Agency	143.70	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	Supports NH-P11 which recognises that Regionally Significant Infrastructure may have an operational or functional need to be located within a Natural Hazard Area. However requests amendment to acknowledge the linear nature of some infrastructure, such as roading, as one reason why it may not be practicable, or sometimes possible, to avoid locations subject to natural hazards.	Amend NH-P11 as follows: <i>NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas</i> <i>Only allow Regionally Significant Infrastructure in Natural Hazard Areas where:</i> <i>1. it has an operational need or functional need for the location, <u>including as a result of the linear nature of some infrastructure</u>, and there are no feasible alternative locations; and</i> [...]	Reject
Te Runanga o Ngai Tahu	185.68	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	The impact on Kāti Huirapa values and the ability to avoid, remedy and mitigate them should be a consideration of this policy given the long lifespan and potentially permanent impact of regionally significant infrastructure. It needs to be identified in the policy in order to ensure good cross referencing and to allow for consideration as a matter of discretion.	Amend NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas as follows: <i>Only allow Regionally Significant Infrastructure in Natural Hazard Areas where: [...]</i> <i>4. <u>the impact on values identified in sensitive environments is avoided, remedied or mitigated.</u></i>	Reject

KiwiRail Holdings Limited	187.46	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	Supports the objective and policies that recognises that in some instances, regionally significant infrastructure is required to be located within areas of hazard risk such as rail infrastructure is linear and is not easily relocated.	Retain as notified.	Accept in part
Spark New Zealand Trading Limited	208.63	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-P11 as follows:</p> <p><i>NH-P11 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas</i></p> <p>Only allow Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas where:</p> <p>[...]</p>	Accept in part
Chorus New Zealand Limited	209.63	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-P11 as follows:</p> <p><i>NH-P11 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas</i></p> <p>Only allow Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas where:</p> <p>[...]</p>	Accept in part
Vodafone New Zealand Limited	210.63	NH - Natural Hazards	Policies	NH-P11 Regionally Significant Infrastructure in Natural Hazard Areas	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p>	<p>Amend NH-P11 as follows:</p> <p><i>NH-P11 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas</i></p> <p>Only allow Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) in Natural Hazard Areas where:</p>	Accept in part

					[see original submission for full reasons]	[...]	
Royal Forest and Bird Protection Society	156.89	NH - Natural Hazards	Rules	General	Considers the rules should protect native species and their habitat from natural hazards and mitigation works.	Ensure the rules of the NH chapter protect native species and their habitat from natural hazards and mitigation works.	Reject
Canterbury Regional Council (Environment Canterbury)	183.41	NH - Natural Hazards	Rules	New	<p>Supports the need to obtain resource consent when establishing new protection schemes, there is sometimes the need for small scale one-off work to protect a particular area, which would be captured by Rule NH-R3 (which is recommended to be combined with NH-R9). Examples of activities that could be classified as new under this rule however are small scale and have little environmental effect include: proactive works where the movement of the river is signalling potential for bank erosion or overtopping in the next flood or repairs to areas where rivers have broken out in a flood.</p> <p>Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.</p>	<p>1. Consider adding a new permitted activity rule that provides for small scale, one-off work to protect people and property such as:</p> <p><u>NH-RX: Natural hazard mitigation works, including associated earthworks</u></p> <p>The rule should be structured to prevent any consequential adverse effects that could occur if the work is not done well; is certain; can only occur at an acceptable scale; and ensures the work is part of an integrated protection scheme.</p> <p>2. Also as per previous submission points, adopt the approach suggested in our submission on the Natural Hazard Mitigation Works definition to either:</p> <p>a. Change the "natural hazard mitigation works" terminology; OR</p> <p>b. Change the definition of "natural hazard mitigation works".</p>	Reject
Fonterra Limited	165.48	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Supports the risk based approach to this rule, where less risky activities are provided for as permitted activities.	Retain as notified.	Accept in part
Silver Fern Farms	172.29	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Supports provision for buildings to be constructed in a Flood Assessment Area on a permitted basis if the specified criteria are met. However, PER-1 is opposed on the basis that standard NH-S2 limits earthworks to 250 m ² per calendar year. On a large industrial site, this small allowance is an undue constraint on typical operations.	<p>Either:</p> <p>1. Delete of NH-R1 PER-1;</p> <p>OR</p> <p>2. Retain NH-R1 as notified, subject to the grant of the relief sought by the submitter in respect of NH-S2, being an increased allowance for earthworks in the GIZ.</p>	Accept in part
Alliance Group Limited	173.26	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Supports provision for buildings to be constructed in a Flood Assessment Area on a permitted basis if the specified criteria are met. However, PER-1 is opposed on the basis that standard NH-S2 limits earthworks to 250 m ² per calendar year. On a large industrial site, this small allowance is an undue constraint on typical operations.	<p>Either:</p> <p>1. Delete of NH-R1 PER-1; OR</p> <p>2. Retain NH-R1 as notified, subject to the grant of the relief sought by the submitter in respect of NH-S2, being an increased allowance for earthworks in the GIZ</p>	Accept in part

Opuha Water Limited	181.49	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Not specified.	Retain as notified.	Accept in part
Federated Farmers	182.48	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Accept in part
Rangitata Dairies Limited Partnership	44.3	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Opposes that NH-R1 would exclude remedial work post-flooding events being undertaken as a permitted activity in a Flood Assessment Area. Such work would be a restricted discretionary activity. Post-flooding events there is a need to promptly reinstate farmland and infrastructure. [Refer original submission for full reason].	Amend NH-R1 to enable remedial works to re-instate existing farmland and infrastructure post- flooding events as a permitted activity.	Accept in part
Dairy Holdings Limited	89.6	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	Considers that ancillary rural earthworks should be excluded from this rule. The 2,000m ² per year limit proposed in NH-S2 will severely limit the submitter's ability to maintain and improve its Tata farm. Considers it appropriate to exclude ancillary rural earthworks undertaken in a flood assessment area from this rule. [see original submission for full reasons]	Amend NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works as follows: Activity status: Permitted Where: PER-1 <i>If the site is subject to flooding in a 0.5% AEP rainfall event, NH-S2 is complies with; and</i> PER-2 <i>If a Flood Risk Certificate for the site has been issued in accordance with NH-S1, and the certificate states that the activity is not located on land that is within an overland flow path.</i>	Accept in part

						<p><u>OR:</u></p> <p><u>PER-3</u></p> <p><u>The earthworks are ancillary rural earthworks.</u></p>	
Te Kotare Trust	115.13	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-R1 to recognise the particular case of the submitter's land and to provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.38	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	<p>Considers the purpose of the Rule would be clearer if the title was amended to reflect that it applies to all earthworks except for those associated with natural hazards mitigation works and the land disturbance associated with those works. In addition, the same provisions for non-hazard sensitive buildings and structures can be covered by this rule. Amending the reference to natural hazard mitigation works or amending the definition, in line with the submitter's submission on the definition of this term, will provide greater clarity about the activities this rule applies to.</p> <p>PER-1 need only capture areas of earthworks that are subject to flooding, rather than the whole site.</p> <p>In PER-2 the definition of overland flow path is not sufficiently clear, and any area identified as an overland flow path will show up in an assessment of whether the site is impacted by a 0.5%AEP flood event. In addition, "overland flow path" would not necessarily pick up ponding areas. The addition of the words "If a" at the beginning of the standard does not indicate the status of the activity if no certificate has been issued, as the standard would then only apply if a certificate had been issued.</p> <p>A new PER-3 is desirable to ensure that earthworks that might be undertaken as a permitted activity do not have offsite flooding effects, and to ensure compliance or enforcement action can be undertaken if offsite effects</p>	<p>1. Amend NH-R1 as follows:</p> <p><u>NH-R1 Earthworks, and building and structures for non-natural hazard sensitive activities, excluding and disturbance and for natural hazard mitigation works and associated land disturbance.</u></p> <p>Activity status: Permitted Where:</p> <p>PER-1</p> <p>If the area <u>subject to the earthworks site</u> is subject to flooding in a 0.5% AEP rainfall <u>flood event</u>, NH-S2 is complied with; and</p> <p>PER-2</p> <p>A If a Flood <u>Hazard Assessment Risk</u> Certificate for the site has been issued in accordance with NH- S1, and the certificate states that the activity is not located on land that is within an overland flow path <u>subject to flooding in a 0.5% AEP flood event or high hazard area; and</u></p> <p>PER-3</p> <p><u>The earthworks, or buildings and structures for non-natural hazard sensitive activities, will not worsen flooding on another property through the diversion or displacement of flood water.</u></p> <p>Activity status where compliance not achieved with PER-1: Restricted</p> <p>Discretionary Matters of discretion are restricted to:</p> <p>1. The relevant matters of discretion of any infringed standard.</p>	Accept in part

					<p>occur, and also addresses displacement of flood waters as well which can have an impact in non-flow ponding areas.</p> <p>Displacement of floodwaters (for example in ponding areas) can have off site impacts and that the effects of earthworks is not limited to overland flow paths. In addition, the assessment matters should include "any increased flood risk for people, property, or public spaces" which is a matter of discretion for flood-related matters elsewhere in the chapter.</p> <p>[See original submission for full detail].</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to:</p> <p>1. any adverse effects on the rate of flow and direction of overland flow path(s); and</p> <p>2. any adverse effects on property from blockage of or disturbance to the overland flow path(s) <u>or displacement of floodwater</u>; and</p> <p>3. <u>any increased flood risk for people, property, or public spaces; and</u></p> <p>3. 4. the effectiveness and potential adverse effects of any proposed mitigation measures.</p> <p>AND</p> <p>2. As per previous submission points, either:</p> <p>a. Change the "natural hazard mitigation works" terminology; OR</p> <p>b. Change the definition of "natural hazard mitigation works" in line with our submission on the definition.</p>	
Te Runanga o Ngai Tahu	185.69	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	<p>Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.</p>	<p>Amend NH-R1</p> <p>by adding the below Matters of Discretion</p> <p>to all Restricted Discretionary activities in this rule:</p> <p><u>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u></p> <p><u>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u></p>	Reject
Waipopo Huts Trust	189.22	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	<p>Opposes NH-R1.</p> <p>The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.</p>	<p>Amend NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.</p>	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.53	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	<p>Supports the rule as it recognises that land disturbance would not permanently alter the profile, contour or height of the land, hence are permitted without condition.</p> <p>Support the permitted status of other earthworks conditions.</p>	<p>Retain NH-R1 as notified.</p>	Accept in part

					The RDIS activity status for non-compliance with the Permitted conditions is also supported.		
South Rangitata Reserve Inc	206.10	NH - Natural Hazards	Rules	NH-R1 Earthworks, excluding land disturbance and for natural hazard mitigation works	<p>The submitter is concerned the cost to obtaining council certificate may outweigh the cost of physical work.</p> <p>Objects only if the protection works on the South Rangitata Reserve or neighbouring coastal or river margins is not provided for. Otherwise approves.</p> <p>[Refer original submission for full reason]</p>	Not specified.	Reject
Opuha Water Limited	181.50	NH - Natural Hazards	Rules	NH-R2 Fences	Not specified.	Retain as notified.	Reject
Federated Farmers	182.49	NH - Natural Hazards	Rules	NH-R2 Fences	Supports this rule.	<p>1. Retain as notified; OR</p> <p>2. Wording with similar effect; AND</p> <p>3. Any consequential amendments.</p>	Reject
Peter Bonifacio	36.15	NH - Natural Hazards	Rules	NH-R2 Fences	Considers the rule does not take into account the practicalities of farming and the need for secure fencing.	Amend NH-R2 to provide for different types of fences, and other practical and realistic measures to prevent flood damage.	Accept in part
Milward Finlay Lobb	60.12	NH - Natural Hazards	Rules	NH-R2 Fences	Concerns about the enforceability of this rule, as most home owners will erect a fence without knowing of this requirement.	Not specified.	Accept in part
Dairy Holdings Limited	89.7	NH - Natural Hazards	Rules	NH-R2 Fences	Considers it appropriate to provide for fences as a permitted activity within the Flood Assessment Area overlay, where at least 70% of the surface area of the fence is permeable above ground.	Retain as notified.	Reject
Canterbury Regional Council (Environment Canterbury)	183.39	NH - Natural Hazards	Rules	NH-R2 Fences	Considers the assessment matters can be simplified to "effects". That way, it covers the full set of effects which include actual or potential effects, and any cumulative effect. Grammar can be improved also.	<p>Amend NH- R2 as follows:</p> <p><i>NH- R2 Fences</i></p> <p><i>[...]</i></p> <p><i>Matters of discretion:</i></p> <p>1. [...]; and</p> <p>2. any potential adverse effects of from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</p>	Accept in part

						<p>3. [...]</p> <p>4. the effectiveness and potential adverse effects of any proposed mitigation measures.</p>	
Horticulture New Zealand	245.55	NH - Natural Hazards	Rules	NH-R2 Fences		<p>Amend NH- R2 as follows:</p> <p><u>NH- R2 Fences, <i>Crop Support Structures and Artificial Crop Protection Structures</i> Activity status: Permitted</u></p> <p>Where:</p> <p>PER-1</p> <p>At least 70% of the surface area of the fence, <u><i>Crop Support Structure or Artificial Crop Protection Structure</i></u> is permeable above ground; or</p> <p>PER-2</p> <p>A Flood Risk Certificate for the site has been issued in accordance with NH-S1, and the certificate states that the activity is not located on land that is within an overland flow path.</p> <p>[...]</p>	Accept in part
Opuha Water Limited	181.54	NH - Natural Hazards	Rules	NH-R3 Natural hazard Mitigation works - maintenance, replacement and upgrading	Considers it is appropriate for the permitted activity status given to natural hazard works in the Flood Area Overlay and High Hazard Area Overlay to be extended to network utility operators of RSI subject to compliance with the regional plan or the flood protection bylaw This would give due recognition to the importance of RSI to the District.	<p>Amend NH-R3 Natural hazard Mitigation works - maintenance, replacement and upgrading as follows:</p> <p>[...]</p> <p><u>PER-5</u></p> <p><u><i>The activity is undertaken by or on behalf of a network utility operator of regionally significant infrastructure in accordance with a rule in the Canterbury Land and Water Regional Plan or a resource consent and/or approval granted by the Canterbury Regional Council.</i></u></p>	Reject
Federated Farmers	182.50	NH - Natural Hazards	Rules	NH-R3 Natural hazard Mitigation works - maintenance, replacement and upgrading	Supports this rule.	<p>1. Retain as notified; OR</p> <p>2. Wording with similar effect; AND</p> <p>3. Any consequential amendments.</p>	Accept in part

Waka Kotahi NZ Transport Agency	143.71	NH - Natural Hazards	Rules	NH-R3 Natural hazard Mitigation works - maintenance, replacement and upgrading	Generally supports NH-R3 which provides for a limited scale of natural hazard mitigation works, however, if this rule cannot be met and resource consent is required as a Restricted Discretionary Activity, the potential effects on infrastructure should also be considered in addition to the risk for people, property and public spaces.	Amend NH-R3 as follows: <i>NH-R3 Natural hazard Mitigation works - maintenance, replacement and upgrading</i> [...] <i>Matters of discretion are restricted to:</i> [...] <i>4. any increased flood risk for people, property, <u>infrastructure</u> or public spaces; and [...]</i>	Accept
Canterbury Regional Council (Environment Canterbury)	183.40	NH - Natural Hazards	Rules	NH-R3 Natural hazard Mitigation works - maintenance, replacement and upgrading	<p>Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users. Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.</p> <p>NH-R3 and NH-R9 can be combined so that any Natural Hazard Mitigation Works are undertaken in a single location, regardless of whether it is for new hazard mitigation works, or operation, repair, maintenance or upgrade. Adopting this approach requires additional matters where compliance with the proposed new PER-2 are not met (from NH-R3), and utilisation of the RD assessment matters for maintenance, operation and upgrading, which are more comprehensive than the assessment matters for new natural hazard mitigation works. RD assessment matters require an update due to the recommended insertion of PER-1.</p> <p>The assessment matters address potential effects, which can be simplified to "effects". Grammar can be improved.</p> <p>[See original submission for full detail].</p>	<p>1. Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.</p> <p>Adopt the approach suggested in our submission on the Natural Hazard Mitigation Works definition to either:</p> <ul style="list-style-type: none"> a. Change the "natural hazard mitigation works" terminology; OR b. Change the definition of "natural hazard mitigation works"; AND <p>2. Amend NH-R3 as follows:</p> <p><i>Natural hazard mitigation works - maintenance, replacement and upgrading including associated earthworks and incidental vegetation removal</i></p> <p><i>Activity status: Permitted Where:</i></p> <p><i>PER-1</i></p> <p><i>The natural hazard mitigation works is within 25m of the existing alignment or location vertically and horizontally; and</i></p> <p><i>PER-2</i></p> <p><i>The footprint of the natural hazard mitigation works is not increased by more than 25% and</i></p> <p><i>PER-3</i></p> <p><i>The activity is undertaken by or on behalf of the Crown, Canterbury Regional Council or the Council; and</i></p> <p><i>PER-4</i></p> <p><i>If the site is subject to flooding in a 0.5% AEP rainfall event, NH-S2 is complied with.</i></p>	Accept in part

						<p><u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u></p> <p><u>Where RDIS-1 The works are undertaken by or on behalf of the Crown, Regional Council or the Council.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. the likely effectiveness of the natural hazard mitigation works and the need for them; and</u></p> <p><u>2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and</u></p> <p><u>3. any adverse effects from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</u></p> <p><u>4. any increased flood risk for people, property, or public spaces; and</u></p> <p><u>5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and</u></p> <p><u>6. any positive effects of the proposal on the community.</u></p> <p><u>Activity status where compliance with RDIS-1 not achieved: Discretionary</u></p> <p>Activity status where compliance not achieved with PER-1 or PER-2 or PER-3 <u>or PER-4</u>: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the likely effectiveness of the natural hazard mitigation works and the need for them; and</p> <p>2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and</p> <p>3. any potential adverse effects of from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</p> <p>4. any increased flood risk for people, property, or public spaces; and</p> <p>5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and</p> <p>6. any positive effects of the proposal on the community.</p> <p>Activity status where compliance not achieved with PER-4: Restricted Discretionary Matters of discretion are restricted to:</p> <p>the relevant matters of discretion of any infringed standard.</p>	
South Rangitata Reserve Inc	206.11	NH - Natural Hazards	Rules	NH-R3 Natural hazard Mitigation works -	The submitter is concerned the cost to obtaining council certificate may outweigh the cost of physical work.	Not specified.	Reject

				maintenance, replacement and upgrading	Objects only if the protection works on the South Rangitata Reserve or neighbouring coastal or river margins is not provided for. Otherwise approves. [Refer original submission for full reason]		
Fonterra Limited	165.49	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m ² or more	Supports the risk-based approach to this rule, where less risky activities are provided for as permitted activities.	Retain as notified.	Accept in part
Hilton Haulage Limited Partnership	168.25	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	Supports the rule as it provides a pathway to permit natural hazard sensitive activities that are subject to flooding, including by way of minimum finished floor level requirements.	Retain as notified.	Accept in part
Road Metals Company Limited	169.15	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	It is unclear if the rule applies to all structures or just those that are sensitive to natural hazards. It is also unclear if 'ground floor area' applies to all structures.	Amend the title of NH-R4 as follows: <i>NH- R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m² or more</i>	Accept
Fulton Hogan Limited	170.16	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	It is unclear if the rule applies to all structures or just those that are sensitive to natural hazards. It is also unclear if 'ground floor area' applies to all structures.	Amend the title of NH-R4 as follows: <i>NH- R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m² or more</i>	Accept —
Silver Fern Farms	172.30	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m ² or more	Seeks clarity of the non-complying status under rule NH-R4.2 for >30m ² developments in a High Hazard Area Overlay. The submitter's site is not within the High Hazard Area Overlay, but parts of the site are subject to the Sea Water Inundation Overlay. If land is mapped in the Sea Water Inundation Overlay and is classed as a High Hazard Area, the Submitter opposes the non- complying activity status.	1. Retain a permitted and restricted discretionary consenting pathway for land in a Flood Assessment Area. AND 2. Amend NH- R4 Natural hazard sensitive activities [...] and other provisions as necessary, to clarify that land in the Sea Water Inundation Overlay is not subject to a non-complying consenting pathway for development of >30m ² .	Reject

Alliance Group Limited	173.27	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	Seeks clarity of the non-complying status under rule NH-R4.2 for >30m ² developments in a High Hazard Area Overlay. The submitter's site is not within the High Hazard Area Overlay, but parts of the site are subject to the Sea Water Inundation Overlay. If land is mapped in the Sea Water Inundation Overlay and is classed as a High Hazard Area, the Submitter opposes the non-complying activity status.	1. Retain a permitted and restricted discretionary consenting pathway for land in a Flood Assessment Area. AND 2. Amend NH- R4 Natural hazard sensitive activities [...] and other provisions as necessary, to clarify that land in the Sea Water Inundation Overlay is not subject to a non-complying consenting pathway for development of >30m ² .	Reject
Opuha Water Limited	181.55	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	Considers the title of the rule should specifically exclude Regionally Significant Infrastructure to be consistent with the rule. The submitter also suggests that NH-R4 would be better located after NH-R7, as the two rules relate to similar activities and are currently separated by rules applying to RSI.	Amend NH-R4 as follows: <i>NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m2 or more (excluding Regionally Significant Infrastructure).</i> [...] AND Move Rule NH-R4 to after NH-R7 or otherwise make amendments to ensure it is clear which rules apply to RSI and which do not.	Accept
Federated Farmers	182.51	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m2 or more	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Accept in part
Peter Bonifacio	36.16	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	Opposes the restrictions as too onerous and excessive in relation to the risk.	Reconsider the practical implications of the restrictions on farming operations of NH-R4.	Accept
Timaru District Council	42.31	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a	Considers the title of NH-R4 is unclear as it does not specifically exclude Regionally Significant Infrastructure, as NH- R7 does. Potentially NH-R4 would be better located after NH- R7, as the two rules relate to similar activities and are currently separated by rules applying to Regionally Significant Infrastructure.	Amend the title of NH-R4 as follows: <i>NH-R4 Natural Hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m2 or more (excluding Regionally Significant Infrastructure)</i>	Accept in part

				ground floor area of 30M ² or more		<p>AND</p> <p>Consider reordering the provisions so that NH-R7 and NH-R4 are one after the other, as they relate to similar activities.</p> <p>AND</p> <p>Any consequential or additional amendments that may be required to NH-O2 and NH-P11.</p>	
Rangitata Dairies Limited Partnership	44.4	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	<p>Rule NH-R4 captures existing natural hazard sensitive activities and structures. There is some uncertainty over the extent of any overland flow paths, and as such how this rule may apply.</p> <p>[Refer original submission for full reason].</p>	<p>Amend NH-R4 to enable the re-instatement of existing natural hazard sensitive activities and existing structures within flood assessment areas as a permitted activity.</p> <p>Enable buildings that are not natural hazard sensitive activities (e.g. farm shed) as a permitted activity.</p>	Reject
Te Kotare Trust	115.14	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-R4 to recognise the particular case of the submitter's land and to provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
Southern Proteins Limited	140.7	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m ² or more	Supports NH-R4 which provides a pathway to permit natural hazard sensitive activities that are subject to flooding, including by way of minimum finished floor level requirements.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.42	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a	Considers the combination of NH-R4 and NH-R7 could be significantly simplified, and they are best located next to each other (which would require consequential renumbering). It is recommended to provide a clear description in the title of the Rule and utilising the National Planning Standard definition of "building footprint". Remove PER-3 as it will be covered by	<p>Amend NH-R4 as follows:</p> <p><u>NH-R4 Natural hazard sensitive activities-or-structures-and-additions-to such activities or structures with a ground floor area of 30m² or more with a building footprint over 30m², extensions to natural hazard sensitive activities that increase the building footprint by more than 30m² in any</u></p>	Accept in part

				<p>ground floor area of 30m2 or more</p> <p>amended PER1.2.1. Amend PER-1 as this rule would require that the building can only be built to the minimum finished floor level, and not above it. Simplify provisions so that anything that requires a Flood Hazard Assessment Certificate fall under a single permitted standard. It is recommended that a new standard (PER-3) is included which ensures that any building will not worsen flooding through the diversion or displacement of floodwater. Changes are required to the restricted discretionary matters in line with other submission points.</p> <p>Using both a map and a definition to determine if a given site is high hazard could create potential confusion. This rule (and the corresponding overlay) could be removed as High Hazard areas will get picked up under NH-R4. Indicative information on High Hazard areas could still be made available outside of the plan.</p> <p>[See original submission for full reasons].</p>	<p><u>continuous 5 year period, and change of use buildings greater than 30m2 for natural hazard sensitive activities</u></p> <p>1.</p> <p>Flood Assessment Area Overlay Activity status: Permitted Where:</p> <p>PER-1</p> <p><i>the building <u>complies with</u> is built to the minimum finished floor level specified in an existing consent notice that is less than five years old; or</i></p> <p>PER-2</p> <p><i>A Flood Risk Certificate <u>Flood Hazard Assessment Certificate</u> for the activity has been issued in accordance with NH-S1; and</i></p> <p>PER-3</p> <p><i>The Flood Risk Certificate issued under PER-2 states that the activity is not located on land that is within an overland flow path; and</i></p> <p>PER-4</p> <p><i>1. The Flood Risk Certificate issued under PER-2 states that the activity is not located on land that is identified as a High Hazard area; <u>or</u></i></p> <p>PER-5</p> <p><i>2. <u>The building or structure complies with the minimum floor level specified in the Flood Hazard Assessment Certificate</u> The Flood Risk Certificate issued under PER-2 states either: 1. the activity is located on land that is not subject to flooding in a 0.5% AEP rainfall.</i></p> <p>PER-3</p> <p><u><i>The earthworks, or buildings and structures for non-natural hazard sensitive activities, will not worsen flooding on another property through the diversion or displacement of flood water.</i></u></p> <p>Activity status where compliance not achieved with PER-3: Restricted</p> <p>Discretionary Matters of discretion are restricted to:</p> <p>1. any potential adverse effects of diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</p> <p>2. any increased flood risk for people, property, or public spaces; and</p> <p>3. the effectiveness and potential adverse effects of any proposed mitigation measures; and</p> <p>4. any operational need or functional need for the activity to be established in this location; and</p> <p>[....]</p>	
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						<p>Activity status where compliance not achieved with PER-5: Restricted Discretionary. Matters of discretion are restricted to:</p> <p>1....</p> <p>2.... {....}</p> <p>Activity status where compliance not achieved with PER-1, or PER-2 or PER-4: Non-complying 2.</p> <p>High Hazard Area Overlay Activity status: Non-complying</p> <p>Note: if the new building or extension on the ground floor is less than 30m², see NH-R7. Activity status where compliance not achieved: Not applicable</p>	
Te Runanga o Ngai Tahu	185.70	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.	<p>Amend NH-R4 by adding the below Matters of Discretion to all Restricted Discretionary activities:</p> <p><u>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u></p> <p><u>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u></p>	Reject
Waipopo Huts Trust	189.23	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	<p>Opposes NH-R4.</p> <p>The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.</p>	Amend NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor of 30m² to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.	Accept in part
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.7	NH - Natural Hazards	Rules	NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30M ² or more	<p>Supports NH-R4</p> <p>as it provides a pathway to permit natural hazard sensitive activities that are subject to flooding, including by way of minimum finished floor level requirements.</p>	Retain NH-R4 as notified.	Accept in part

Transpower New Zealand Limited	159.64	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - Maintenance, replacement and upgrading	Supports that the rule provides for the maintenance and upgrading of regionally significant infrastructure. The submitter notes the rule applies to existing regionally significant infrastructure and as such, the infrastructure is already located in the various overlays. PER-2 is not supported as it is not clear how this standard would apply to a transmission line.	Amend Rule NH- R5 Regionally Significant Infrastructure - Maintenance, replacement and upgrading as follows: <i>NH-R5 Regionally Significant Infrastructure - maintenance, <u>repair</u>, replacement and upgrading Flood Assessment Area Overlay</i> <i>High Hazard Area Overlay</i> <i>Earthquake Fault (infrastructure or facilities) Awareness Area Overlay</i> <i>Activity status: Permitted</i> <i>Where:</i> <i>PER-1</i> <i>The infrastructure is within 5m of the existing alignment or location; and</i> <i>PER-2</i> <i>“The above ground footprint of <u>any structure of</u> the infrastructure is not increased by more than 10%;</i> <i>[...]</i>	Accept in part
PrimePort Limited	175.30	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	Supports the provision for the maintenance, replacement and upgrading of regionally significant infrastructure. Although considers PER-1 is too restrictive, particularly where infrastructure is large scale.	Amend NH- R5 as follows: <i>NH- R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading Activity status: Permitted</i> <i>Where PER-1</i> <i>The infrastructure is within 5 <u>20m</u> of the existing alignment or location; and</i> <i>PER-2</i> <i>The above ground footprint of the infrastructure is not increased by more than 10%.</i>	Accept
Connexa Limited	176.64	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought. The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions. [see original submission for full reasons]	Amend the title of NH- R5 as follows: <i>Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) - maintenance, replacement and upgrading.</i>	Accept in part

Opuha Water Limited	181.51	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	Not specified.	Retain as notified.	Accept in part
Federated Farmers	182.52	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Accept in part
Waka Kotahi NZ Transport Agency	143.72	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - Maintenance, replacement and upgrading	Supports NH-R5 which provides for infrastructure maintenance, replacement and upgrade activities provided that the infrastructure is within 5m of the existing alignment and the above ground footprint is not increased by more than 10%. If works do not meet these thresholds consent is triggered as a Restricted Discretionary Activity of which the matters of discretion include the functional or operational need of the activity, which is also supported.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.43	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	Submits that earthworks from infrastructure can displace flood storage capacity (i.e. additional fill taking up flood storage space in a ponding area). This will not always be disturbance to an overland flow path as defined in the plan, which is the route along which stormwater flows over land in a rain event.	Amend NH-R5 as follows: <i>Matters of discretion are restricted to:</i> <i>1. any adverse effects arising from locating the regionally significant infrastructure in this location; and</i> <i>2. any potential adverse effects of diverting or blocking overland flow path(s), including upstream and downstream flood risks <u>or displacement of floodwater</u>; and</i> <i>3. [...]</i>	Accept
Te Runanga o Ngai Tahu	185.71	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.	Amend NH-R5 by adding the below Matters of Discretion to all Restricted Discretionary activities in this rule: <i><u>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u></i> <i><u>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u></i>	Reject
KiwiRail Holdings Limited	187.47	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	Supports the permitted activity status of the maintenance, replacement and upgrading of regionally significant infrastructure, subject to standards.	Retain as notified.	Accept in part

BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.54	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	<p>The submitter questions the Rule NH-R5 permits maintenance, necessity of the term 'replacement' and opposes PER-1, as there could be instances locating infrastructure more than 5m from its existing location mean that the activity would potentially generate more of a risk or adverse effect on or</p> <p>from a natural hazard and therefore cannot be a Permitted activity.</p>	<p>Amend NH-R5 as follows:</p> <p><i>Regionally Significant Infrastructure - maintenance, replacement and upgrading. Activity status: Permitted</i></p> <p><i>Where:</i></p> <p><i>PER-1</i></p> <p><i>The infrastructure <u>(excluding underground infrastructure)</u> is within 5m of the existing alignment or location; and</i></p> <p><i>PER-2</i></p> <p><i>The above ground footprint of the infrastructure is not increased by more than 10%;</i></p>	Accept in part
Spark New Zealand Trading Limited	208.64	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend the title of NH- R5 as follows:</p> <p><i>Regionally Significant Infrastructure <u>(excluding telecommunication infrastructure)</u> - maintenance, replacement and upgrading.</i></p>	Accept in part
Chorus New Zealand Limited	209.64	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p>	<p>Amend the title of NH- R5 as follows:</p> <p><i>Regionally Significant Infrastructure <u>(excluding telecommunication infrastructure)</u> - maintenance, replacement and upgrading.</i></p>	Accept in part

					[see original submission for full reasons]		
Vodafone New Zealand Limited	210.64	NH - Natural Hazards	Rules	NH-R5 Regionally Significant Infrastructure - maintenance, replacement and upgrading	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend the title of NH- R5 as follows:</p> <p><i>Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) - maintenance, replacement and upgrading.</i></p>	Accept in part
Transpower New Zealand Limited	159.65	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	<p>Supports that the rule provides for new regionally significant infrastructure. But the exceptions to Rule NH-R6.1 need to clarify whether they relate to the footprint of a structure (and not any overhead lines component). It is critical that this exemption applies to the submitter given the linear nature of the National Grid and in order to give effect to the NPSET.</p>	<p>Amend the heading of NH-R6 Regionally Significant Infrastructure - New [...] as follows:</p> <p><i>NH-R6 Regionally Significant Infrastructure - New NH-R6.1 <u>and NH-R6.2</u> does not apply if:</i></p> <p><i>1. the infrastructure is below ground; or</i></p> <p><i>2. above ground infrastructure <u>where any structure</u> is less than 10m and is not located within a high hazard area as determined under NH-S1; or</i></p> <p><i>3. the structure is located within a road corridor. NH-R6.4 shall not apply to buildings and infrastructure <u>where any structure is</u> less than 10m² in area [...]</i></p>	Accept in part
Connexa Limited	176.65	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-R6 as follows:</p> <p><i>NH-R6 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) New</i></p> <p>[...]</p>	Accept in part

Opuha Water Limited	181.56	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	<p>Under NH-R6.1 new RSI would be a restricted discretionary activity if the land is subject to flooding in the 0.5%AEP event (PER-5) irrespective of minimum floor level. This is inconsistent with NH-R4.1 which enables new RSI on such land if it complies with the minimum flow (sic) level requirement. Other consequential changes may be required. Concern also that new RSI on land classified as Overland Flow Path would default to restricted discretionary status irrespective of whether the infrastructure has been designed to maintain the function of the Overland Flow Path and minimise any increase or new risk from flooding.</p> <p>Concerned new RSI on land within the High Hazard Area Overlay would default to restricted discretionary status irrespective of whether the infrastructure has been designed for the natural hazard.</p> <p>[Refer to original submission for full reason.]</p>	<p>Amend NH-R6 Regionally Significant Infrastructure [....] as follows:</p> <p>1. Flood Assessment Areas Overlay</p> <p>[...]</p> <p>PER-3</p> <p>The Flood Risk €Certificate issued under PER-1 states that <u>either:</u></p> <ol style="list-style-type: none"> the activity is located on land that is not subject to flooding in a 0.5% AEP rainfall event; <u>or</u> <u>the activity is located on land that is subject to flooding in a 0.5% AEP rainfall event and complies with the minimum finished floor level requirement for the site.</u> <p>AND</p> <p>and any consequential or additional amendments that may be required to Rule NH-R6.1, e.g., to the matters of discretion listed in RDIS-1</p> <p>AND</p> <p>Amend NH-R6.2 to allow new RSI in Overland Flow Paths as a permitted activity subject to compliance with an alternative condition to conditions PER-1 to 3 requiring that the infrastructure has been designed to maintain the function of the Overland Flow Path and certification from a suitably qualified and experienced person (e.g., chartered engineer) that the design will minimise any increase or new risk from flooding on surrounding properties (or alternative condition with similar effect);</p> <p>AND</p> <p>Amend NH-R6.3 to allow new RSI in the High Hazard Risk Overlay as a permitted activity subject to compliance with a condition requiring that the infrastructure has been designed to maintain its integrity and function during and after a natural hazard event (or an alternative condition with similar effect, e.g., certification of design any a suitably qualified and experienced person to meet that outcome);</p> <p>AND</p> <p>Include a definition in the PDP for the term ‘Natural Hazard Areas’ (refer related submission on the Definitions chapter).</p>	Accept in part
Timaru District Council	42.32	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	<p>Sometimes new Regionally Significant Infrastructure (e.g., stormwater pump stations) may need to be established on land within the Flood Assessment Area Overlay. NH-R6.1 does not give appropriate recognition to the importance of Regionally Significant Infrastructure. Such infrastructure should be enabled within the Flood Assessment Area Overlay on land that is subject to flooding in a 0.5%AEP event if it complies with the minimum flow level requirement provided in NH-R4(1), PER-5. D&W note that amendments to NH-O2</p>	<p>Amend NH-R6 Regionally Significant Infrastructure [....] as follows:</p> <p>1. Flood Assessment Areas Overlay</p> <p>[...]</p> <p>PER-3</p> <p>The Flood Risk €Certificate issued under PER-1 states that:</p>	Accept in part

					and NH-P11 may be required as a consequence of the amendment sought to NH-R4. [Refer to original submission for full reasons].	1. <i>the activity is located on land that is not subject to flooding in a 0.5% AEP rainfall event; <u>or</u></i> 2. <i><u>the activity is located on land that is subject to flooding in a 0.5% AEP rainfall event and complies with the minimum finished floor level requirement for the site.</u></i> AND Any consequential or additional amendments that may be required to Rule NH-R6.1, e.g., to the matters of discretion listed in RDIS-1: PER-3; NH-O2 and NH-P11 may be required as a consequence of the amendment sought to NH-R4.	
Waka Kotahi NZ Transport Agency	143.73	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	Supports this rule which does not cover new structures within the road reserve. This rule provides a permitted activity status for new above ground Regionally Significant Infrastructure, provided it meets the criteria set out in the rule.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.44	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	Simplify the provisions by removing reference to overland flow paths in line with previous submissions and make PER-2 a subset of PER-1, with a new PER-1b to address flooding hazards, incorporating the second part of the rule (NH-R6.2) which relates to activities in overland flow paths. Amendments suggested to delete the multiple crossovers with the rule e.g. infrastructure that is above ground, or it is more than 10m2, which triggers RD activities requiring consent under both rules, and the title for the overlay should recognise the term Flood Hazard Assessment Certificate. Amend the title for the overlay to recognise the term flood hazard assessment certificate.	1. Amend NH-R6 as follows: 1. <i>Flood Assessment Areas Overlay Activity status: Permitted</i> PER-1 <i>A Flood Risk Hazard Assessment Certificate for the activity has been issued in accordance with NH-S1; and</i> PER-2 <i>The Flood Risk Certificate issued under PER-1 states that the activity is not located on land that is within an overland flow path; and</i> PER-3 <i>1. The Flood Risk Certificate issued under PER-1 states that the activity is located on land that is not subject to flooding in a 0.5% AEP rainfall flood event.; <u>or</u></i> PER 3 <i>2. <u>The activity is located on land that is subject to flooding in a 0.5% AEP flood event (but not a high hazard area) and:</u></i> <i>1. <u>The infrastructure is below ground; or</u></i> <i>2. <u>The above ground infrastructure is less than 10m2; or</u></i> <i>3. <u>The infrastructure is located within a road corridor.</u></i>	Accept in part

						<p>AND</p> <p>2. Delete NH-R6.2 and amend the trigger for the overlay as follows:</p> <p><u>3.2.</u></p> <p>High Hazard Area Overlay</p> <p>High Hazard Area identified in a Flood Risk Certificate <u>Flood Hazard Assessment Certificate</u> issued in accordance with NH-S1.</p>	
Te Runanga o Ngai Tahu	185.72	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.	<p>Amend NH-R6 by adding the below Matters of Discretion to all Restricted Discretionary activities in this rule:</p> <p><u>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u></p> <p><u>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u></p>	Reject
KiwiRail Holdings Limited	187.48	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	<p>This rule includes an exception for structures within a road corridor. The Submitter seeks broadening of this exception to include structures within a rail corridor. There are cases where rail structures are required within flood assessment areas due to their functional or operational need to be located there.</p> <p>The Submitter seeks that these structures be excluded from NH-R6.1 and NH-R6.2.</p>	<p>Amend NH-R6 as follows:</p> <p><i>NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if:</i></p> <ol style="list-style-type: none"> <i>the infrastructure is below ground; or</i> <i>above ground infrastructure is less than 10m² and is not located within a high hazard area as determined under NH-S1; or</i> <i>the structure is located within a road <u>or rail</u> corridor.</i> <p><i>NH-R6.4 shall not apply to buildings and infrastructure less than 10m² in area.</i></p> <p><i>[...]</i></p> <p>2</p> <p><i>Overland flow paths identified in a Flood Risk Certificate issued in accordance with NH-S1 Activity status: Permitted</i></p> <p>Where:</p> <p><i>[...]</i></p> <p>PER-3</p> <p><i>The infrastructure is located within a road <u>or rail</u> corridor.</i></p>	Reject
BP Oil, Mobil Oil New Zealand	196.55	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New	The rule is generally supported as proposed as it generally enables minor structures and buildings.	Supports NH-R6 subject to clarification provided on the following matters:	Accept in part

Limited, Z Energy				NH-R6.1 does not apply if: [...]	However, the submitter seeks clarification on some procedure matters. [Refer original submission for full reason].	<ol style="list-style-type: none"> 1. The process for obtaining a Flood Risk Certificate from and issued by Timaru District Council in relation to an activity under this rule and under Standard NH-S1; 2. Noting that the s32 report states: There will also be a cost to those in the flood assessment areas in requiring a flood risk certificate from the Council, but this is not considered to be unjustifiably high (page 40); it is unclear what the costs are; 3. Whether the Council has the resource and capacity to prepare Flood Risk Certificates on demand and what timeframes are for delivery; 4. Whether FRCs will be limited to a site or prepared in terms of each catchment. <p>AND ensure the Rule promotes efficient management of natural hazards.</p>	
Spark New Zealand Trading Limited	208.65	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-R6 as follows:</p> <p><i>NH-R6 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) New</i></p> <p>[...]</p>	Accept in part
Chorus New Zealand Limited	209.65	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	<p>The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are regulated under the NESTF. Consistency between the District Plan and the NESTF is sought.</p> <p>The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions.</p> <p>[see original submission for full reasons]</p>	<p>Amend NH-R6 as follows:</p> <p><i>NH-R6 Regionally Significant Infrastructure (<u>excluding telecommunication infrastructure</u>) New</i></p> <p>[...]</p>	Accept in part
Vodafone New Zealand Limited	210.65	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New	The submitter considers that Regulation 57 of the NESTF specifically disapplies District Plan natural hazard area rules from telecommunication structures which are	Amend NH-R6 as follows:	Accept in part

				NH-R6.1 does not apply if: [...]	regulated under the NESTF. Consistency between the District Plan and the NESTF is sought. The submitter requests adding words (<i>excluding telecommunication infrastructure</i>) after each mention of Regionally Significant Infrastructure in the aforementioned provisions. [see original submission for full reasons]	NH-R6 Regionally Significant Infrastructure (<i>excluding telecommunication infrastructure</i>) New [...]	
Federated Farmers	182.53	NH - Natural Hazards	Rules	NH-R6 Regionally Significant Infrastructure - New NH-R6.1 does not apply if: [...]	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Accept in part
Fonterra Limited	165.50	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m ² (excluding Regionally Significant Infrastructure)	Given that the rule title provides for buildings and structures less than 30m ² , the addition of PER-2 seems contradictory.	Amend NH-R7 Natural Hazard Sensitive Activities ... as follows: Activity status: Permitted Where PER-1 <i>The building or structure or addition is below ground; or</i> PER-2 <i>The new building or structure or addition has a ground floor area of less than 10m²; or</i> PER-3 2 <i>The new building or structure or addition is located within a road corridor; or</i> PER-3 <i>A Flood Risk Certificate for the site has been issued in accordance with NH-S1 and the certificate states that the activity is not located on land that is within an overland flow path.</i>	Reject

Silver Fern Farms	172.31	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m2 (excluding Regionally Significant Infrastructure)	Supports the permitted status for small buildings and structures.	Retain as notified.	Reject
Alliance Group Limited	173.28	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m2 (excluding Regionally Significant Infrastructure)	Supports providing a permitted status for small buildings and structures.	Retain as notified.	Reject
Opuha Water Limited	181.52	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m2 (excluding Regionally Significant Infrastructure)	Not specified.	Retain as notified.	Reject
Federated Farmers	182.54	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m2 (excluding Regionally Significant Infrastructure)	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Reject
Peter Bonifacio	36.17	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and	Opposes the restrictions as too onerous and excessive in relation to the risk.	Reconsider the practical implications of the restrictions on farming operations of NH-R7.	Accept

				additions, new buildings, and structures with a ground floor area of less than 30m ² (excluding Regionally Significant Infrastructure)			
Rangitata Dairies Limited Partnership	44.5	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m ² (excluding Regionally Significant Infrastructure)	Above ground structures between 10m ² and 30m ² within an overland flow path which are not within a road corridor would require resource consent as a restricted discretionary activity. Any existing structures captured by this rule which are affected by a climate related natural event (wind, flooding, earthquake) or by fire, would require a resource consent to be re-instated. [Refer original submission for full reason].	Amend NH-R7 to enable the re-instatement of existing structures less than 30m ² within flood assessment areas as a permitted activity.	Accept in part
Te Kotare Trust	115.15	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m ² (excluding Regionally Significant Infrastructure)	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-R7 to recognise the particular case of the submitter's land and to provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.45	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m ² (excluding Regionally Significant Infrastructure)	Considers NH-R7 needs to be moved so it can be read in conjunction with NH-R4 and make amendments in line with the submission made on NH-R4.	Relocate NH-R7 to NH-R5 with consequential re-numbering and amendments to NH-R7 in line with the amendments sought to NH-R4, and consider whether this rule can be combined with NH-R4.	Accept in part
Te Runanga o Ngai Tahu	185.73	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and	Considers the extent of impact on Kāti Huirapa values should be a matter of discretion for all the activities requiring	Amend NH-R7 by adding the below Matters of Discretion to all Restricted Discretionary activities in this rule: <u>x. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u>	Reject

				structures with a ground floor area of less than 30m ² (excluding Regionally Significant Infrastructure)	resource consent in the Overlays and not just the maintenance, replace and upgrading of mitigation works.	<u>x. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u>	
Waipopo Huts Trust	189.24	NH - Natural hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m ² (excluding Regionally Significant Infrastructure)	Opposes NH-R7. The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m² to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.56	NH - Natural Hazards	Rules	NH-R7 Natural Hazard Sensitive Activities and additions, new buildings, and structures with a ground floor area of less than 30m ² (excluding Regionally Significant Infrastructure)	NH-R7 is supported as it would appropriately enable maintenance, operations, changes and upgrades of fuel industry activities at their retail service stations and truck stops that are located within these hazard areas. Similar to NH-R6, this rule suggests that some activities may need to be the subject of a Flood Risk Certificate. The Submitter has the same questions NH-R6.	Retain NH-R7 as notified; AND Clarify the following matters: 1. The process for obtaining a Flood Risk Certificate from and issued by Timaru District Council in relation to an activity under this rule and under Standard NH-S1. 2. Noting that the s32 report states: There will also be a cost to those in the flood assessment areas in requiring a flood risk certificate from the Council but this is not considered to be unjustifiably high (page 40); it is unclear what the costs are. 3. Whether the Council has the resource and capacity to prepare Flood Risk Certificates on demand and what timeframes are for delivery. 4. Whether FRCs will be limited to a site or prepared in terms of each catchment. AND ensure the Rule promotes efficient management of natural hazards.	Reject
Fonterra Limited	165.51	NH - Natural Hazards	Rules	NH-R8 Subdivision	Considers that the activity status for the Liquefaction Awareness Areas should be amended to controlled. Understands that this rule only applies to subdivision within a Liquefaction Awareness Area and is concerned to ensure the rule remains limited to that extent.	Amend NH-R8 Subdivision as follows: [...] 2 Liquefaction Awareness Areas Overlay Activity status: Restricted-Discretionary <u>Controlled</u> Matters of discretion <u>control</u> are restricted to: [...]	Reject

Silver Fern Farms	172.32	NH - Natural Hazards	Rules	NH-R8 Subdivision	The submitter is concerned about the ambiguity about whether land in the Sea Water Inundation Overlay is part of the High Hazard Area Overlay. If this is the case, then a non-complying activity status under NH-R8.4 would be inappropriate as it would conflict with and override the restricted discretionary pathway under rule CE-R11.1.	Amend rule NH-R8 Subdivision and other provisions as necessary to clarify that the subdivision of land in the Sea Water Inundation Overlay is not subject to a non-complying consenting pathway under the 'High Hazard Area Overlay'.	Accept in part
Alliance Group Limited	173.29	NH - Natural Hazards	Rules	NH-R8 Subdivision	The submitter is concerned about the ambiguity about whether land in the Sea Water Inundation Overlay is part of the High Hazard Area Overlay. If this is the case, then a non-complying activity status under NH-R8.4 would be inappropriate as it would conflict with and override the restricted discretionary pathway under rule CE-R11.1.	Amend NH-R8 Subdivision 1 Flood Assessment (4) and other provisions as necessary to clarify that the subdivision of land in the High Hazard Area Overlay is not subject to a non-complying consenting pathway under the 'High Hazard Area Overlay'.	Accept in part
Bruce Speirs	66.45	NH - Natural Hazards	Rules	NH-R8 Subdivision	When we consider that subdivision is given considerable prominence and significance in resource management, it makes sense to have all rules involving subdivision in one place in the plan.	Amend PDP, by moving NH-R8 Subdivision and associated objectives and policies to the Subdivision section of the plan.	Accept
Canterbury Regional Council (Environment Canterbury)	183.46	NH - Natural Hazards	Rules	NH-R8 Subdivision	Natural Hazards are already an assessment matter for subdivision under SUB-R3 Matter of discretion 9(a). Natural hazards are also a matter to be considered prior to grant of consent under s106, and where there is significant risk from natural hazards, a subdivision can be declined. As such, the additional rules for subdivision in the natural hazard chapter are somewhat redundant, as all of the assessment matters mentioned fall within the scope of what is already being assessed.	Consider deleting Rule NH-R8 .	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.47	NH - Natural Hazards	Rules	NH-R8 Subdivision	<p>If the previous submission point to delete NH-R8 is not accepted, then it should be amended to ensure that both access and building platforms are not subject to high hazard to ensure safety and wellbeing.</p> <p>Depending on the final activity status for subdivision, if it is changed to controlled, then consideration of liquefaction should also be controlled, as there is always a technical engineering solution.</p>	<p>1. If the relief sought to delete NH-R8 is not accepted, then amend as follows:</p> <p>1. Flood Assessment Area Overlay Activity status: Restricted Discretionary Where:</p> <p>RDIS-1</p> <p>A Flood Risk Certificate <u>Flood Hazard Assessment Certificate</u> for the subdivision is issued in accordance with NH-S1; and</p> <p>RDIS-2</p> <p>The site is Proposed building platforms and access to them (to be secured by way of a consent notice) are not subject to high hazard flooding as stated in a Flood Risk Certificate <u>Flood Hazard Assessment Certificate</u> issued under RDIS-1.</p> <p>AND</p> <p>2. If the general activity status for subdivision is changed to controlled, amend the activity status for NH-R8.2 to controlled.</p>	Accept in part

Waipopo Huts Trust	189.25	NH - Natural Hazards	Rules	NH-R8 Subdivision	<p>Opposes NH-R8.1.2.4.</p> <p>The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.</p>	Amend NH-R8.1, .2, and .4 Subdivision to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.	Accept in part
Opuha Water Limited	181.53	NH - Natural Hazards	Rules	NH-R8 Subdivision 1 Flood Assessment	Not specified.	Retain as notified.	Reject
Federated Farmers	182.55	NH - Natural Hazards	Rules	NH-R8 Subdivision 1 Flood Assessment Area	Supports this rule.	<p>1. Retain as notified; OR</p> <p>2. Wording with similar effect; AND</p> <p>3. Any consequential amendments.</p>	Accept
Milward Finlay Lobb	60.13	NH - Natural Hazards	Rules	NH-R8 Subdivision 2 Liquefaction Awareness Areas Overlay	<p>Considers that liquefaction can be designed for, and Timaru and the surrounding area are considered to be 'low risk'.</p> <p>While this overlay should be noted and addressed as part of a subdivision application, at most, this should be treated as a Controlled Activity.</p>	<p>Amend NH-R8 Subdivision as follows:</p> <p>[...] 2</p> <p><i>Liquefaction Awareness Areas Overlay</i></p> <p>Activity status: Restricted Discretionary <u>Controlled</u> Matters of discretion</p> <p><u>Control</u> are restricted to:</p> <ol style="list-style-type: none"> <i>the appropriateness of the site for development; and</i> <i>the liquefaction category that applies to the site and the level of risk to property and Regionally Significant Infrastructure; and</i> <i>whether the appropriate geotechnical data has been uploaded to the New Zealand Geotechnical Database; and</i> <i>the appropriateness of the techniques proposed for remediation and mitigation of the effects of any liquefaction hazard identified i.e. ground strengthening and if these are supported by a suitably qualified and experienced professional; and</i> 	Reject

						5. the extent to which the siting and layout of the proposal is appropriate.	
Federated Farmers	182.56	NH - Natural Hazards	Rules	NH-R9 Natural hazard mitigation works, including associated earthworks -New	Supports this rule.	1. Retain as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments.	Reject
Te Kotare Trust	115.16	NH - Natural Hazards	Rules	NH-R9 Natural hazard mitigation works, including associated earthworks -New	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-R9 to recognise the particular case of the submitter's land and to provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.	TBC
Canterbury Regional Council (Environment Canterbury)	183.48	NH - Natural Hazards	Rules	NH-R9 Natural hazard mitigation works, including associated earthworks -New	Considers that all natural hazard mitigation works should be addressed under a single rule, NH-R3, which would result in this rule becoming redundant.	Delete Rule NH-R9 . (see related submission on NH-R3).	Accept
Canterbury Regional Council (Environment Canterbury)	183.49	NH - Natural Hazards	Rules	NH-R9 Natural hazard mitigation works, including associated earthworks -New	Considers that if the relief sought relating to the requested combining of NH-R3 and NH-R9, then the assessment matters for new hazard mitigation works should be the same as for NH-R3 for operation, maintenance and upgrade of hazard mitigation works.	Amend NH-R9 , restricted discretionary criteria to be consistent with NH-R3.	Accept in part
Waipopo Huts Trust	189.26	NH - Natural Hazards	Rules	NH-R9 Natural hazard mitigation works, including associated earthworks -New	Opposes Rule NH-R9. The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend NH-R9 Natural hazard mitigation works, including associated earthworks -New to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.	Accept in part
South Rangitata Reserve Inc	206.12	NH - Natural Hazards	Rules	NH-R9 Natural hazard mitigation works, including associated earthworks -New	The submitter is concerned the cost to obtaining council certificate may outweigh the cost of physical work. Objects only if the protection works on the South Rangitata Reserve or neighbouring coastal or river margins is not provided for. Otherwise approves.	Not specified.	Reject



					[Refer original submission for full reason]		
Silver Fern Farms	172.33	NH - Natural Hazards	Standards	NH-S1 Flood Risk Certificate	The submitter is concerned about the ambiguity about whether land in the Sea Water Inundation Overlay is part of the High Hazard Area Overlay. If this is the case, then the submitter opposes the note for NH-S1 that indicates that a finished floor level will not be provided, given the Sea Water Inundation Overlay covers a large portion of the Pareora site, including most of the area within the GIZ.	Clarify whether the High Hazard Area Overlay includes land in the Sea Water Inundation Overlay.	Accept in part
Te Kotare Trust	115.17	NH - Natural Hazards	Standards	NH-S1 Flood Risk Certificate	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-S1 to recognise the particular case of the submitter's land and to provide for the replacement of existing dwellings of the same or similar size as a controlled activity.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.50	NH - Natural Hazards	Standards	NH-S1 Flood Risk Certificate	Considers the standards can be improved for clarity.	Amend the standards to ensure that the wording of the standard is consistent throughout the plan, including ensuring freeboard levels are consistent, and climate change is taken into account for all sources of flooding. This also requires a consequential amendment to the definition (currently flood risk certificate, recommended to be flood hazard assessment certificate) to remove reference to the distance from stop banks, as any flood risk regardless of distance from the stop bank will be assessed.	Accept
Waipopo Huts Trust	189.27	NH - Natural Hazards	Standards	NH-S1 Flood Risk Certificate	Opposes NH-S1. The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend NH-S1 Flood Risk Certificate to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the replacement of existing dwellings of the same or similar size as a permitted activity.	Accept in part
Harvey Norman Properties (N.Z.) Limited	192.12	NH - Natural Hazards	Standards	NH-S1 Flood Risk Certificate	The submitter supports the requirement to obtain a Flood Risk Certificate. However, considers the process to apply for, and obtain, the Flood Risk Certificate is unclear, particularly in regard to timeframes, information required to be supplied by the applicant, and if not obtained whether a non-complying activity consent under Rule NH-R8 would be required?	Amend NH-S1 Flood Risk Certificate to clarify the process of applying for and obtaining a Flood Risk Certificate.	Accept

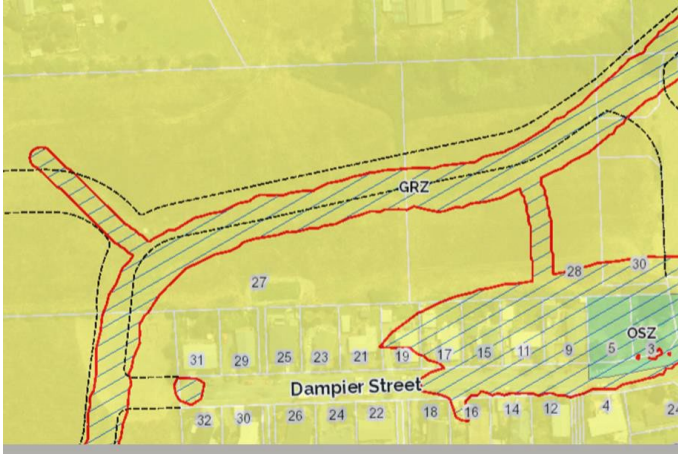


Alliance Group Limited	173.30	NH - Natural Hazards	Standards	NH-S1 Flood Risk Certificate Flood Assessment Areas Overlay	The submitter is concerned about the ambiguity about whether land in the Sea Water Inundation Overlay is part of the High Hazard Area Overlay. If this is the case, then the submitter opposes the note for NH-S1 that indicates that a finished floor level will not be provided, given the Sea Water Inundation Overlay covers a large portion of the submitter's site.	Clarify whether the High Hazard Area Overlay includes land in the Sea Water Inundation Overlay.	Accept in part
Fonterra Limited	165.52	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Given the isolated nature of the Clandeboye site and the extent of the surrounding flood plain, it is unclear what the PDP is seeking to manage with the 2000m ² threshold.	Amend NH-S2 Volume of earthworks as follows: NH-S2 Flood Assessment Areas Overlay <u>(excluding the Strategic Rural Industry Z</u>	Reject
Hilton Haulage Limited Partnership	168.26	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Considers it is unclear if the limits apply per site, project or zone and to exclude earthworks to achieve the required minimum floor levels.	Amend NH-S2 as follows: NH-S2 Volume of earthworks 1. Flood Assessment Areas Overlay <i>The earthworks do not exceed:</i> <ul style="list-style-type: none">• 2,000m² in area in any calendar year in a Rural zone <u>site</u>; and• 250m² in area in any calendar year in any <u>site within any</u> other zone. <u>Except for earthworks necessary to achieve minimum floor levels specified in a Flood Risk Certificate in Rule NH-S1.</u> [...]	Reject
Fenlea Farms Limited	171.35	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	The Flood Assessment Area Overlay covers the Properties which are both used for primary production purposes. Farming activities, and natural hazard mitigation activities (such as maintenance of stopbanks) can involve significantly more than 2,000m ² in earthworks.	Amend NH-S2 to increase the permitted earthworks volumes in the Rural Zones within the Flood Assessment Areas overlay year under NH-S2.2. from 2,000m ² to 2,500m ² or more.	Reject
Silver Fern Farms	172.34	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Considers the earthworks allowance of 250m ² is insufficient and will generate inefficient resource consent requirements. A 2,000 m ² permitted earthworks limit - as provided for the Rural zones - is considered more appropriate.	Amend NH-S2 as follows: NH-S2 Volume of earthworks 1. Flood Assessment Areas Overlay <i>The earthworks do not exceed:</i> <ul style="list-style-type: none">• 2,000 m² in area in any calendar year in a Rural zone <u>or General Industrial Zone</u>; and• 250 m² in area in any calendar year in any other zone	Reject

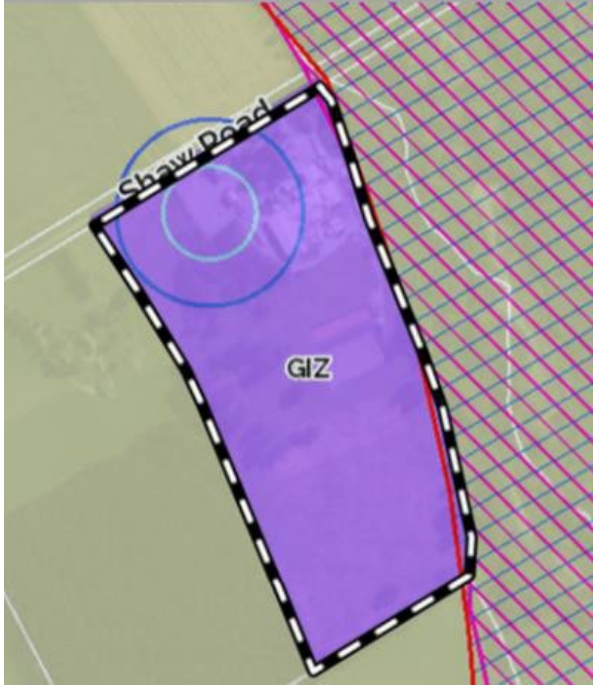
Alliance Group Limited	173.31	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Considers the earthworks allowance of 250m ² is insufficient and will generate inefficient resource consent requirements. A 2,000 m ² permitted earthworks limit - as provided for the Rural zones - is considered more appropriate.	Amend NH-S2 Volume of earthworks as follows: <i>NH-S2 Volume of earthworks</i> <i>The earthworks do not exceed:</i> • 2,000m ² in area in any calendar year in a Rural <u>or General Industrial</u> zone; and • 250m ² in area in any calendar year in any other zone.	Reject
PrimePort Limited	175.31	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Considers the rule lacks clarity as to whether the limits are applied on a per site, project or per zone basis.	Amend NH-S2 Volume of earthworks as follows: <i>Flood Assessment Areas Overlay</i> <i>The earthworks do not exceed:</i> • 2,000m ² in area in any calendar year in a Rural zone <u>site</u> ; and • 250m ² in area in any calendar year in any <u>site within any</u> other zone [...]	Reject
Alastair Joseph Rooney	177.17	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Submission point deleted due to duplication, refer submission point 177.15.	Refer submission point 177.15	
Milward Finlay Lobb	60.14	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Concerned that 250m ² would be triggered very easily, as it would not take a lot of soft ground to be dug before this would be triggered. The intention would always be to replace the fill taken out.	Amend NH-S2 Volume of Earthworks as follows: <i>1 Flood Assessment Areas Overlay</i> <i>The earthworks do not exceed:</i> • 2,000m ² in area in any calendar year in a Rural zone; and 250 <u>500</u> m ² in area in any calendar year in any other zone.	Reject
Dairy Holdings Limited	89.8	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Considers that ancillary rural earthworks should be excluded from this standard. The 2,000m ² per year limit proposed in NH-S2 will severely limit DHL's ability to maintain and improve its Tata and Orton properties. Under the proposed limit, it would take at least 11.4 years to maintain these 2.8 hectares of lanes if the work was to be undertaken without requiring resource consent. Considers excluding ancillary rural earthworks undertaken in a flood assessment area from this rule.	Amend NH-S2 Volume of earthworks as follows: The e <u>Earthworks, excluding ancillary rural earthworks</u> , do not exceed: • 2,000m ² in area in any calendar year in a Rural Zone; and • 250m ² in any calendar year in any other zone.	Reject

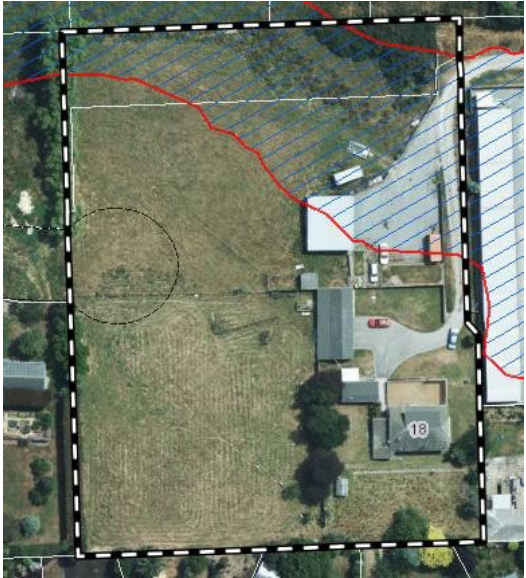
Te Kotare Trust	115.18	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	The submitter's land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. The natural hazards provisions do not recognise the need to upgrade these dwellings, nor provide for their replacement.	Amend NH-S2 to recognise the particular case of the submitter's land and to provide for the replacement of existing dwellings of the same or similar size as a permitted activity.	Reject
Southern Proteins Limited	140.8	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Unclear from the rule as to whether the limits are applied on a per site, project or per zone basis. It is assumed that it is not a per zone limit. The rule should be amended to make clear the volume is per site. Further, earthworks to achieve the required minimum floor levels should be excluded from the volume restrictions.	Amend NH-S2 as follows: <i>NH-S2 Volume of earthworks</i> <i>1 Flood Assessment Areas overlay</i> <i>The earthworks do not exceed:</i> <ul style="list-style-type: none"> • 2,000m² in area in any calendar year in a Rural zone <u>site</u>; and • 250m² in area in any calendar year in any <u>site within any</u> other zone. <u>except for earthworks necessary to achieve minimum floor levels specified in a Flood Risk Certificate in Rule NH-S1 which are not subject to this rule.</u> [...]	Reject
Simo Enterprises Limited	148.4	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Questions whether it is appropriate to restrict earthworks to 250m ² if a flood risk assessment confirms that the activity is not on land within an overland flowpath or high hazard area.	Amend volume of earthworks for Flood Assessment Area overlay (NH-S2.1) to allow larger parameters of area for earthworks to proceed if a flood risk assessment is provided.	Reject
Timaru District Holdings Limited	186.16	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Considers the rule lacks clarity as to whether the limits are applied on a per site, project or per zone basis. It is assumed that it is not a per zone limit as, for example, 250m ² of earthworks per year across the entirety of the Port Zone (as most of the zone is within a Flood Assessment Area) would be highly restrictive. The rule should be amended to make clear the volume is per site.	Amend NH-S2 Volume of earthworks as follows: <i>Flood Assessment Areas Overlay</i> <i>The earthworks do not exceed:</i> <ul style="list-style-type: none"> • 2,000m² in area in any calendar year in a Rural zone <u>site</u>; and • 250m² in area in any calendar year in any <u>site within any</u> other zone [...] 	Reject
Waipopo Huts Trust	189.28	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Opposes NH-S2. The submitters 36 properties at Waipopo Huts contain multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.	Amend NH-S2 Volume of earthworks to recognise the particular case of the submitter's 36 properties at Waipopo Huts and provide for the replacement of existing dwellings of the same or similar size as a permitted activity.	Reject
North Meadows 2021 Limited and	190.8	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	Opposes NH-S2 as it is unclear from the rule as to whether the limits are applied on a per site, project or per zone basis. It is assumed that it is not a per zone	Amend NH-S2 volume of earthworks as follows: <i>1. Flood Assessment Areas Overlay</i>	Reject

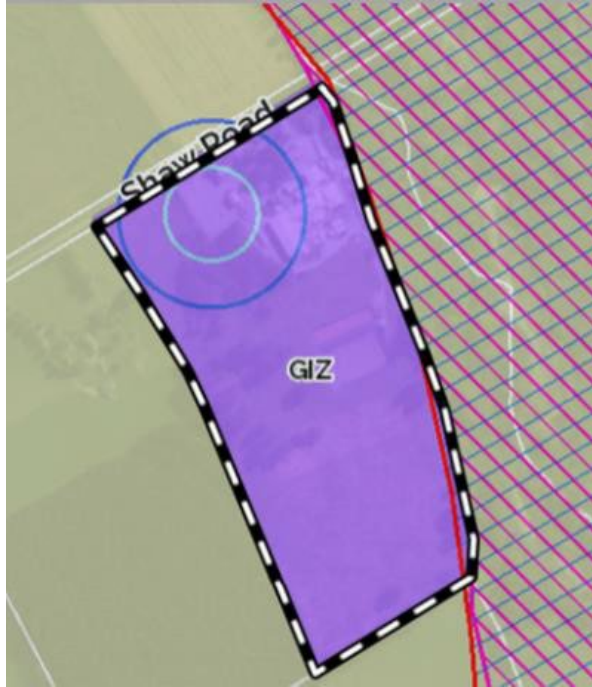
Thompson Engineering (2002) Limited					limit as. The rule should be amended to make clear the volume is per site. Further, earthworks to achieve the required minimum floor levels should be excluded from the volume restrictions.	<p><i>The earthworks do not exceed:</i></p> <ul style="list-style-type: none"> · 2,000m² in area in any calendar year in a Rural zone <u>site</u>; and · 250m² in area in any calendar year in any <u>site within any</u> other zone. <p><u>Except for earthworks necessary to achieve minimum floor levels specified in a Flood Risk Certificate in Rule NH-S1.</u></p>	
K J Rooney Limited	197.10	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	The Flood Assessment Area Overlay covers the submitter's properties which are both used for primary production purposes. Farming activities, and natural hazard mitigation activities (such as maintenance of stopbanks) can involve significantly more than 2,000m ² in earthworks.	Amend NH-S2 to increase the permitted earthworks volumes in the Rural Zones within the Flood Assessment Areas overlay per year under NH-S2.2. from 2,000m ² to 2,500m ² or more.	Reject
South Rangitata Reserve Inc	206.13	NH - Natural Hazards	Standards	NH-S2 Volume of earthworks	<p>The submitter is concerned the cost to obtaining council certificate may outweigh the cost of physical work.</p> <p>Objects only if the protection works on the South Rangitata Reserve or neighbouring coastal or river margins is not provided for. Otherwise approves.</p> <p>[Refer original submission for full reason]</p>	Amend.	Reject
Paul Smith Earthmoving Limited	204.8	NH – Natural Hazards	Rules	General	This overlay limits earthworks to 250m ² within any calendar year. Buildings or extensions are permitted only if there is a flood risk certificate issued. The flood risk certificate must state that the activity is not on land within an overland flowpath or a high hazard area.	None specified.	Noted
G.D.M. Offices Ltd	38.1	Planning Maps	Flood Assessment Area Overlay		<p>Submitter opposes the Flood Assessment Area overlay on 12 The Terrace and requests that this be removed from the planning maps as it relates to the site. The submitter considers the overlay creates an unnecessary consent burden where issues (if any) can be dealt with through other legislation i.e., building consent.</p> <p>[see submission for full reason]</p>	Remove the Flood Assessment Area overlay from 12 The Terrace.	Reject


								
Port Bryson Property Limited	104.1	Planning Maps	Flood Assessment Area Overlay		Oppose the inclusion of 16A, 16D, 16E Hilton Highway within the flood assessment. The topography of the 16A, 16D, 16E Hilton Highway means they have no history of flood events and are unlikely to experience this. There are no details within the proposed plan to establish what the evidence was to identify the flood risk.	Amend the extent of the Flood Assessment Area and overlay to exclude 16A, 16D, 16E Hilton Highway.	Reject	
Te Kotare Trust	115.5	Planning Maps	Flood Assessment Area overlay		<p>Considers data used to map the Flood Assessment Area overlay is outdated. Based on the most-up-to-date flooding</p> <p>report from ECan (which can be provided upon request), flood risk to the submitter's land is not as significant as indicated by the Flood Assessment Areas overlay.</p> <p>The activity status for activities within the overlay creates a real hurdle for the submitter to achieve its vision for their land.</p> <p>Change request to provide for mana whenua needs and activities provided by MPZ-O2.</p>	<p>1. Remove the Flood Assessment Area overlay across the submitter's land at 447-475 Waipopo Road, Temuka.</p> <p>AND/OR</p> <p>2. Amend related rules affecting the use and development of the Land.</p> <p>(The submitter's land with Flood Assessment Area Overlay is shown below)</p>  <p>[Refer submissions on specific provisions on the Natural Hazard chapter]</p>	To be determined after evidence is received	

Brouchs Gully Development Limited	167.3	Planning Maps	Flood Assessment Area Overlay		Considers this the Flood Assessment Overlay appears to follow the alignment of the stream in the gully which only flows intermittently. Considers stormwater management is a fundamental part of the roading design and it is considered that the overlay may give rise to unnecessary consent burden once the site is developed. Hence request the removal of the Flood Assessment Overlay over Road 1 and Road 2 on Development Plan for DEV1.	Remove Flood Assessment Area overlay from Road 1 and Road 2 of DEV1 as shown below. 	Reject
Fenlea Farms Limited	171.34	Planning Maps	Flood Assessment Area Overlay		The Flood Assessment Area Overlay covers the Properties which are both used for primary production purposes. Farming activities, and natural hazard mitigation activities (such as maintenance of stopbanks) can involve significantly more than 2,000m2 in earthworks.	<div>1. Delete the Flood Assessment Area Overlay off land located at 158 Prattley Road, Timaru and 94 Milford-Clandeboyne Road, as per attached maps;</div> <div>2. Reduce the extent of the overlay on these properties;</div> <div></div> <div>Figure 1: 158 Prattley Road, Timaru</div> <div>Figure 2: 94 Milford Clandeboyne Road</div>	To be determined after evidence is received
Alastair Joseph Rooney	177.16	Planning Maps	Flood Assessment Area Overlay		Submission point deleted due to duplication, refer submission point 177.15.	Refer submission point 177.15	

Barkers Fruit Processors Limited	179.3	Planning Maps	Flood Assessment Area overlay		<p>The submitter considers it would be practicable for plan implementation purposes, that the for the Flood Assessment Area overlay to follow the site boundary.</p> 	Amend the Flood Assessment Area overlay to reflect the site boundary of 72 Shaw Road, Geraldine (see map attached on original submission).	To be determined after evidence is received
Waipopo Huts Trust	189.7	Planning Maps	Flood Assessment Area Overlay		<p>Opposes the Flood Assessment Area Overlay on the submitter's properties.</p> <p>This overlay, amongst with other overlays mean new or replacement dwellings, buildings and structures will be non- complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.</p>	Delete the Flood Assessment Area overlay across the submitter's 36 properties at Waipopo Huts and/or amend related rules affecting the use and development of the land.	To be determined after evidence is received
Harvey Norman Properties (N.Z.) Limited	192.3	Planning Maps	Flood Assessment Area Overlay		<p>Supports the approach taken to map known natural hazard risks, however, the extent of the Flood Assessment Area extends further across the submitters site than required. This does not take into account the construction of culvert upgrades at State Highway 1 and at the Main North railway line.</p> <p>The submitter has engaged PDP Consultants to undertake a site-specific flood assessment, further details of which and a map are provided in the original submission.</p>	Reduce the extent of the Flood Assessment Area at 266 Evans Street.	Reject
K J Rooney Limited	197.9	Planning Maps	Flood Assessment Area Overlay		The Flood Assessment Area Overlay covers the submitters property which is used for primary	1. Delete the Flood Assessment Area Overlay off land located at Lot 11 DP 4679 and Lots 1-5 on DP 7413;	Reject

					production purposes. Farming activities, and natural hazard mitigation activities (such as maintenance of stop banks) can involve more than 2,000m ² in earthworks.	2. Reduce the extent of the Flood Assessment Area Overlay on Lot 11 DP 4679 and Lots 1-5 on DP 7413.	
Hilton Development Trust	205.1	Planning maps	Flood Assessment Overlay		<p>Submitter opposes the Flood Assessment Overlay on 18 Hilton Highway, Oceanview and requests that it is removed from the planning maps as it relates to the site.</p> <p>The Submitter considers that the property has never experienced a flooding issue and due to the topography of such an event is highly unlikely. The proposed District Plan does not provide a baseline to support the identification of flood risk.</p>	<p>Remove the Flood Assessment Area overlay from 18 Hilton Highway, Oceanview Timaru.</p> 	Reject
Canterbury Regional Council (Environment Canterbury)	183.28	Planning Maps	Flood Hazard Risk		Considers that the areas identified as potentially subject to flooding are too narrow. Revised mapping is recommended.	Amend the planning maps to encompass a wider area potentially subject to flood hazard risk.	To be determined after evidence is received
Noel Edward Glass	83.2	Planning Maps	General	General	Consider Flood Plains have no place on these maps, waterways are for all New Zealanders.	Remove flood plains on the planning maps.	Reject
Kāinga Ora	229.39	Planning Maps	Hazard Overlay		<p>Supports the identification of natural hazards, however due to the dynamic nature of natural hazards amendments are sought so that these areas are mapped on GIS layers which sit outside of the Statutory Maps.</p> <p>[see original submission for full reasons]</p>	<p>Delete the Hazard Overlays from the PDP being:</p> <ul style="list-style-type: none"> • Earthquake Fault (Infrastructure or Facilities) Awareness Areas; • Earthquake Fault (Subdivision) Awareness Areas; • Flood Assessment Area; • High Hazard Areas; and • Liquefaction Awareness Area 	Accept in part
Waipopo Huts Trust	189.5	Planning Maps	High Hazard Area		Opposes the High Hazard Area Overlay on the submitter's properties. Recent flood information is available from ECan, which outlines flood modelling undertaken for Waipopo. This report and the historic	Delete the High Hazard Area overlay across the submitter's 36 properties at Waipopo Huts and/or amend related Rules affecting the use and development of the land.	Accept



					<p>knowledge of the settlement, shows that the flood risk to the submitter's land is not as significant as indicated by the High Hazard Overlay. It is notable the stopbank in the vicinity of the Waipopo Settlement has not breached in historic floods, while other areas of the lower Opihi Stopbank have been breached.</p> <p>[See original submission for full reasons]</p>		
Barkers Fruit Processors Limited	179.4	Planning Maps	Liquefaction Awareness Areas overlay		<p>The submitter considers it would be practicable for plan implementation purposes, that the for the Liquefaction Area overlay to follow the site boundary.</p> 	Amend the Liquefaction Area overlay to reflect the site boundary of 72 Shaw Road, Geraldine.	Accept
Waipopo Huts Trust	189.9	Planning Maps	Liquefaction Awareness Areas overlay		<p>Opposes Liquefaction Awareness Area Overlay.</p> <p>This overlay, amongst with other overlays mean new or replacement dwellings, buildings and structures will be non- complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.</p>	Delete the Liquefaction Awareness Areas overlay across the submitter's s 36 properties at Waipopo Huts and/or amend related rules affecting the use and development of the land.	Reject
Te Kotare Trust	115.6	Planning Maps	Liquefaction Awareness Areas overlay	General	<p>Considers rules associated with the overlay are too restrictive. Replacement or modification of dwellings, new buildings, regionally significant infrastructure and structures to be a non- complying activity on the submitter's land. Considers a more permissive planning</p>	<p>1. Remove the Liquefaction Awareness Areas Overlay across the submitter's land at 447-475 Waipopo Road, Temuka.</p> <p>AND/OR</p> <p>2. Amend related rules affecting the use and development of the Land.</p>	Reject


					<p>regime is appropriate for these kind of activities because:</p> <p>a. the Crown has made a historical commitment to enabling Māori to carry out their needs and wants on the land; and</p> <p>b. The flood hazard risk in the area has been overstated.</p> <p>Change request to provide for mana whenua needs and activities provided by MPZ-O2.</p>	<p>(The submitter's land with Liquefaction Awareness Areas Overlay is shown below).</p>  <p>[Refer submissions on specific provisions on the Natural Hazard chapter]</p>	
Waipopo Huts Trust	189.4	Planning Maps	Regional Council Stopbank Overlay		<p>Opposes the Regional Council Stopbank Overlay on the submitter's properties.</p> <p>This overlay, amongst with other overlays mean new or replacement dwellings, buildings and structures will be non- complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is</p> <p>now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.</p>	<p>Delete Regional Council Stopbank overlay from the submitter's 36 properties at Waipopo Huts /or amend related rules affecting the use and development of the land.</p>	Accept in part
Robert Whittam	121.1	Planning Maps	Zoning of Blandswood	Zoning of Blandswood	<p>Oppose the proposed Open Space zoning of Blandswood due to the absence of specific plan provisions to manage natural hazard risk and effects on existing and future landowners and council infrastructure from Kowhai Stream. Specifically maintaining safe access for existing and future residents, and visitors to the national park.</p>	<p>Oppose the Open Space zoning of Blandswood.</p>	Reject
Amy Alison	126.1	Planning Maps	Zoning of Blandswood	Zoning of Blandswood	<p>Oppose the proposed Open Space zoning of Blandswood due to the absence of specific plan provisions to manage natural hazard risk and effects on existing and future landowners and council infrastructure from Kowhai Stream. Specifically maintaining safe access for existing and future residents, and visitors to the national park.</p>	<p>Oppose the Open Space zoning of Blandswood.</p>	Reject

Nicolas Twaddle	127.1	Planning Maps	Zoning of Blandswood	Zoning of Blandswood	Oppose the proposed Open Space zoning of Blandswood due to the absence of specific plan provisions to manage natural hazard risk and effects on existing and future landowners and council infrastructure from Kowhai Stream. Specifically maintaining safe access for existing and future residents, and visitors to the national park.	Oppose the Open Space zoning of Blandswood.	Reject
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Table 3 – Coastal Environment

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Royal Forest and Bird Protection Society	156.140	CE - Coastal Environment	General	General	<p>Notes there are no provisions for protection of Outstanding Natural Features and landscapes in the Coastal Environment. The submitter recognises that there are not many ONFs or ONLs that would appear to be located in the Coastal Environment but there is at least one ONF-5.</p> <p>Presumably ONF-5 comes under Chapter NFL of the proposed plan. However, the NFL chapter does not give effect to the requirements of the NZCPS.</p>	<p>1. Amend CE - Coastal Environment Chapter to include a new objective policy and rule regime that protects ONLs and ONFs in accordance with the NZCPS.</p> <p>AND</p> <p>2. the same for any ONC’s that are identified.</p>	Reject
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.99	CE - Coastal Environment	General	General	For the avoidance of doubt, provisions which are not specifically addressed in the submission points below are supported as they align with higher order documents.	Retain as notified, except where specific changes are requested in the submission points below.	Accept in part

Fenlea Farms Limited	171.14	CE - Coastal Environment	General	General	<p>Oppose any objectives, policies, rules, standards and schedules in respect of the Coastal Environment Overlay relating to 158 Prattley Road.</p> <p>See detailed submissions on specific provisions later.</p>	<p>See detailed submissions made on specific provisions later. 158 Prattley Road is outlined below.</p> 	Accept in part
Fenlea Farms Limited	171.15	CE - Coastal Environment	General	General (Addressed under Plan Maps)	<p>Opposes the objective, policies, rules, standards and schedules in relation to the Sea Water Overlay in relation to 158 Prattley Road. The approach is opposed as there are no objectives and limited policies that set out the purpose of this overlay. There is no definition or criteria for what land should be included within the Overlay, and accordingly why 158 Prattley Road has been included within it. There are limitations on building size and subdivision, maximum ground level.[Refer to original submission for full reason].</p>	<p>1. Delete the Sea Water inundation Overlay from 158 Prattley Road, as per attached map.</p> <p>2. Amend the Planning Maps to reduce the extent of the Overlay on 158 Prattley Road, as per attached map.</p> <p>3. amendment of objectives and policies to refer to this overlay</p> <p>4. Any alternative relief that would address the submitters concerns.</p>  <p>Figure 1: 158 Prattley Road, Timaru</p>	Reject
Fenlea Farms Limited	171.17	CE - Coastal Environment	General	General (Addressed under Plan Map)	<p>Oppose any objectives, policies, rules, standards and schedules in respect of the Coastal High Natural Character Area Overlay relating to 158 Prattley Road.</p> <p>See detailed submissions on specific provisions later.</p>	<p>1. Delete the Coastal High Natural Character Area Overlay off 158 Prattley Road, as per attached map.</p> <p>2. Amend the Planning Maps to reduce the extent of the Overlay on 158 Prattley Road, as per attached map.</p> <p>3. Any alternative relief that would address the submitters concerns.</p>	Accept in part

						 <p>Figure 1: 158 Prattley Road, Timaru</p>		
Canterbury Regional Council (Environment Canterbury)	183.106	CE - Coastal Environment	General	General	Submission point deleted due to duplication, refer submission point [183.14].	Refer submission point [183.14].		
Federated Farmers	182.169	CE - Coastal Environment	General	General	<p>Considers it is important that the PDP provides for everyday agricultural activities to occur in the coastal environment.</p> <p>Considers it is appropriate to delete areas of high natural character and reference to this area deleted from this section because Council would still meet its obligations under the NZCPS as well as the Regional Policy Statement.</p> <p>[refer to original submission for full details].</p>	<p>1. Delete all references to Coastal High Character Areas in the Coastal Environment Chapter. AND</p> <p>2. Any consequential amendments required as a result of the relief sought.</p>	Reject	
Canterbury Regional Council (Environment Canterbury)	183.107	CE - Coastal Environment	General	General	Considers there appear to be a number of gaps in relation to the provisions for activities in the coastal environment, for example, implementation of Policy 11 relating to indigenous biological diversity. It is recommended that the chapter is reviewed in light of the NZCPS to ensure that it gives effect to all of the requirements of it. It is relevant to note that at the time of the development of the CRPS, it was not drafted to give effect to the NZCPS, which was notified part way through the development of the CRPS.	Amend the CE - Coastal Environment Chapter to include provisions in the chapter to ensure that it gives effect to all the requirements of the NZCPS 2010.	Accept in part	
Canterbury Regional Council (Environment Canterbury)	183.108	CE - Coastal Environment	General	General	Considers that the certificates being issued, rather than assessing risk, are assessing the flood hazard impacting the site.	Amend all references to "Flood Risk Certificate" to "Flood Hazard Assessment Certificate".	Accept in part	

Canterbury Regional Council (Environment Canterbury)	183.109	CE - Coastal Environment	General	General	Considers the Timaru District Plan does not recognise that "high hazard" as defined CRPS Policy 11.3.1 includes areas subject to coastal erosion, and coastal inundation. The planning framework required by 11.3.1 is not reflected in the coastal environment chapter.	Amend the CE - Coastal Environment Chapter to recognise areas subject to high hazard include areas subject to coastal erosion and coastal inundation, and provide a framework consistent with Policy 11.3.1 of the CRPS.	Accept
Canterbury Regional Council (Environment Canterbury)	183.110	CE - Coastal Environment	General	General	Considers it is unclear how the provisions provide for the "bottom line" provisions in the NZCPS Policies 11, 13 and 15, which require an approach of "no adverse effects" on certain significant resources. This includes infrastructure, and the framework of the chapter provides a very permissive framework.	Ensure that appropriate rules are included, including for infrastructure, to ensure that "no adverse effects" are created in relation to those resources addressed in Policies 11(a), 13(1)(a) and 15(a) of the NZCPS. In relation to the secondary parts of those policies, ensure that the policy framework provides for "no significant adverse effects".	Accept in part
Paul Smith Earthmoving Limited	204.2	CE - Coastal Environment	General	General	Supports the Coastal Erosion Overlay and associated provisions as there is clear requirements and triggers compared to the Operative District Plan.	Retain Coastal Erosion overlay related provisions as notified.	Accept in part
Royal Forest and Bird Protection Society	156.138	CE - Coastal Environment	Introduction		Considers the introduction does not reflect or explain which aspects of the NZCPS are addressed by other chapters of the plan which apply to the coastal environment, other than zones. The reference to the coastal environment being a narrow strip reflect the mapping which does not appear to have applied the NZCPS appropriately. The provisions in this chapter make blanket assumptions and provision for activities in the coastal environment without recognising that they may not in fact be appropriate when considering aspects of the NZCPS that are not addressed in this chapter.	Amend the Introduction to the CE - Coastal Environment Chapter to give effect to the NZCPS.	Accept in part
Horticulture New Zealand	245.73	CE - Coastal Environment	Introduction	General	Considers the Coastal Environment is an area of primary production and the explanation in the introduction that primary production activities are able to continue is supported.	Retain as notified.	Accept in part
Federated Farmers	182.171	CE - Coastal Environment	Objectives	General	Supports the objectives of this Chapter.	1. Retain the objectives of the CE -Coastal Environment Chapter as notified; OR 2. Wording with similar effect; AND 3. Any consequential amendments. [NB: TDC staff noticed general point made to the CE chapter with different relief sought]	Accept in part
Royal Forest and Bird Protection Society	156.142	CE - Coastal Environment	Objectives	CE-O1 Coastal natural character	Considers the objective conflates s5 with s6 of the RMA which is not appropriate. Also objectives from the NZCPS - Objective 6 does not say enable people and communities to provide for the social, economic, and cultural wellbeing at the expense of the environment. It	Amend CE-O1 Coastal natural character as follows: <i>The natural character of Timaru's Coastal Environment is preserved and protected from inappropriate subdivision, use and development, while enabling people and communities to provide for their social, economic, and cultural wellbeing and their health and safety.</i>	Reject

					says to enable these features through use and development in appropriate places.		
Canterbury Regional Council (Environment Canterbury)	183.111	CE - Coastal Environment	Objectives	CE-O1 Coastal natural character	Supports CE-O1 as preservation of the natural character of the coastal environment is a matter of national importance under s6 RMA91 and is consistent with NZCPS Policy 13, and Policy 8.3.4 CRPS.	Retain CE-O1 as notified or preserve original intent.	Accept
Royal Forest and Bird Protection Society	156.143	CE - Coastal Environment	Objectives	CE-O2 Quality of the Coastal Environment	Opposes the objective which is subjective as to what “quality” of the coastal environment is. The wording is not clear as it appears to be more about access to beaches and public spaces, than the coastal environment generally.	Delete CE-O2 Quality of the Coastal Environment.	Reject
Silver Fern Farms	172.78	CE - Coastal Environment	Objectives	CE-O2 Quality of the Coastal Environment	Supports that public access to the coastal environment is not required in all locations and should only be provided where it is safe.	Retain as notified.	Accept
Alliance Group Limited	173.78	CE - Coastal Environment	Objectives	CE-O2 Quality of the Coastal Environment	Supports the intent of this policy and agrees that access should only be provided where it is safe to do so.	Retain as notified.	Accept
Canterbury Regional Council (Environment Canterbury)	183.112	CE - Coastal Environment	Objectives	CE-O2 Quality of the Coastal Environment	Supports CE-O2 as maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers is a matter of national importance under s6 RMA91. Also, NZCPS Policy 19 includes the need to recognise public expectation of and need for walking access to and along the coast, the need to maintain and enhance public walking access to, along and adjacent to the coastal marine area and lists the circumstances under which a restriction on public walking access can be imposed. Policy 20 NZCPS considers vehicle access.	Retain CE-O2 as notified or preserve original intent.	Accept
Royal Forest and Bird Protection Society	156.144	CE - Coastal Environment	Objectives	CE-O3 Kāti Huirapa values	Not specified.	Retain as notified.	Accept in part
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.100	CE - Coastal Environment	Objectives	CE-O3 Kāti Huirapa values	The submitter supports Objective CE-O3 and provisions as they give effect to Objective 3 and Policy 2 of the NZCPS.	Retain as notified.	Accept in part

Canterbury Regional Council (Environment Canterbury)	183.113	CE - Coastal Environment	Objectives	CE-O3 Kāti Huirapa values	Supports the recognition and provision of the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, Wāhi Tapu, and other taonga is a matter of national importance under s6 RMA91.	Retain CE-O3 as notified or preserve original intent.	Accept in part
Te Runanga o Ngai Tahu	185.42	CE - Coastal Environment	Objectives	CE-O3 Kāti Huirapa values	Considers the relationship of Kāti Huirapa with their values and traditions is important maintain their relationship with the coastal environment. A minor amendment for an expansion of what this relationship includes is requested.	Amend CE-O3 Kāti Huirapa values as follow: <i>The relationship of mana whenua / Kāti Huirapa with, and their cultural values, traditions and ancestral lands and waters in, the coastal environment are recognised and provided for <u>and Kāti Huirapa are able to exercise rakatirataka and kaitiakitaka.</u></i>	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.71	CE - Coastal Environment	Objectives	CE-O3 Kāti Huirapa values	Supports the that a risk-based approach to the management of subdivision, use and development in Coastal Hazard Areas should be taken, including consideration of the sensitivity of an activity or use to loss of life, damage and ability to recover, as well as considering the likelihood of adverse effects occurring from a coastal hazard.	Retain CE-O3 as notified.	Accept in part
Southern Proteins Limited	140.14	CE - Coastal Environment	Objectives	CE-O4 Coastal hazards	The reference in the objective relates to major hazard facilities via the defined term 'unacceptable risks'. This narrows the focus of the objective which we assume is in error.	Amend CE-O4 to remove the defined term 'unacceptable risks'.	Accept
Royal Forest and Bird Protection Society	156.145	CE - Coastal Environment	Objectives	CE-O4 Coastal hazards	Considers the objective does not capture natural hazard, climate response and adaption.	1. Delete CE-O4 Coastal hazards ; OR 2. Amend CE-O4 Coastal hazards as follows: <i>People, buildings and structures are protected from unacceptable risks arising from coastal hazards, <u>whilst taking account of climate change, through location and design of buildings and infrastructure, considering responses such as managed retreat for existing development.</u></i>	Accept in part
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.101	CE - Coastal Environment	Objectives	CE-O4 Coastal hazards	The Submitter supports this objective as it gives effect to Objective 5 and Policy 25 of the NZCPS to avoid increasing the risk of social, environmental and economic harm from coastal hazards. However, it is considered necessary to amend the objective to take into account the effects of climate change as required by Objective 5 of the NZCPS.	Amend CE-O4 as follows: CE-O4 Coastal hazards <i>People, buildings and structures are protected from unacceptable risks arising from coastal hazards <u>and the effects of climate change.</u></i>	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.114	CE - Coastal Environment	Objectives	CE-O4 Coastal hazards	Considers this objective could be better drafted to reflect Objective 5 of the NZCPS, including recognition of the impacts of climate change.	Amend CE-O4 to reflect Objective 5 of the NZCPS	Accept in part

Royal Forest and Bird Protection Society	156.146	CE - Coastal Environment	Objectives	CE-O5 Natural features and buffers	Notes that the NZCPS, objective 5 requires the protection of natural features, it is not clear if being “used for coastal hazard management” is appropriate wording.	Amend CE-O5 as follows: <i>CE-O5 Natural <u>defence features</u> and buffers <u>to coastal hazards</u></i> <i>Natural <u>defences</u>, features and buffers <u>to coastal hazards are protected, restored, and</u> retained. <u>Natural defences and buffers are</u> used for coastal hazard management in preference to natural hazard mitigation works, wherever appropriate.</i>	Accept in part
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.102	CE - Coastal Environment	Objectives	CE-O5 Natural features and buffers	The submitter supports the intent of this objective but considers it necessary to amend the wording to make it clearer and to give effect to Objective 5 and Policy 25 & 26 of the NZCPS, in particular the discouragement of hard protection structures and the promotion of alternatives such as natural defences.	Amend CE-O5 as follows: <i>CE-O5 Natural Features <u>Natural Defences</u> and buffers</i> <i>Natural features <u>Natural defences</u> and buffers are retained and used for coastal hazard management, in preference to natural hazard mitigation works <u>hard engineering natural hazard mitigation</u>, wherever appropriate.</i>	Accept in part
Silver Fern Farms	172.79	CE - Coastal Environment	Objectives	CE-O5 Natural features and buffers	Supports where existing development is subject to coastal hazards it may not be appropriate to rely on natural features and buffers to manage the hazards because there may be insufficient buffer space. The words "wherever appropriate" appropriately provides for this scenario.	Retain as notified.	Accept in part
Alliance Group Limited	173.79	CE - Coastal Environment	Objectives	CE-O5 Natural features and buffers	Supports that where there is existing development within coastal hazard areas it is not be appropriate to use natural features and buffers to manage the hazards because there may be insufficient buffer space. The words "wherever appropriate" appropriately provide for this scenario.	Retain as notified.	Accept in part
Royal Forest and Bird Protection Society	156.147	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	Considers provision for Port Timaru is already captured by the RSI provisions in the EI chapter. Not all existing activities can be assumed to be appropriate. Some may not even be lawful. In addition, when considering “appropriate” under the NZCPS, this is in the context of what is to be protected. If an existing activity does not protect, it would not be appropriate. Any provision for such activities should be set out in policy with direction for protection.	Amend CE-O6 - Existing urban activities as follows: <i>Recognise that parts of the coastal environment are highly modified by existing urban activities, <u>and that these activities may not be inappropriate, including the Port of Timaru, and provide for these ongoing activities.</u></i>	Accept in part
Fonterra Limited	165.88	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	Considers that it is appropriate to provide for existing urban activities.	Retain as notified.	Accept in part
Fenlea Farms Limited	171.20	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	Opposes CE-O6 as it does not protect existing rural activities.	1. Amend CE-O6 Existing urban activities to recognise existing rural activities and to provide for these activities or inclusion of a new objective; 2. Any alternative relief that would address the submitters concerns.	Reject

Silver Fern Farms	172.80	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	The objective fails to recognise existing activities located outside the urban environment but within highly modified parts of the mapped “coastal environment” - such as the Pareora processing site, at which location substantial industrial development is present within the proposed Coastal Environment Overlay.	Amend CE-O6 as follows: <i>CE-O6 Existing urban activities</i> <i>Recognise <u>and provide for existing activities located in highly modified parts of the coastal environment</u> that parts of the coastal environment are highly modified by existing urban activities, including the Port of Timaru, and provide for these ongoing activities.</i>	Accept in part
Alliance Group Limited	173.80	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	Supports that parts of the coastal environment are highly modified by urban activities which includes industrial activities.	Retain as notified.	Accept in part
PrimePort Limited	175.43	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	It is appropriate to recognise existing urban activities in the Coastal Environment, and the Port of Timaru in particular, and to provide for their ongoing activity. Those urban areas are already highly modified and provision for their ongoing use is an efficient use of existing resources.	Retain as notified.	Accept in part
Timaru District Holdings Limited	186.23	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	Recognises existing urban activities in the Coastal Environment, which includes a wide range of urban activity in the Port Zone, and provides for their ongoing activity.	Retain as notified.	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.69	CE - Coastal Environment	Objectives	CE-O6 Existing urban activities	Supports Objective CE-O6 as it recognises that parts of the Coastal Environment are already highly modified by existing urban activities, including the Port of Timaru, and seeks to provide for such ongoing activities.	Retain CE-O6 as notified.	Accept in part
KiwiRail Holdings Limited	187.68	CE - Coastal Environment	Objectives	New	Seeks an amendment to this chapter to provide a linkage to objective EI-O2 to ensure regionally significant infrastructure can be located in sensitive environments (such as the coastal environment) where there is a functional or operational need to be in that location.	Amend the Objectives of CE - Coastal Environment Chapter to provide for Regionally Significant Infrastructure in Sensitive Areas.	Accept
Royal Forest and Bird Protection Society	156.148	CE - Coastal Environment	Policies	CE-P1 Identifying the Coastal Environment	While the policy is supported, the mapping does not appear to be accurate or adequate.	Retain CE-P1 but as covered by related submission on the Planning Maps, amendments to the coastal environment overlay are sought.	Accept
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.103	CE - Coastal Environment	Policies	CE-P1 Identifying the Coastal Environment	The submitter supports this policy as it gives effect to Policy 1 of the NZCPS.	Retain as notified.	Accept in part

Silver Fern Farms	172.81	CE - Coastal Environment	Policies	CE-P1 Identifying the Coastal Environment	Supports the appropriate mapping of the coastal environment to align with Policy 1 (Extent and characteristics of the coastal environment) of the New Zealand Coastal Policy Statement.	Retain as notified.	Accept in part
Alliance Group Limited	173.81	CE - Coastal Environment	Policies	CE-P1 Identifying the Coastal Environment	Supports the mapping of the coastal environment to align with Policy 1 (Extent and characteristics of the coastal environment) of the New Zealand Coastal Policy Statement.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.115	CE - Coastal Environment	Policies	CE-P1 Identifying the Coastal Environment	Supports. By identifying and mapping the extent, areas, elements and characteristics that comprise the coastal environment, this objective provides for giving effect to the NZCPS Policy 1, ensuring the coastal environment elements within the district will be recognised.	Retain CE-P1 as notified or preserve original intent.	Accept in part
Royal Forest and Bird Protection Society	156.150	CE - Coastal Environment	Policies	CE-P2 Identifying areas of high coastal natural character	There is no requirement in the policy to map these areas.	Amend CE-P2 Identifying areas of high coastal natural character to: <i>Identify <u>and map</u> the natural character of the areas within the terrestrial part of Timaru's coastal environment that have high natural character in accordance with the matters set out in CE-P5 below and describe these in SCHED14 - Schedule of attributes/qualities of coastal high natural character areas.</i>	Accept
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.105	CE - Coastal Environment	Policies	CE-P2 Identifying areas of high coastal natural character	The submitter supports the policy. This is consistent with Policy 13 of the NZCPS.	Retain as notified.	Accept in part
Silver Fern Farms	172.82	CE - Coastal Environment	Policies	CE-P2 Identifying areas of high coastal natural character	Supports that it is appropriate for mapping of areas of high coastal natural character to align with Policy 13(1)(c) of the New Zealand Coastal Policy Statement.	Retain as notified.	Accept in part
Alliance Group Limited	173.82	CE - Coastal Environment	Policies	CE-P2 Identifying areas of high coastal natural character	Supports the mapping of areas of high coastal natural character to align with Policy 13(1)(c) of the New Zealand Coastal Policy Statement.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.116	CE - Coastal Environment	Policies	CE-P2 Identifying areas of high coastal natural character	Considers identifying natural character is an essential step towards preserving natural character as required by the RMA91. This policy is an essential step towards giving effect to NZCPS Objective 2 and Policy 13. This policy is also consistent with giving effect to CRPS Policy 8.3.4.	Retain CE-P2 as notified or preserve original intent.	Accept in part
Lineage Logistics NZ Limited	107.7	CE - Coastal Environment	Policies	CE-P3 Identifying coastal hazards	Policy CE-P3 should recognise the predicted timeframes and uncertainty associated with predicted coastal inundation.	Amend CE-P3 so it recognises the predicted timeframes and uncertainty associated with predicted coastal inundation.	Reject

Royal Forest and Bird Protection Society	156.151	CE - Coastal Environment	Policies	CE-P3 Identifying coastal hazards	Considers the policy does not give effect to NZCPS, policy 24 and 25.	1. Delete CE-P3 Identifying coastal hazards ; AND Replace with policies that gives effect to NZCPS policies 24 and 25.	Accept in part
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.108	CE - Coastal Environment	Policies	CE-P3 Identifying coastal hazards	The submitter supports this policy and the identification of coastal hazards. However, the policy needs to take into account the effects of climate change in line with the NZCPS Objective 5 and Policy 24 and the RMA Part 2, Section 7.	Amend CE-P3 as follows: CE-P3 Identifying coastal hazards <i>Identify Coastal Hazard Areas on the planning maps, and take a risk-based approach <u>taking account of climate change</u>, to the management of subdivision, use and development based on the following:[...].</i>	Accept
PrimePort Limited	175.44	CE - Coastal Environment	Policies	CE-P3 Identifying coastal hazards	Considers the policy does not recognise that activities within the Port of Timaru have a functional and operational requirement to locate in the Coastal Environment, and this requirement should be a matter for consideration in the risk- based approach.	Amend CE-P3 Identifying coastal hazards as follows: <i>Identify Coastal Hazard Areas on the planning maps and take a risk-based approach to the management of subdivision, use and development based on the following:</i> 1. the sensitivity of the activity or use to loss of life, potential damage from a coastal natural hazard, the need for reliance on emergency services, and the ability for the activity or use to recover after a coastal natural hazard; and 2. the likelihood of adverse effects on people and property from a coastal natural hazard; and 3. the impact on the wider community from the loss of, or damage to, the activity or use; <u>and</u> <u>a functional or operational need to locate in a Coastal Hazard Area.</u>	Reject
Canterbury Regional Council (Environment Canterbury)	183.117	CE - Coastal Environment	Policies	CE-P3 Identifying coastal hazards	Identifying coastal hazards is consistent with NZCPS policy 24 and is necessary to ensure alignment with CRPS Policy 11.3.1 avoidance of inappropriate development in high hazard areas.	Retain CE-P3 as notified or preserve original intent.	Accept in part
Timaru District Holdings Limited	186.24	CE - Coastal Environment	Policies	CE-P3 Identifying coastal hazards	Considers the policy does not recognise that activities within the Port, and related industrial activities, have a functional and operational requirement to locate in the Coastal Environment. This should be a matter for consideration in the risk-based approach.	Amend CE-P3 Identifying coastal hazards as follows: <i>Identify Coastal Hazard Areas on the planning maps and take a risk-based approach to the management of subdivision, use and development based on the following:</i> 1. the sensitivity of the activity or use to loss of life, potential damage from a coastal natural hazard, the need for reliance on emergency services, and the ability for the activity or use to recover after a coastal natural hazard; and 2. the likelihood of adverse effects on people and property from a coastal natural hazard; and 3. the impact on the wider community from the loss of, or damage to, the activity or use; <u>and</u> <u>a functional or operational need to locate in the Coastal Hazard Area.</u>	Reject

Royal Forest and Bird Protection Society	156.152	CE - Coastal Environment	Policies	CE-P4 Role of natural features and vegetation	<p>While this policy appears to be giving effect to NZCPS policy 26 and 27, it also adds in words such as ‘topographical’ that were not present in the objective. It also uses a different test to that set out in the NZCPS i.e., a practicable test for restoration.</p>	<p>Amend CE-P4 Role of natural features and vegetation as follows:</p> <p><i>Protect and maintain, <u>restore or enhance</u> natural <u>defences such as topographic features and vegetation</u> <u>beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands</u>, that assist in avoiding or mitigating the risk to human life and significant existing <u>development property from coastal hazards, and where practicable restore such features and vegetation</u>.; and protects significant biodiversity, cultural or historic heritage or geological values from coastal hazards.</i></p>	Accept in part
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.109	CE - Coastal Environment	Policies	CE-P4 Role of natural features and vegetation	<p>The submitter supports this policy as it is consistent with the NZCPS Policy 26. However, it is considered that an amendment is needed to clarify that the wording relates to natural defences.</p> <p>The submitter also considers that ‘protect and maintain’ would also include the management of natural defences to be able to retreat due to the effects of climate change.</p>	<p>Amend CE-P4 as follows:</p> <p><i>CE-P4 Role of natural features and vegetation</i></p> <p><i>Protect and maintain <u>natural defences including</u> natural topographic features and vegetation, that assist in avoiding or mitigating the risk to human life and property from coastal hazards, and where practicable restore such features and vegetation.</i></p>	Accept in part
Silver Fern Farms	172.83	CE - Coastal Environment	Policies	CE-P4 Role of natural features and vegetation	Supports that natural topographic features assist in avoiding or mitigating the risk to human life and property from coastal hazards are only restored where practicable.	Retain as notified.	Accept in part
Alliance Group Limited	173.83	CE - Coastal Environment	Policies	CE-P4 Role of natural features and vegetation	Supports natural topographic features that assist in avoiding or mitigating the risk to human life and property from coastal hazards are only restored where practicable.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.118	CE - Coastal Environment	Policies	CE-P4 Role of natural features and vegetation	<p>Considers this Policy contributes to the implementation of NZCPS Policy 26. However, the NZCPS Policy is to "Provide where appropriate for the protection, restoration or enhancement ..." while the TDC Policy is "Protect and maintain ... where practicable restore [.]" The Policy does not provide for "enhancement" as the NZCPS Policy does.</p>	Amend CE-P4 to provide for "enhancement" within the policy.	Accept in part
Royal Forest and Bird Protection Society	156.153	CE - Coastal Environment	Policies	CE-P5 Coastal natural character matters	Notes the NZCPS, policy 13(2) says natural character may include the listed matters in CE-P5. However, NZCPS, policy 13(2) is not an exclusive list but CE-P5 is an exclusive list.	<p>Amend CE-P5 Coastal natural character matters as follows:</p> <p><i>Recognise that the following matters contribute to the coastal natural character of the terrestrial part of Timaru’s coastal environment <u>may include matters such as:</u></i></p> <p><i>[...]</i></p>	Accept

Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.110	CE - Coastal Environment	Policies	CE-P5 Coastal natural character matters	The submitter supports the policy and the identification of these areas on the planning maps and within SCHED 14 as it gives effect to Policy 13 of the NZCPS.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.119	CE - Coastal Environment	Policies	CE-P5 Coastal natural character matters	Supports this Policy as it reflects NZCPS Policy 13(2).	Retain CE-P5 as notified or preserve original intent.	Accept in part
Te Runanga o Ngai Tahu	185.43	CE - Coastal Environment	Policies	CE-P5 Coastal natural character matters	Considers that the attributes/qualities of the Coastal Natural Character includes its cultural values as identified in the Objectives for this chapter. The submitter considers this should be provided for in the policy recognising these matters.	Amend CE-P5 Coastal natural character matters as follows: <i>1. natural elements, processes and patterns; and [...]</i> <u><i>9. the relationship and values of Kāti Huirapa.</i></u>	Reject
Royal Forest and Bird Protection Society	156.154	CE - Coastal Environment	Policies	CE-P6 Kāti Huirapa values	Not specified.	Retain as notified.	Accept
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.111	CE - Coastal Environment	Policies	CE-P6 Kāti Huirapa values	The submitter supports Objective CE-O3 and provisions as they give effect to Objective 3 and Policy 2 of the NZCPS.	Retain as notified.	Accept
Canterbury Regional Council (Environment Canterbury)	183.120	CE - Coastal Environment	Policies	CE-P6 Kāti Huirapa values	Supports this policy is consistent with s6 RMA91 and NZCPS Policy 2.	Retain CE-P6 as notified or preserve original intent.	Accept
Te Runanga o Ngai Tahu	185.44	CE - Coastal Environment	Policies	CE-P6 Kāti Huirapa values	Support this policy as it provides for Kāti Huirapa's values.	Retain CE-P6 Kāti Huirapa values as notified.	Accept
Royal Forest and Bird Protection Society	156.155	CE - Coastal Environment	Policies	CE-P7 Restoration or rehabilitation of natural character	Considers this policy does not give effect to NZPCS policy 14. Also uses the word enhancement rather restore or rehabilitate.	Amend CE-P7 Restoration or rehabilitation of natural character as follows: <i>Enable Promote</i> and encourage restoration or rehabilitation of the coastal natural character of the coastal environment and require consideration of opportunities for <u><i>restoration or rehabilitation</i></u> <i>enhancement</i> where a proposal has an adverse effect on coastal natural character qualities.	Accept

Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.112	CE - Coastal Environment	Policies	CE-P7 Restoration or rehabilitation of natural character	This policy gives effect to Policy 14 of the NZCPS.	Retain as notified.	Accept in part
Silver Fern Farms	172.84	CE - Coastal Environment	Policies	CE-P7 Restoration or rehabilitation of natural character	This policy is broadly consistent with Policy 14 (Restoration of natural character) of the NZCPS.	Retain as notified.	Accept in part
Alliance Group Limited	173.84	CE - Coastal Environment	Policies	CE-P7 Restoration or rehabilitation of natural character	This policy is broadly consistent with Policy 14 (Restoration of natural character) of the NZCPS and therefore supported.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.121	CE - Coastal Environment	Policies	CE-P7 Restoration or rehabilitation of natural character	Considers this policy is consistent with NZCPS Policy 14 and CRPS Policy 8.3.4	Retain CE-P7 as notified or preserve original intent.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.122	CE - Coastal Environment	Policies	CE-P8 Maintain and/or enhance the quality of the coastal environment	Considers the drafting of this policy uses very permissive language ("enable"), whereas the structure of the NZCPS, particularly in relation to Policy 7, is to consider how and when to provide for development in the coastal environment, and to identify where development is inappropriate.	Amend CE-P8 Maintain and/or enhance the quality of the coastal environment as follows: <i>Outside of urban areas, enable<u>ensure</u> subdivision, use and development where it maintains and/or enhances the following qualities that contribute to the quality, and the public's enjoyment of the coastal environment:</i> [...]	Accept
Te Runanga o Ngai Tahu	185.45	CE - Coastal Environment	Policies	CE-P8 Maintain and/or enhance the quality of the coastal environment	Support this policy, but submit that the attributes of the coastal environment as documented in the Schedules are also a consideration.	Amend CE-P8 Maintain and/or enhance the quality of the coastal environment as follows: <i>Outside of urban areas, enable subdivision, use and development where it maintains and/or enhances the following qualities that contribute to the quality, and the public's enjoyment of the coastal environment:</i> <i>1. expansive views of the coastal marine area and skyline; and [...]</i> <i>8. a dark night sky</i> <i><u>9. the attributes/ values that are identified in any overlay relating to the site.</u></i>	Accept
Royal Forest and Bird Protection Society	156.156	CE - Coastal Environment	Policies	CE-P9 Anticipated activities	Considers this does not give reflect the NZCPS, particularly policy 6.	Delete CE-P9 Anticipated activities .	Reject

Fonterra Limited	165.89	CE - Coastal Environment	Policies	CE-P9 Anticipated activities	Considers that it is appropriate to provide for appropriately sized and located structures in the coastal environment.	Retain as notified.	Accept in part
Silver Fern Farms	172.85	CE - Coastal Environment	Policies	CE-P9 Anticipated activities	<p>The submitter does not support this policy and requests an amendment. They view this policy as disregarding significant extant industrial development that is outside the defined “urban areas”.</p> <p>The Specific Height Control Overlay (35 m maximum permitted height limit) is proposed to apply to the Submitter's Pareora processing site. It is therefore appropriate to amend CE-P9 to reflect that significant development is anticipated at the site.</p>	<p>Amend CE-P9 as follows:</p> <p><i>CE-P9 Anticipated activities</i></p> <p><i>Enable activities that are of a scale and type that:</i></p> <p><i>1. will maintain the coastal natural character qualities identified in CE-P8 or if located within urban areas or a General Industrial Zone, are consistent with the anticipated qualities of the applicable zone.</i></p>	Accept in part
Alliance Group Limited	173.85	CE - Coastal Environment	Policies	CE-P9 Anticipated activities	Considers it is appropriate that activities be allowed that are consistent with the qualities of the zone.	Retain as notified.	Accept in part
PrimePort Limited	175.45	CE - Coastal Environment	Policies	CE-P9 Anticipated activities	The policy appropriately recognises that urban zoned coastal areas have different qualities than non-urbanised coastal areas.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.123	CE - Coastal Environment	Policies	CE-P9 Anticipated activities	Considers the drafting of this policy uses very permissive language ("enable"), whereas the structure of the NZCPS, particularly in relation to Policy 7, is to consider how and when to provide for development in the coastal environment, and to identify where development is inappropriate.	<p>Amend CE-P9 Anticipated activities as follows:</p> <p>Enable <u>Provide for</u> activities that are a scale and type that: [...]</p>	Accept
Timaru District Holdings Limited	186.25	CE - Coastal Environment	Policies	CE-P9 Anticipated activities	The policy appropriately recognises that urban zoned coastal areas have different qualities than non-urbanised coastal areas.	Retain as notified.	Accept in part
Royal Forest and Bird Protection Society	156.157	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	<p>Considers this policy does not reflect the NZCPS, policy 13 in full. For instance, there is no mention of Outstanding Natural Character.</p> <p>Considers council needs to identify both ONC and High Natural Character. Perhaps Timaru District has used the language incorrectly and high = Outstanding, but this is not clear.</p> <p>Nevertheless, there should be at least three classifications of natural character in the coastal environment, i.e., ONC, High Natural Character and other natural character.</p>	<p>1. Delete CE-P10 Preserving the natural character of the Coastal Environment;</p> <p>AND</p> <p>2. Add a new policy in accordance with NZCPS policy 13.</p>	Reject

Transpower New Zealand Limited	159.84	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	Supports the explicit cross reference to the Policy EI-P2 and considers that providing the direction in respect of the regionally significant infrastructure and natural character in the coastal environment in one place avoids duplication and the potential for conflict. The submitter also seeks the inclusion of a further cross-reference.	Amend CE-P10 Preserving the natural character of the Coastal Environment as follows: <i>Enable subdivision, use and development outside of areas of coastal high natural character that:</i> <u><i>x. is regionally significant infrastructure that can demonstrate that adverse effects are managed in accordance with EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure and EI-Px Managing the effects of the National Grid.</i></u> <i>1. avoids significant adverse effects; and</i> <i>2. avoids, remedies or mitigates any other adverse effects on the qualities that contribute to the natural character of the Coastal Environment; while recognising that:</i> <i>a. in rural zoned areas, buildings and structures for non-intensive primary production and residential activities may be appropriate depending on their size, scale and nature;</i> <i>b. for existing urban areas, development will likely be appropriate where it is consistent with the anticipated character and qualities of the zone; and</i> <i>c. for infrastructure, the development is in accordance with EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure.</i>	Accept
Fonterra Limited	165.90	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	Supports the recognition that some activities have a functional need to locate in areas with coastal environment.	Amend CE-P10 Preserving the natural character as follows: <i>Enable subdivision, use and development outside of areas of coastal high natural character that: [...]</i> <i>1. Avoids, remedies or mitigates any other adverse effects on the qualities that contribute to the natural character of the Coastal Environment; while recognising that:</i> <i>(a) in rural zoned areas, buildings and structures for non-intensive primary production, <u>rural industry</u> and residential activities may be appropriate depending on their size, scale and nature;</i> [...]	Accept in part
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.113	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	This policy gives effect to Policy 13 of the NZCPS.	Retain as notified (except NOSZ-R2 and NOSZ-R7)	Accept in part

Fenlea Farms Limited	171.21	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	Opposes CE-P10 as intensive farming can be managed appropriately within a coastal environment through matters of control or discretion and should not be automatically non-complying.	<p>1. Amend CE-P10 Preserving the natural character of the Coastal Environment as follows:</p> <p><i>Enable subdivision, use and development outside of areas of coastal high natural character that:</i></p> <p><i>1. avoids significant adverse effects; and</i></p> <p><i>2. avoids, remedies or mitigates any other adverse effects on the qualities that contribute to the natural character of the Coastal Environment; while recognising that:</i></p> <p><i>a. in rural zoned areas, buildings and structures for non-intensive primary production and residential activities may be appropriate depending on their size, scale and nature;</i></p> <p>2. Any alternative relief that would address the submitters concerns.</p>	Accept in part
Alliance Group Limited	173.86	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	Considers this policy is generally consistent with NZCPS Policy 13 (Preservation of natural character). Minor amendments are appropriate to improve the precision of the policy though.	<p>Amend CE-P10 as follows:</p> <p><i>CE-P10 Preserving the natural character of the Coastal Environment</i></p> <p><i>Enable subdivision, use and development outside of areas of coastal high natural character that:</i></p> <p><i>1. avoids significant adverse effects <u>on areas within the Coastal Environment Area Overlay</u>; and</i></p> <p><i>2. avoids, remedies or mitigates any other adverse effects on the qualities that contribute to the natural character of <u>areas within</u> the Coastal Environment <u>Area Overlay</u>; while recognising that:</i></p> <p><i>[...]</i></p>	Reject
PrimePort Limited	175.46	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	The policy appropriately recognises that development in existing urban areas will likely be appropriate where it is consistent with the anticipated character and qualities of the zone. It also appropriately recognises the need for Infrastructure to locate there.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.124	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	Considers the drafting of this policy uses very permissive language ("enable"), whereas the structure of the NZCPS, particularly in relation to Policy 7, is to consider how and when to provide for development in the coastal environment, and to identify where development is inappropriate.	<p>Amend CE-P10 Preserving the natural character of the Coastal Environment as follows:</p> <p>Enable-Manage <i>subdivision use and development outside of areas of coastal high natural character <u>so</u> that <u>it</u>:</i></p> <p><i>[...]</i></p>	Accept
Timaru District Holdings Limited	186.26	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	The policy appropriately recognises that development in existing urban areas will likely be appropriate where it is consistent with the anticipated character and qualities of the zone. It also appropriately recognises the need for Infrastructure to locate there.	Retain as notified.	Accept in part

Horticulture New Zealand	245.74	CE - Coastal Environment	Policies	CE-P10 Preserving the natural character of the Coastal Environment	Supports the recognition that in rural zoned areas, buildings and structures for non-intensive primary production and residential activities may be appropriate depending on their size, scale and nature. There is also a need to recognise that primary production land use is also appropriate in the coastal environment.	Amend CE-P10 Preserving the natural character of the Coastal Environment as follows: <i>Enable subdivision, use and development outside of areas of coastal high natural character that:</i> <i>1. avoids significant adverse effects; and</i> <i>2. avoids, remedies or mitigates any other adverse effects on the qualities that contribute to the natural character of the Coastal Environment; while recognising that:</i> <i>a. in rural zoned areas, <u>primary production activities</u>, buildings and structures</i> <i>for non-intensive primary production and residential activities may be appropriate depending on their size, scale and nature;</i> [...]	Accept in part
Royal Forest and Bird Protection Society	156.158	CE - Coastal Environment	Policies	CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character	Considers this does not give effect to NZCPS, for example EI elevates many forms infrastructure to RSI.	1. Delete CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character ; AND 2. Create a new policy in accordance with NZCPS policy 13.	Reject
Transpower New Zealand Limited	159.85	CE - Coastal Environment	Policies	CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character	Supports the explicit cross-reference to the Policy EI-P2 and considers that providing the direction in respect of the regionally significant infrastructure and natural character in the coastal environment in one place, avoids duplication and the potential for conflict. The submitter also seeks the inclusion of a further cross-reference.	Amend CE-P11 Preserve the natural character qualities of areas with coastal High Natural Character as follows: <i>Only allow subdivision, use and development in areas of Coastal High Natural Character where:</i> <i>1. for infrastructure, the development is in accordance with EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure <u>and EI-Px Managing the effects of the National Grid</u>; and</i> [...]	Accept

Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.114	CE - Coastal Environment	Policies	CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character	The submitter supports the intent of this policy but seeks amendments to ensure that all adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character are avoided. This gives effect to Policy 13 of the NZCPS and Policy 8.3.4 of the CRPS.	Amend CE-P11 as follows: CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character Only allow subdivision, use and development in areas of Coastal High Natural Character where: 1. for infrastructure, the development is in accordance with EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure; and 2. for other activities: a. avoids significant adverse effects; and b. avoids, remedies or mitigates all other adverse effects on the identified natural character qualities; and c. b. demonstrates that it is appropriate by ensuring that the area of Coastal High Natural Character continues to: d recognise and provide for the on-going natural physical processes that have created the Coastal Environment; and [...].	Reject
Fenlea Farms Limited	171.22	CE - Coastal Environment	Policies	CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character	Opposes CE-P11 as it does not recognise that a number of activities may be appropriate depending on their size, scale and nature. [Refer to original submission for full reason].	1. CE-P11 (2) Preserve the natural character qualities of areas with Coastal High Natural Character extended to include in “rural zoned areas, buildings and structures for primary production (including intensively farmed stock) and residential activities may be appropriate depending on their size, scale and nature. 2. Any alternative relief that would address the submitters concerns.	Reject
Silver Fern Farms	172.86	CE - Coastal Environment	Policies	CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character	This policy is generally consistent with NZCPS Policy 13 (Preservation of natural character). Minor amendments are appropriate to improve the precision of the policy though. For example, the Coastal High Natural Character Overlay applies to land immediately adjacent to highly modified industrial and urban sites. Therefore, the reference in sub-clause (iii) to a sense of remoteness will not be universally applicable to all areas in the Coastal High Natural Character Overlay.	Amend CE-P11 as follows: CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character Only allow subdivision, use and development in areas of the Coastal High Natural Character <u>Overlay</u> where: 1. for infrastructure, the development is in accordance with EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure; and 2. for other activities: a. <u>the activity</u> avoids significant adverse effects <u>on the identified natural character qualities of the area in the Coastal High Natural Character Overlay</u> ; and b. avoids, remedies or mitigates all other adverse effects on the identified natural character qualities; and c. demonstrates that it is appropriate by ensuring that the area of Coastal High Natural Character continues to:	Accept in part

						<p><i>d. recognise and provide for the on-going natural physical processes that have created the Coastal Environment; and</i></p> <p><i>i. retain the integrity of landforms and geological features; and</i></p> <p><i>ii. retain a sense of remoteness and wildness <u>where these are existing qualities</u>; and</i></p> <p><i>iii. [...]</i></p>	
Alliance Group Limited	173.87	CE - Coastal Environment	Policies	CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character	<p>This policy is generally consistent with NZCPS Policy 13 (Preservation of natural character). Minor amendments are appropriate to improve the precision of the policy though. For example, the Coastal High Natural Character Overlay applies to land immediately adjacent to highly modified industrial and urban sites. Therefore, the reference in sub-clause (iii) to a sense of remoteness will not be universally applicable to all areas in the Coastal High Natural Character Overlay.</p>	<p>Amend CE-P11 as follows:</p> <p><i>CE-P11 Preserve the natural character qualities of areas with Coastal High Natural Character</i></p> <p><i>Only allow subdivision, use and development in areas of the Coastal High Natural Character <u>Overlay</u> where:</i></p> <p><i>-</i></p> <p><i>1. for infrastructure, the development is in accordance with EI-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure; and</i></p> <p><i>2. for other activities:</i></p> <p><i>a. <u>the activity</u> avoids significant adverse effects <u>on the identified natural character qualities of the area in the Coastal High Natural Character Overlay</u>; and</i></p> <p><i>b. avoids, remedies or mitigates all other adverse effects on the identified natural character qualities; and</i></p> <p><i>demonstrates that it is appropriate by ensuring that the area of Coastal High Natural Character continues to:</i></p> <p><i>d. recognise and provide for the on-going natural physical processes that have created the Coastal Environment; and</i></p> <p><i>i. retain the integrity of landforms and geological features; and</i></p> <p><i>ii. retain a sense of remoteness and wildness <u>where these are existing qualities</u>; and [...]</i></p>	Accept in part
Lineage Logistics NZ Limited	107.8	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	<p>Oppose CE-P12.2 as it is inconsistent with Section 6 (h) of the Act, which refers to the management of significant risks. However, CE-P12 seeks to avoid an increase of any risk, even de minimis or temporary.</p> <p>[Refer original submission or full reason]</p>	<p>1. Delete Policy CE-P12.2 and replace with wording that focuses on unacceptable risk.</p> <p>2. Such other alternative or additional relief as may be appropriate to give effect to the intent of this submission including, but not limited to, amendments to implementing rules in CE-R4 - CE-R14 and associated standards.</p>	Reject
Southern Proteins Limited	140.15	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	<p>The use of the term “avoid” in Clause 2 of this policy sets a high threshold and the term “increase” is not quantified. Potentially, no new buildings could establish in the Sea Inundation Overlay in accordance with this policy.</p>	<p>Amend CE-P12 as follows:</p> <p><i>CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)</i></p> <p><i>1. In non-urban areas, avoid subdivision, use and development within the Coastal Erosion Overlay and Sea Water Inundation Overlay where there is a new or increased risk of loss of life, or significant damage to structures or property;</i></p>	Reject

						2. Within existing urban areas, manage avoid-increasing the risk of social, economic, or environmental harm from coastal natural hazards.	
Royal Forest and Bird Protection Society	156.159	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	Considers that the policy should also direct where new development should occur.	Amend CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure) to give effect to NZCPS.	Reject
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.115	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	The submitter supports this policy as it is consistent with the NZCPS.	Retain as notified.	Accept in part
Hilton Haulage Limited Partnership	168.7	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	Requests to amend CE-P12 as the use of “avoid” in Clause 2 sets a high threshold and the term “increase” is not quantified. Potentially, no new buildings could establish in the Sea Inundation Overlay in accordance with this policy.	Amend CE-P12 as follows. CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure) 1. In non-urban areas, avoid subdivision, use and development within the Coastal Erosion Overlay and Sea Water Inundation Overlay where there is a new or increased risk of loss of life, or significant damage to structures or property; 2. Within existing urban areas, manage avoid-increasing the risk of social, economic, or environmental harm from coastal natural hazards.	Reject
Silver Fern Farms	172.87	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	The submitter considers an unqualified policy directive to ‘avoid’ activities in the Sea Water Inundation and Coastal Erosion Overlays is likely to be problematic given the scale of existing industrial development present at their site in Pareora. RMA s6(h) requires “the management of significant risks from natural hazards” and it is considered that an “avoidance” policy setting may cause inadvertent issues at a project consenting level, for even minor proposals.	Amend CE-P12 to: 1. require the <i>avoidance</i> of unacceptable natural hazard risk to life and property; AND 2. the <i>management</i> of other risks.	Reject
PrimePort Limited	175.47	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	Clause 2 of this policy is problematic, as “avoid” sets a very high threshold, yet even a small amount of temporary coastal inundation could be deemed to increase the risk of economic harm from a coastal natural hazard (albeit that harm may only fall to the building owner), as “increase” is not quantified. Potentially, no new buildings could establish in the Sea Inundation Overlay of the Port Zone, under this policy.	Amend CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure) as follows: 1. In non-urban areas, avoid subdivision, use and development within the Coastal Erosion Overlay and Sea Water Inundation Overlay where there is a new or increased risk of loss of life, or significant damage to structures or property; 2. Within existing urban areas, other than the Port Zone , avoid increasing the risk of social, economic, or environmental harm from coastal natural hazards.	Accept in part

Te Runanga o Ngai Tahu	185.46	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	Notes that part of the Māori Purpose Zone has the Sea Water Inundation Overlay. This policy prevents the development of the MPZ on Māori Land which is against the function of the zone and does not recognise the statement in section 2.2.4 of the plan that restrictions by government about flood protection etc that have prevented Kāti Huirapa from expressing rakatirataka on their ancestral land.	Amend CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure) as follows: 1. In non-urban areas <i>(except the Māori Land)</i> , avoid subdivision, use and development within the Coastal Erosion Overlay and Sea Water Inundation Overlay where there is a new or increased risk of loss of life, or significant damage to structures or property; [...]	Accept in part
Timaru District Holdings Limited	186.27	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	Clause 2 of this policy is problematic, as “avoid” sets a very high threshold, yet even a small amount of temporary coastal inundation could be deemed to increase the risk of economic harm from a coastal natural hazard (albeit that harm may only fall to the building owner), as “increase” is not quantified. Potentially, no new buildings could establish in the Sea Inundation Overlay of the Port Zone, under this policy.	Amend CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure) as follows: 1. [...]; 2. Within existing urban areas, <i>other than the Port Zone</i> , avoid increasing the risk of social, economic, or environmental harm from coastal natural hazards.	Accept in part
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.10	CE - Coastal Environment	Policies	CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure)	Opposes the use of the term “avoid” in Clause 2 in Part CE-P12. This sets a high threshold and the term “increase” is not quantified. Potentially, no new buildings could establish in the Sea Inundation Overlay in accordance with this policy.	Amend CE-P12 Coastal Hazard Areas (excluding Regional Significant Infrastructure) as follows: 1. [...]. 2. Within existing urban areas, <i>manage</i> avoid increasing the risk of social, economic, or environmental harm from coastal natural hazards.	Reject
Royal Forest and Bird Protection Society	156.160	CE - Coastal Environment	Policies	CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas	Considers this policy does not accurately reflect the NZCPS.	Amend CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas as follows: Only allow <i>Discourage</i> Regionally Significant Infrastructure, including the Port of Timaru, <i>and only consider allowing Regionally significant infrastructure</i> in areas subject to coastal hazards where: 1. there is a functional or operational need for it to locate there; and 2. It will not create more than minor adverse coastal hazard effects on adjoining or surrounding land.	Reject
Transpower New Zealand Limited	159.86	CE - Coastal Environment	Policies	CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas	Considers the policy appropriately recognises that there will be situations where infrastructure must be located in hazard areas because of its operational needs or functional needs.	Retain as notified	Accept in part

Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.116	CE - Coastal Environment	Policies	CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas	The submitter supports this policy as it is consistent with the NZCPS but requests that it is amended to clarify that the activity does not create or exacerbate natural hazards.	Amend Policy CE-P13 as follows: <i>CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas</i> <i>Only allow Regionally Significant Infrastructure, including the Port of Timaru, in areas subject to coastal hazards where:</i> 1. [...]. 2. It will not create more than minor adverse or exacerbate adverse coastal hazard effects on adjoining or surrounding land.	Reject
PrimePort Limited	175.48	CE - Coastal Environment	Policies	CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas	The policy appropriately provides for Regionally Significant Infrastructure in coastal hazard areas.	Retain as notified.	Accept in part
KiwiRail Holdings Limited	187.69	CE - Coastal Environment	Policies	CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas	Supports the policy as it recognises there is, in some instances, a functional or operational need for infrastructure to be located in the coastal environment.	Retain as notified.	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.70	CE - Coastal Environment	Policies	CE-P13 Regionally Significant Infrastructure in Coastal Hazard Areas	Supports the policy as it allows RSI's, including the Port of Timaru.	Retain CE-P13 as notified.	Accept in part
Tosh Prodanov	117.3	CE - Coastal Environment	Policies	CE-P14 Hard engineering natural hazard mitigation within the Coastal Environment	Considers hard engineering natural hazard mitigation works must be done decades in advance, it cannot be left until the risk is immediate. Hence request remove 'immediate' from CE- P14.	Amend CE-P14 as follows: <i>CE-P14 Hard engineering natural hazard mitigation</i> <i>Only allow hard engineering natural hazard mitigation within the coastal environment that reduces the risk of natural hazards when:</i> [...] 3. where managed retreat has not been adopted and there is an immediate risk to life or property from the natural hazard; 4. it avoids the modification or alteration of natural defenses and systems in a way that would compromise their function as natural defenses; and [...]	Accept in part
Royal Forest and Bird Protection Society	156.161	CE - Coastal Environment	Policies	CE-P14 Hard engineering natural hazard mitigation within the Coastal Environment	Considers this policy does not accurately reflect the NZCPS.	1. Delete CE-P14 Hard engineering natural hazard mitigation within the Coastal Environment AND 2. Create a new policy that better reflects the requirements of NZPCS policy 27.	Reject

Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.117	CE - Coastal Environment	Policies	CE-P14 Hard engineering natural hazard mitigation within the Coastal Environment	<p>The coast is dynamic - it fluctuates about an equilibrium state over time, retreating and advancing depending on factors such as sediment supply, climate and ocean conditions. Hard protection structures are discouraged by the NZCPS because of the potential adverse effects on coastal processes.</p> <p>The submitter understands that hard protection structures may be the only option in some cases and CE-P4 and CE-P14 provide the appropriate policy direction to give effect to Policy 25, 26 & 27 of the NZCPS.</p>	Retain as notified.	Accept in part
Silver Fern Farms	172.88	CE - Coastal Environment	Policies	CE-P14 Hard engineering natural hazard mitigation within the Coastal Environment	<p>Considers that when read in conjunction with the policy requirement to ‘<i>Only allow...</i>’, it appears that CE-P14.4 will operate as a de-facto prohibition of any hard engineering works located seaward of a foreshore, dune system, estuary etc. The submitter considers this undesirable as in some instances, it may be necessary for hard engineering mitigation to replace natural defences. This policy would weigh against that outcome being realised.</p> <p>References in sub-clause (4) to natural “systems” appear superfluous, given the focus of the policy is on the interplay between engineering and natural “defences” against coastal erosion.</p> <p>Sub-clause (5) appears to unnecessarily repeat the preceding sub-clause. It is unclear what additional policy guidance of value is provided by (5) compared to (4).</p>	<p>Amend CE-P14 to:</p> <ol style="list-style-type: none"> 1. Ensure it does not inappropriately foreclose on the ability to use engineering measures to mitigate coastal hazards; <p>AND</p> <ol style="list-style-type: none"> 2. remove duplication between (4) and (5). 	Accept in part
Alliance Group Limited	173.88	CE - Coastal Environment	Policies	CE-P14 Hard engineering natural hazard mitigation within the Coastal Environment	<p>Considers a minor amendment to clause 2 is warranted to recognise that changes to the coastal environment natural hazard profile may be acceptable in some cases - for example where some degree of new or increased coastal environment natural hazard risk is outweighed by the benefits of the natural hazard mitigation project.</p>	<p>Amend CE-P14 as follows:</p> <p><i>CE-P14 Hard engineering natural hazard mitigation within the Coastal Environment</i></p> <p><i>Only allow hard engineering natural hazard mitigation within the coastal environment that reduces the risk of natural hazards when:</i></p> <p>[...]</p> <p>2. the construction of hard engineering measures will not increase the risk from coastal hazards on adjacent properties that are not protected by the hard engineering measures <u>unless the potential increased natural hazard risks can be appropriately avoided or mitigated;</u></p>	Accept in part

PrimePort Limited	175.49	CE - Coastal Environment	Policies	CE-P14 Hard engineering natural hazard mitigation within the Coastal Environment	Submitter undertakes hard engineering hazard mitigation on the breakwaters and eastern spurs within the Port of Timaru which are necessary works to control wave action into the Port and restrict movement of sediment not the Port channel and soft engineering solutions are considered insufficient in those locations. Therefore Clause 1 of the policy is supported.	Retain as notified.	Accept in part
Royal Forest and Bird Protection Society	156.149	CE - Coastal Environment	Policies	New	There is no policy requiring the identification and mapping of Outstanding Natural Character in the coastal environment. The Natural Character chapter does not address outstanding natural character in the coastal environment.	Insert a new policy to the CE - Coastal Environment Chapter to give effect to NZCPS policy 13. Once ONCs are identified they need to be mapped and included in a schedule perhaps SCHED14 (which will require renaming).	Reject
Royal Forest and Bird Protection Society	156.162	CE - Coastal Environment	Rules	General	Notes there are no rules or overlays that discuss Outstanding Natural Character, or ONFs. The plan does not give effect to the NZCPS without avoiding adverse effects on ONCs and ONFs. Considers it is difficult to support any of the rules given the deficiencies in the objective and policy development.	Amend the CE - Coastal Environment rules: <ul style="list-style-type: none"> - to include a raft of new rules to avoid adverse effects on Outstanding Natural Character areas and ONFs; and - to give effect to the NZCPS. 	Reject
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.118	CE - Coastal Environment	Rules	General	This submitter supports the provisions that are consistent with the NZCPS and CRPS and limits to manage adverse effects of activities within the Coastal Environment and Coastal High Natural Character Area Overlay.	Retain all of the rules of the CE - Coastal Environment Chapter as notified.	Accept in part
Horticulture New Zealand	245.75	CE - Coastal Environment	Rules	CE-R1 Amenity planting and horticultural planting	Considers the permitted activity status for horticultural planting is an appropriate resource management response.	Retain as notified.	Accept
Royal Forest and Bird Protection Society	156.163	CE - Coastal Environment	Rules	CE-R2 Plantation forestry	Will depend on whether High Natural Character is actually ONC or not. If it's ONC then forestry should not be permitted. It is also difficult to see how afforestation should be a permitted activity in the coastal environment with significant controls.	1. Delete CE-R2.1 amend to require a discretionary consent for afforestation. Replanting should also require a consent and a larger setback than the NPS-PF provides is required. Keep CE-R2.2 non-complying.	Accept in part
Alliance Group Limited	173.89	CE - Coastal Environment	Rules	CE-R3 Planting of trees and/or vegetation for conservation, restoration, natural hazard mitigation works or enhancement purposes	Considers the permitted activity status is appropriate for the planting of indigenous vegetation and vegetation for natural hazard mitigation works.	Retain as notified.	Accept
Silver Fern Farms	172.89	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extension (excluding	Minor developments at the submitters Pareora processing site will be subject to a restricted	Amend CE-R4 to provide:	Accept

				Regionally Significant Infrastructure and fences)	discretionary consenting pathway under Rule CE-R4(2) for buildings > 150 m ² because the site is not in a defined “urban area”. The Submitter does not support this rule given the scale of existing development and value of the investment in this site.	1. a permitted activity status under Rule CE-R4.1 for the GIZ portion of the submitters Pareora site that are also located in the proposed Coastal Environment Overlay; AND a restricted discretionary consenting pathway under Rule CE-R4.4 for GIZ parts of the site also located in the proposed Sea Water Inundation Overlay.	
Alliance Group Limited	173.90	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extension (excluding Regionally Significant Infrastructure and fences)	Considers it is appropriate that buildings, structures and extensions be permitted in the Coastal Environment, acknowledging that they are controlled through the area- specific zone provisions which reflect the character and quality of those zones. The restricted discretionary activity status for buildings, structures and extensions in the Sea Water Inundation Overlay within an urban area that do not comply with the Permitted Activity requirements.	Retain as notified.	Accept in part
Peter Bonifacio	36.9	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Oppose CE-R4 as it is obscure and there is no justification for why the restrictions are in place.	Provide more clarity and justification for why the restrictions are in place.	Reject
Lineage Logistics NZ Limited	107.9	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Oppose CE-R4.4 as all of the submitter’s buildings are within the Water Inundation overlay within the Urban area and are controlled under this rule which is too restrictive. The restricted discretionary activity status combined with CE- P12, which seeks to avoid development which results in an increase in risk, means resource consent are likely to be declined. [Refer original submission or full reason]	1. Delete CE-P12.2 in its entirety; or 2. Include an appropriately worded exemption CE-R12 for development within the Port Zone. 3. Replace CE-R12 with a rule which enables appropriate development of properties within the Port Zone; or Such other alternative or additional relief as may be appropriate to give effect to the intent of this submission.	Accept in part
Southern Proteins Limited	140.16	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	In the context of the Washdyke Industrial Area, it is appropriate that buildings are provided for in the Sea Water Inundation Overlay.	Retain CE-R4.4 as notified.	Accept in part
Simo Enterprises Limited	148.3	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Opposes the rules of the Sea Water Inundation Overlay that restrict new buildings or extensions to a maximum ground floor area per site of 25m ² over a 10-year period. Non- compliance with this would need to prove a functional or operational need, which is arbitrary at	Amend CE-R4 Buildings and structures and extensions [...] sub clause 4 Sea Water Inundation Overlay within urban areas with following changes: 1. Remove 25m ² limit on new buildings or extensions (PER-1). 2. Enable development within Industrial Land if flood modelling can be provided and buildings can be demonstrated to be safe.	Accept in part

					best, and unnecessarily restrictive, therefore the Submitter seeks an amendment.	3. If residential dwellings are provided this could be above ground floor area within appropriate zones. 4. Remove 10-year period parameter criteria. Remove matter of discretion point 3.	
New Zealand Defence Force	151.15	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Requests an exclusion for TMTA in the Coastal Erosion overlay as the majority of buildings and structures will be temporary therefore have a low vulnerability to coastal erosion.	Amend CE-R4 as follows: <i>CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)</i> <i>[...]</i> <i>6. Coastal Erosion Overlay</i> <i>Activity Status: Restricted Discretionary Where</i> <i>RDIS-1</i> <i>The activity includes an addition to an existing building or structure only; and</i> <i>RDIS-2</i> <i>The extension has a maximum floor area of 25m2 established in any continuous 10-year period from 22 September 2022; or</i> <i>RDIS-3</i> <i>The extension is not to accommodate a natural hazard sensitive activity. <u>The following activities are excluded from this rule:</u></i> <u><i>1. Buildings and structures associated with Temporary Military Training Activities that will not be in place more than 31 consecutive days, excluding set-up and pack-out activities.</i></u>	Accept in part
Royal Forest and Bird Protection Society	156.164	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Neutral position on this definition.	Retain as notified.	Accept in part
Fonterra Limited	165.91	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	It is appropriate to provide for buildings, structures and extensions in the coastal environment overlay as a permitted activity.	Retain as notified.	Accept in part
Hilton Haulage	168.8	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant	Considers in the context of the Washdyke industrial area, it is appropriate that buildings are provided for in the Sea Water Inundation Overlay (CE-R4.4).	Retain CE-R4.4 as notified.	Accept in part

Limited Partnership				Infrastructure and fences)			
Hilton Haulage Limited Partnership	168.38	CE - Coastal Environment	Rules	Rule CE-R4(4) Seawater Inundation	Supports the rule provides a pathway to permit natural hazard sensitive activities that are subject to flooding, including by way of minimum finished floor level requirements.	Retain rule as notified.	Accept in part
Fenlea Farms Limited	171.23	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	<p>Oppose CE-R4.3 with any standards as to the height of buildings and structures, site coverage and building and structure external materials.</p> <p>Oppose CE-R4.4 and CE-R4.5 including any definitions that relate to the application of these rules as it relates to 158 Prattley Road.</p> <p>In particular:</p> <ol style="list-style-type: none"> 1. Opposes CE-R4.3.1 within the Coastal High Natural Character Overlay as it unnecessarily limits maximum ground floor areas and where unable to meet the permitted activity rule, the activity will be a non-complying activity. The submitter considers it is more appropriate for buildings/extensions to meet ground floor levels, obtain Flood Risk Certificates, or meet other specific built form standards, and this should be sufficient protection. The status of non-complying is unnecessary. 2. Opposes CE-R4.4 and CE.R4.5 relating to Sea Water Inundation Overlay within urban areas and outside of urban areas respectively. Objective CE-O6 seeks to ensure ongoing activities in the Coastal environment and this rule stands in the way of this. Owners of rural properties look to develop and improve efficiency in farming operations and a maximum ground floor limit of 25m² for 10 years does not recognise the nature of business or farming operations. PER-2 does not allow extensions or new buildings that accommodate a natural hazard sensitive activity, which prevents the construction of any habitable dwellings. <p>[Refer to original submission for full reason]</p>	<p>Amend CE-R4.3 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences) to achieve the following:</p> <ol style="list-style-type: none"> 1. Under CE-R4.3 Coastal High Natural Character Overlay: <ol style="list-style-type: none"> 1. Remove the maximum ground floor areas for new buildings or extensions within and outside urban areas on the basis there are sufficient alternative protections in place; 2. Include built form standards for buildings within the overlay; 3. Amend so that failure to meet the permitted activity rule results in a controlled activity; 2. Under CE-R4.4. Sea Water Inundation Overlay within urban areas: <ol style="list-style-type: none"> 1. Remove maximum ground floor areas for new buildings or extensions (PER-1) on the basis there are sufficient alternative protections in place; 2. Remove the 10-year period out in PER-1; 3. significantly reduce the 10-year period set out in PER-1; 4. Amend the CE-R4.4 to permit buildings with one or more habitable rooms. 3. Under CE-R4.5 Sea Water Inundation Overlay outside of urban areas: <ol style="list-style-type: none"> 1. Remove maximum ground floor areas for new buildings or extensions (PER-1) on the basis there are sufficient alternative protections in place; 2. Remove the 10-year period out in PER-1; 3. Significantly reduce the 10-year period set out in PER-1; 4. Amend CE-R4.5 impose a restricted discretionary activity status if unable to meet the permitted activity rule on the basis that the same matters of discretion contained in CE- R4.4 can be applied to areas outside urban areas; 5. Amend CE-R4.5 to permit buildings with one or more habitable rooms. 4. Any alternative relief that would address the submitters concerns. [Note no specific relief sought on related definitions.] 	Accept in part
PrimePort Limited	175.50	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant	CE-R4.1 Provision for buildings and structures as a permitted activity in urban areas of the Coastal Environment area overlay is appropriate. Considers the requirement for the buildings to be able to be made	<ol style="list-style-type: none"> 1. Retain CE-R4.1 as notified; AND 2. Amend CE-R4.4 as follows: 	Accept in part

				Infrastructure and fences)	completely watertight may not be able to be economically achieved. Provided the materials of the building below the required minimum floor level are resilient and hazardous substances are not stored below that level (addressed via Rule HS-R1 PER-2), that should be sufficient to mitigate adverse effects from seawater inundation.	[....] PER-4 <i>That part of the building below the minimum finished floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1 is constructed of <u>flood durable</u> materials that will be water tight and any openings below this level must be capable of being sealed mechanically</i>	
Canterbury Regional Council (Environment Canterbury)	183.125	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Notes as the rules don't currently have legal effect the date should reflect the date the Plan becomes operative. It is also noted the rule does not address whether an area is subject to high hazard, and there is no policy response that directs how high hazards are to be addressed. It is not clear why 25m2 is used as the threshold for additions in this chapter, while 30m2 is used for additions in the Natural Hazards flooding provisions. Concerned that under PER[1]2, large and/or high value buildings will be allowed, as they do not meet the 'natural hazard sensitive activity' definition, and there is no obvious mechanism to control their use after they have been built. Also concerned that under PER 4 any building can be constructed within areas subject to seawater inundation so long as it is made of watertight materials. If the rule is to facilitate development at the port, the rule could apply to just the port area/zone. [Refer original submission for full reason]	1. Amend CE-R4.4, CE-R4.5 and CE-R4.6 to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities, in order to give effect to Policy 11.3.1 and Policy 11.3.2 and the NZCPS; AND 2. If Port specific activities require a more generous approach, include an appropriate new rule in CE-R4.4 that provides for Port Activities; AND 3. Amend CE-R4.4, CE-R4.5 and CE-R4.6 by updating the date in PER-1 to be consistent with the date the plan becomes operative; AND Amend CE-R4.4, CE-R4.5 and CE-R4.6 by including provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.	Accept in part
Te Runanga o Ngai Tahu	185.47	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Considers this rule prevents the development of Māori Land in the MPZ which is against the function of the zone and does not recognise the statement in section 2.2.4 of the plan that restrictions by government about flood protection etc. that have prevented Kāti Huirapa from expressing rakatirataka on their ancestral land. Consider Māori Land should be exempt from this rule.	Amend CE-R4 as follows: CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure, <u>activities on the Māori Land</u> and fences)	Accept in part
Timaru District Holdings Limited	186.28	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	CE-R4.1 Provision for buildings and structures as a permitted activity in urban areas of the Coastal Environment area overlay is appropriate. Considers the requirement for the buildings to be able to be made completely watertight may not be able to be economically achieved. Provided the materials of the building below the required minimum floor level are resilient and hazardous substances are not stored below	Retain CE-R4.1 as notified AND Amend CE-R4.4 as follows: PER-4 <i>That part of the building below the minimum finished floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1 is constructed of</i>	Accept in part

					that level (addressed via Rule HS-R1 PER-2), that should be sufficient to mitigate adverse effects from seawater inundation.	flood durable materials that will be watertight and any openings below this level must be capable of being sealed mechanically.	
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.11	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Supports CE-R4. In the context of the Washdyke industrial area, it is appropriate that buildings are provided for in the Sea Water Inundation Overlay.	Retain as notified.	Accept in part
Paul Smith Earthmoving Limited	204.3	CE - Coastal Environment	Rules	CE-R4 Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Considers the requirements of the Sea Water Inundation overlay are too restrictive given the underlying GIZ of 86 Sheffield Street. Non-compliance with the rules would need to prove a functional or operational need, which is arbitrary at best. [Refer to original submission for full reason].	Amend CE-R4.4 for Sea Water Inundation overlay as follows: <ul style="list-style-type: none"> Remove 25m² limit on new buildings or extensions (PER-1), with respect to sites within the Seawater inundation overlay, enable development within Industrial Land if flood modelling can be provided and buildings can be demonstrated to be safe, and not for residential purposes. Remove 10-year period parameter criteria. Remove matter of discretion point 3.	Accept in part
Royal Forest and Bird Protection Society	156.165	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard mitigation works; and any land disturbance Coastal High Natural Character Area Overlay	Earthworks for underground utilities can be quite big depending on the method of installation. Clarity is required.	Amend CE-R5 by: 1. Requiring all earthworks to be at least within 2 meters of the PER-1 activities; AND Deleting PER-2.	Accept in part
Fenlea Farms Limited	171.24	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard mitigation works; and any land disturbance	Opposes CE-R5 as it limits the volume of earthworks for permitted activity and does not recognise pre-existing rural activities which may already involve a greater level of earthworks. The submitter considers the activity status when compliance is not achieved should be controlled on the basis that the Timaru District Council can effectively manage earthworks within this area with restricted discretion. [Refer to original submission for full reason].	Amend CE-R5 with the following changes: 1. The permitted earthworks within this rule be increased from 100m ³ and 100m ² to at least 2000m ³ and 2000m ² 2. The activity status when compliance cannot be achieved under this rule is changed from Discretionary to Controlled. Any alternative relief that would address the submitters concerns.	Reject
Silver Fern Farms	172.90	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard	Supports providing a permitted activity pathway for minor earthworks with a discretionary consenting	Amend CE-R5 as follows: CE-R5 Earthworks, excluding: <ul style="list-style-type: none"> earthworks for natural hazard mitigation works; and 	Accept

				mitigation works; and any land disturbance	<p>pathway for larger earthworks proposals in the Coastal High Natural Character Area Overlay.</p> <p>Amendment sought to clarify a specific timescale. The Submitter views that the earthworks quantum specified are a per-year allowance. If not the rule would incorrectly require all earthworks to proceed via discretionary consent applications once the initial 100 m2 and 100 m3 allowances are expended.</p>	<ul style="list-style-type: none"> any land disturbance <p>[...]</p> <p>PER-3 Any other earthworks do not exceed the following quantum <u>per calendar year</u>: [...]</p>	
Connexa Limited	176.83	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard mitigation works; and any land disturbance	Supports that earthworks in the Coastal Environment for the purpose of installation of underground network utilities and ancillary structure and an allowance for above ground structures is permitted.	Retain as notified.	Accept in part
Spark New Zealand Trading Limited	208.83	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard mitigation works; and any land disturbance	Supports that earthworks in the Coastal Environment for the purpose of installation of underground network utilities and ancillary structure and an allowance for above ground structures is permitted.	Retain as notified.	Accept in part
Chorus New Zealand Limited	209.83	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard mitigation works; and any land disturbance	Supports that earthworks in the Coastal Environment for the purpose of installation of underground network utilities and ancillary structure and an allowance for above ground structures is permitted.	Retain as notified.	Accept in part
Vodafone New Zealand Limited	210.83	CE - Coastal Environment	Rules	CE-R5 Earthworks, excluding: earthworks for natural hazard mitigation works; and any land disturbance	Supports that earthworks in the Coastal Environment for the purpose of installation of underground network utilities and ancillary structure and an allowance for above ground structures is permitted.	Retain as notified.	Accept in part
Southern Proteins Limited	140.17	CE - Coastal Environment	Rules	CE-R6 Land disturbance	Support provision for land disturbance in the Coastal Environment Area Overlay and the Sea Water Inundation Overlay as permitted activities.	Retain as notified.	Accept
Royal Forest and Bird Protection Society	156.166	CE - Coastal Environment	Rules	CE-R6 Land disturbance	Considers difficult to ascertain what this sort of activity permits.	Delete CE-R6 Land disturbance .	Reject
Fonterra Limited	165.92	CE - Coastal Environment	Rules	CE-R6 Land disturbance	It is appropriate to provide for land disturbance as a permitted activity.	Retain as notified.	Accept
Alliance Group Limited	173.91	CE - Coastal Environment	Rules	CE-R6 Land disturbance	Considers it is appropriate to provide a permitted activity pathway for land disturbance works.	Retain as notified.	Accept

PrimePort Limited	175.51	CE - Coastal Environment	Rules	CE-R6 Land disturbance	Support provision for land disturbance in Coastal Environment Area Overlay and Sea Water Inundation Overlay as permitted activities.	Retain as notified.	Accept
Timaru District Holdings Limited	186.29	CE - Coastal Environment	Rules	CE-R6 Land disturbance	Support provision for land disturbance in Coastal Environment Area Overlay and Sea Water Inundation Overlay as permitted activities.	Retain as notified.	Accept
South Rangitata Reserve Inc	206.8	CE - Coastal Environment	Rules	CE-R6 Land disturbance	The submitter considers there is a range of work that could be undertaken at the Rangitata Reserve that would prolong the life of the Huts. If this rule facilitates such works, the submitter supports this rule.	Supports CE-R6 subject to clarification that a range of essential works within the Reserve are facilitated under this rule.	Accept
Royal Forest and Bird Protection Society	156.167	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Considers this rule is just for maintenance and operation. Should not cover increases in the size of infrastructure or upgrades that increase scale and footprint of the activity.	1. Amend CE- R7 as follows: CE- R7 Regionally Significant Infrastructure - maintenance and upgrade AND 2. Create a new rule for upgrade that increase the size of the activity to a restricted discretionary activity.	Accept in part
PrimePort Limited	175.52	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Considers the requirement for the buildings to be able to be made completely watertight is unhelpfully onerous and may not be able to be economically achieved. Provided the materials of the building below the required minimum floor level are resilient and hazardous substances are not stored below that level (addressed via Rule HS-R1 PER-2), that should be sufficient to mitigate adverse effects from seawater inundation.	Amend CE-R.7.1 Regionally Significant Infrastructure - maintenance and upgrade as follows: [....] PER-5 <i>That part of the building below the minimum finished floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1 is constructed of <u>flood durable</u> materials that will be watertight and any openings below this level must be capable of being sealed mechanically.</i>	Accept in part
Connexa Limited	176.84	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports that maintenance and upgrade of regionally significant infrastructure in the coastal environment is permitted.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.126	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Notes the date in CE-R7.1 PER-2 should reflect the date that the plan becomes operative, as the rule does not currently have legal effect. Concerned that the proposed rule would allow new buildings as a permitted activity if they are less than 200 m2, or they don't accommodate a natural hazard sensitive activity, or they are built above the flood level (noting that there may not be any flooding issues, but could be significant erosion issues), or they are watertight. Many of these	1. Amend CE-R7.1 to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities in order to give effect to Policy 11.3.1 and the NZCPS; AND 2. Update the date in PER-1 to be consistent with the date the plan becomes operative; AND	Accept in part

					types of activities that fall within these thresholds as a permitted activity should require some form of assessment. In addition, the rule does not appear to address risk to any of those activities from coastal erosion, which is identified in the CCRPS as a high hazard.	Include provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.	
Te Runanga o Ngai Tahu	185.48	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Considers the extent of any impact on cultural values should be a matter of discretion for all the activities requiring consent in this overlay given the significance of the coastal environment on Kāti Huirapa values.	Amend CE-R7 Regionally Significant Infrastructure - maintenance and upgrade as follows: 1 Coastal Erosion overlay Sea Water Inundation Overlay Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <i>1. any impacts on natural elements, processes and patterns, and landforms; and</i> <i>2. the extent to which the building or structure has a functional need or operational need for its location; and</i> <i>3. the extent of any positive benefits that will result from the proposal; and</i> <i>4. the extent to which the proposal creates natural hazard risks on adjacent properties and any risk to human life.; and</i> <i><u>5the extent to which the proposal results in an increased risk of economic, cultural, social or environmental harm.</u></i>	Reject
Timaru District Holdings Limited	186.30	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Considers the requirement for the buildings to be able to be made completely watertight is unhelpfully onerous and may not be able to be economically achieved. Provided the materials of the building below the required minimum floor level are resilient and hazardous substances are not stored below that level (addressed via Rule HS-R1 PER-2), that should be sufficient to mitigate adverse effects from seawater inundation.	Amend CE- R.7.1 Regionally Significant Infrastructure - maintenance and upgrade as follows: [....] PER-5 <i>That part of the building below the minimum finished floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1 is constructed of <u>flood durable</u> materials that will be watertight and any openings below this level must be capable of being sealed mechanically</i>	Accept in part
KiwiRail Holdings Limited	187.70	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports the permitted activity status of the maintenance and upgrade of regionally significant infrastructure within coastal overlays, subject to standards.	Retain as notified.	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.72	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports this rule as it is a permitted activity in the Coastal Erosion Overlay and the Sea Water Inundation Overlay subject to five PA performance standards (PER-1 - 5).	Retain CE-R7 as notified.	Accept in part

Spark New Zealand Trading Limited	208.84	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports that maintenance and upgrade of regionally significant infrastructure in the coastal environment is permitted.	Retain as notified.	Accept in part
Chorus New Zealand Limited	209.84	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports that maintenance and upgrade of regionally significant infrastructure in the coastal environment is permitted.	Retain as notified.	Accept in part
Vodafone New Zealand Limited	210.84	CE - Coastal Environment	Rules	CE-R7 Regionally Significant Infrastructure - maintenance and upgrade	Supports that maintenance and upgrade of regionally significant infrastructure in the coastal environment is permitted.	Retain as notified.	Accept in part
Royal Forest and Bird Protection Society	156.168	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	In relation to CE-R8.1, considers constructing RSI in the coastal environment as a permitted activity is inappropriate. In relation to CE-R8.2, considers that this depends on whether these areas are meant to be ONC or the lesser high natural character.	1. Delete CE- R8.1 AND Amend CE-R8.2 from Discretionary to Non-complying activity	Accept in part
Transpower New Zealand Limited	159.87	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Considers the rule appropriately provides for regionally significant infrastructure in the coastal environment in a manner that gives effect to the NPSET, the NZCPS and achieves the purpose of the RMA.	Retain as notified.	Accept in part
PrimePort Limited	175.53	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Considers the requirement for the buildings to be able to be made completely watertight is unhelpfully onerous and may not be able to be economically achieved. Provided the materials of the building below the required minimum floor level are resilient and hazardous substances are not stored below that level (addressed via Rule HS-R1 PER-2), that should be sufficient to mitigate adverse effects from seawater inundation.	Amend CE- R.8.1 Regionally Significant Infrastructure - new as follows: [....] PER-4 <i>That part of the building below the minimum finished floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1 is constructed of <u>flood durable</u> materials that will be water tight and any openings below this level must be capable of being sealed mechanically.</i>	Accept in part
Connexa Limited	176.85	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Supports that new regionally significant infrastructure in the coastal environment (outside of the high natural character area overlay) is permitted.	Retain as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.127	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Notes the date in PER-1 should reflect the date that the plan becomes operative, as the rule does not currently have legal effect. Concerned that the proposed rule would allow new buildings as a permitted activity if they are less than 200 m2, or they don't accommodate a natural hazard sensitive activity, or they are built above	1. Amend CE-R8.1 to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities, in order to give effect to Policy 11.3.1 and the NZCPS; AND	Accept in part

					the flood level (noting that there may not be any flooding issues, but could be significant erosion issues), or they are watertight. Many of these types of activities should that fall within these thresholds as a permitted activity should require some form of assessment. In addition, the rule does not appear to address risk to any of those activities from coastal erosion, which is identified in the CRPS as a high hazard.	2. Update the date in PER-1 to be consistent with the date the plan becomes operative rather than the date of notification as the rules in this chapter do not have legal effect; AND Include provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.	
Timaru District Holdings Limited	186.31	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Considers the requirement for the buildings to be able to be made completely watertight is unhelpfully onerous and may not be able to be economically achieved. Provided the materials of the building below the required minimum floor level are resilient and hazardous substances are not stored below that level (addressed via Rule HS-R1 PER-2), that should be sufficient to mitigate adverse effects from seawater inundation.	Amend CE- R.8.1 Regionally Significant Infrastructure - new as follows: [....] PER-4 <i>That part of the building below the minimum finished floor level as stated in a Flood Risk Certificate issued in accordance with NH-S1 is constructed of <u>flood durable</u> materials that will be watertight and any openings below this level must be capable of being sealed mechanically.</i>	Accept in part
KiwiRail Holdings Limited	187.71	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Considers the discretionary activity status of new regionally significant infrastructure within the Coastal High Natural Character Area Overlay.	Retain as notified.	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.73	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Submitter supports this rule as it permits new RSI in the same overlays as CE-R7.	Retain CE- R8 as notified.	Accept in part
Spark New Zealand Trading Limited	208.85	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Supports that new regionally significant infrastructure in the coastal environment (outside of the high natural character area overlay) is permitted.	Retain as notified.	Accept in part
Chorus New Zealand Limited	209.85	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Supports that new regionally significant infrastructure in the coastal environment (outside of the high natural character area overlay) is permitted.	Retain as notified.	Accept in part
Vodafone New Zealand Limited	210.85	CE - Coastal Environment	Rules	CE-R8 Regionally Significant Infrastructure - New	Supports that new regionally significant infrastructure in the coastal environment (outside of the high natural character area overlay) is permitted.	Retain as notified.	Accept in part
Silver Fern Farms	172.91	CE - Coastal Environment	Rules	CE-R9 Natural hazard mitigation works, including earthworks - maintenance, replacement and upgrading	Supports providing for private natural hazard mitigation works as a restricted discretionary activity subject to the criteria specified in this rule.	Retain as notified.	Accept in part

Alliance Group Limited	173.92	CE - Coastal Environment	Rules	CE-R9 Natural hazard mitigation works, including earthworks - maintenance, replacement and upgrading	Considers it is appropriate to provide for private natural hazard mitigation works subject to the criteria specified in this rule.	Retain as notified.	Accept in part
PrimePort Limited	175.54	CE - Coastal Environment	Rules	CE-R9 Natural hazard mitigation works, including earthworks - maintenance, replacement and upgrading	Submitter undertakes natural hazard mitigation works within/adjoining the Port Zone. Considers Rule CE-R9 needs to make similar provision for Port maintenance of existing works.	Amend CE- R9 as follows: <i>CE- R9 Natural hazard mitigation works, including earthworks - maintenance, replacement and upgrading This rule does not apply to natural hazard mitigation works only involving the planting of vegetation.</i> [....] <i>PER-4</i> <i>The activity is undertaken by PrimePort and is within or adjacent to the Port Zone and is required to protect the ongoing operation of the Port.</i>	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.128	CE - Coastal Environment	Rules	CE-R9 Natural hazard mitigation works, including earthworks - maintenance, replacement and upgrading	<p>Considers aligning the approach suggested in the submitter's general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users. Similar to submission made on NH chapter, clarity on hazard mitigation protection works sought by adding advisory note and amendment to reference of terminology, including approach suggested in general submission on natural hazard mitigation works.</p> <p>The title of CE-R9, through the use of the word "including" would appear to apply to all natural hazard mitigation works, so if two rules are retained (one being maintenance, replacement and upgrading, and the other being new), this word should be deleted.</p> <p>Considers CE-R9 and CE-R12 can be combined so that any natural hazard mitigation works are addressed in a single rule.</p> <p>Supports the permitted activity status for Council to maintain, repair and upgrade existing structures for flood and erosion protection, however consider "operation" should also be included and make it clear that earthworks and vegetation clearance associated with this activity are also permitted, so that this rule becomes an over-riding rule for this activity.</p> <p>Consider raising PER-3 to PER-1 makes it clearer that this permitted activity rule applies</p>	<p>Amend CE-R9 as follows:</p> <p>1. In line with other submission points, either:</p> <ol style="list-style-type: none"> Change the "natural hazard mitigation works" terminology; OR Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works"; <p>AND</p> <p>2. Align the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading to ensure consistency of approach across hazard mitigation works.</p> <p>THEN:</p> <p>3. Reword CE-R9 as follows:</p> <p><i>CE-R9 Natural hazard mitigation works, including earthworks maintenance, replacement and upgrading</i></p> <p><i>This rule does not apply to natural hazards mitigation works only involving the planting of vegetation</i></p> <p><i>Advisory note: that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.</i></p>	Accept in part

				<p>only to the Crown, CRC, and TDC or those acting on their behalf.</p> <p>Combining CE-R9 and see CER-12 requires additional matters which are more comprehensive than the assessment matters for new natural hazard mitigation works. The assessment matters address potential effects, which can be simplified to "effects" to cover the full set of effects. Grammar can be improved by changing "of" to "from".</p> <p>An advisory note should be added to recognise that works in the CMA may require consent or assessment under the Regional Coastal Environmental Plan and clarification is also required around the definition of natural hazard mitigation works in line with the submissions on that definition.</p> <p>[Refer original submission for full reason]</p>	<p>Activity status: Permitted Where:</p> <p><u>PER-3 1</u></p> <p><u>The activity is undertaken by or on behalf of the Crown, Canterbury Regional Council or the Timaru District Council.</u></p> <p><u>PER-2</u></p> <p><u>The natural hazard mitigation works are for operation, maintenance, replacement or upgrading; and</u></p> <p><u>PER-13</u></p> <p><u>The natural hazard mitigation works is within 25m of the existing alignment or location vertically and horizontally; and</u></p> <p><u>PER-24</u></p> <p><u>The footprint of the natural hazard mitigation works is not increased by more than 25%;and.</u></p> <p><u>Activity status where compliance not achieved with PER-2: Restricted</u></p> <p><u>Discretionary Where RDIS-1</u></p> <p><u>The works are undertaken by or on behalf of the Crown, Regional Council or the Council.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. the likely effectiveness of the natural hazard mitigation works and the need for them; and</u></p> <p><u>2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and</u></p> <p><u>3. any adverse effects from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</u></p> <p><u>4. any increased flood risk for people, property, or public spaces; and</u></p> <p><u>5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and</u></p>	
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						<p><u>6. any positive effects of the proposal on the community;.</u></p> <p><u>7. any relevant matter in the New Zealand Coastal Policy Statement 2010.</u></p> <p><u>Activity status where compliance not achieved with RDIS-1: Discretionary</u></p> <p>Activity status where compliance not achieved <u>with PER-1 or PER-3 or PER-4: Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the likely effectiveness of the natural hazard mitigation works and the need for them; and 2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and 3. any potential adverse effects of from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and 4. any increased flood risk for people, property, or public spaces; and 5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and 6. any positive effects of the proposal on the community. <p>AND</p> <p>Consider how best to identify the relationship between this permitted activity rule and any other rules that could be interpreted to cover activities that are an integral part of this activity such as associated earthworks and incidental vegetation removal, to ensure clarity and certainty for Plan users.</p>	
Bruce Speirs	66.53	CE - Coastal Environment	Rules	CE-R11 Subdivision	When we consider that subdivision is given considerable prominence and significance in resource management, it makes sense to have all rules involving subdivision in one place in the plan.	<p>1. Delete CE-R11 Subdivision.</p> <p>AND</p> <p>2. If necessary, develop appropriate objectives, policies, rules, standards, activity status, matters of control and discretion, for subdivision in the Coastal Environment area, Sea Water Inundation, Coastal High Natural Character Area and Coastal Erosion Overlay areas, in the Subdivision chapter of the plan.</p>	Accept
Fenlea Farms Limited	171.25	CE - Coastal Environment	Rules	CE-R11 Subdivision	Oppose CE-R11 within the Sea Water Inundation Overlay, Matters of Discretion 3. as this restriction is likely to impact the erection of habitable dwellings in connection with existing urban or non-urban purposes within this overlay which should be permitted on the	<p>1. Delete CE-R11.1.MOD3 Subdivision in Sea Water Inundation Overlay [NB from TDC - there is a numbering error in this Plan rule]</p> <p>2. Any alternative relief that would address the submitters concerns.</p>	Reject

					basis that built form standards are met. It should also refer to existing rural activities.		
Canterbury Regional Council (Environment Canterbury)	183.129	CE - Coastal Environment	Rules	CE-R11 Subdivision	<p>Considers that intensification within the Sea Water Inundation Overlay having a restricted discretionary activity status does not reflect the high hazard status prescribed in the CRPS.</p> <p>There is no consideration for minimum floor levels for hazard sensitive activities in the Sea Water Inundation Overlay. If restricted discretionary activity status is retained, RDIS standards should be included to require compliance with minimum floor levels, and access, with default to a non-complying activity status if not complied with.</p>	<p>1. Consider amending CE-R11.2 to make subdivision in the Sea Water Inundation Overlay non-complying or fully discretionary;</p> <p>OR</p> <p>2. If the preferred relief above is not accepted, then amend CE-R11.2 as follows:</p> <p>2. Sea Water Inundation Overlay Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p><u>RDIS-1</u></p> <p><u>A Flood Hazard Assessment Certificate for the subdivision is issued in accordance with NH-S1; and</u></p> <p><u>RDIS-2</u></p> <p><u>Proposed building platforms and access to them (to be secured by way of a consent notice) are not subject to high hazard flooding as stated in a Flood Hazard Assessment Certificate issued under RDIS-1.</u></p> <p>Matters of discretion are restricted to:</p> <p>1 the extent to which the proposal results in an increased risk of economic, social or environmental harm;</p> <p>2. whether the proposal includes hazard mitigation;</p> <p>3. the extent to which future building or structure has a functional need or operational need for its location; and</p> <p>4. the extent of any positive benefits that will result from the proposal; and</p> <p>5. the extent to which the proposal creates natural hazard risks on adjacent properties; and</p> <p>6. the location of any proposed building that will accommodate a natural hazard sensitive activity.</p> <p>Activity status when compliance is not achieved: <u>Non-complying</u> Not applicable</p>	Accept in part
Te Runanga o Ngai Tahu	185.49	CE - Coastal Environment	Rules	CE-R11 Subdivision	<p>Considers the cultural effects should be a matter of discretion as it is a part of the social construct we live in and within the definition of environment.</p>	<p>Amend CE-R11 Subdivision as follows:</p> <p>Matters of discretion are restricted to:</p>	Reject

					Specifically stating cultural effects will provide clarity of the issue to the plan user.	<p>[...]</p> <p><u>1. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments;</u></p> <p><u>2. the potential of any adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, including measures to avoid, remedy or mitigate adverse effects.</u></p> <p>[...]</p>	
Royal Forest and Bird Protection Society	156.169	CE - Coastal Environment	Rules	CE-R12 Natural hazard mitigation works, including Earthworks - New	Opposes that there are no matters for discretion for effects on indigenous biodiversity.	<p>Amend CE-R12 as follows:</p> <p><i>CE-R12 Natural hazard mitigation works, including earthworks - New This rule does not apply to natural hazard mitigation works only involving the planting of vegetation</i></p> <p><i>Matters of discretion are restricted to:</i></p> <p>[...]</p> <p><u>6. Effects on indigenous biodiversity.</u></p>	Reject
Silver Fern Farms	172.92	CE - Coastal Environment	Rules	CE-R12 Natural hazard mitigation works, including Earthworks - New	The Submitter considers a non-complying consent pathway for private natural hazard mitigation is inappropriate given the investment in the site and seeks a discretionary activity. This would be consistent with the activity status for activities in the Coastal Environment Overlay (CE-R9) and natural hazard mitigation works undertaken by the Crown or a Council (CE- R12, RDIS-1) to allow the Submitter to protect their assets.	<p>Amend CE-R12 as follows:</p> <p><i>CE-R12 Natural hazard mitigation works, including earthworks - New This rule does not apply to natural hazard mitigation works only involving the planting of vegetation</i></p> <p><i>Coastal High Natural Character Area Overlay Coastal Erosion Overlay</i></p> <p><i>Sea Water Inundation Overlay</i></p> <p>[....]</p> <p><i>Activity status when compliance not achieved: Non-complying Discretionary</i></p>	Accept in part
Alliance Group Limited	173.93	CE - Coastal Environment	Rules	CE-R12 Natural hazard mitigation works, including Earthworks - New	The submitter considers a non-complying consent pathway for private natural hazard mitigation is inappropriate given the investment in the site and seeks a discretionary activity. This would be consistent with the activity status for activities in the Coastal Environment Overlay (CE-R9) and natural hazard mitigation works undertaken by the Crown or a Council (CE- R12, RDIS-1) to allow the submitter to protect their assets.	<p>Amend CE-R12 as follows:</p> <p><i>CE-R12 Natural hazard mitigation works, including earthworks - New</i></p> <p><i>This rule does not apply to natural hazard mitigation works only involving the planting of vegetation.</i></p> <p><i>Coastal High Natural Character Area Overlay Coastal Erosion Overlay Sea Water Inundation Overlay Activity status: Restricted Discretionary.</i></p> <p>[...]</p> <p><i>Activity status when compliance not achieved: Non-complying Discretionary</i></p> <p>[....].</p>	Accept in part

PrimePort Limited	175.55	CE - Coastal Environment	Rules	CE-R12 Natural hazard mitigation works, including Earthworks - New	The rule appropriately makes provision for Port natural hazard mitigation works.	Retain CE-R12 RDIS-2 as notified.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.130	CE - Coastal Environment	Rules	CE-R12 Natural hazard mitigation works, including Earthworks - New	<p>Recommends that all natural hazard mitigation works are addressed under a single rule, CE-R9, which would result in this rule becoming redundant.</p> <p>Depending on whether CE-R12 and CE-R9 are combined, the assessment matters for new hazard mitigation works should</p> <p>be the same as for CE-R9 for operation, maintenance and upgrade of hazard mitigation works.</p>	<p>1. Delete Rule CE-R12; OR</p> <p>2. If the preferred relief above is not accepted, then amend CE-12 as follows:</p> <p>a. Amend the restricted discretionary criteria to be consistent with CE-R9; and</p> <p>b. Add an advisory note to the effect that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them; and</p> <p>c. either:</p> <p>i. Change the "natural hazard mitigation works" terminology; OR</p> <p>ii. Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."</p>	Accept in part
South Rangitata Reserve Inc	206.9	CE - Coastal Environment	Rules	CE-R12 Natural hazard mitigation works, including Earthworks - New	<p>The submitter considers there need to be a planned approach involving affected parties to any mitigation measures.</p> <p>Concerned if this rule would result in a layer of costly bureaucracy especially for some minor works.</p>	Supports CE-R12 , but only on the basis it will not result in additional compliance costs.	Reject
Peter Bonifacio	36.10	CE - Coastal Environment	Rules	CE-R13 Primary Production not otherwise specified in this chapter	Although the Milford Lagoon has already been retired from farming, the effect of this rule is significant in potentially reducing the value of the land.	Consider the impact of the rule CE-R13 on the value of the land and subsequent impact on the landowner.	Accept
Royal Forest and Bird Protection Society	156.170	CE - Coastal Environment	Rules	CE-R13 Primary Production not otherwise specified in this chapter	Not specified.	Retain as notified.	Accept
Fenlea Farms Limited	171.26	CE - Coastal environment	Rules	CE-R13 Primary Production not otherwise specified in this chapter	<p>Opposes CE-R13 as rules relating to farming, nutrients and water application are for the Canterbury Regional Council and are contained in the Canterbury Land and Water Plan. Primary production, including irrigation and intensive primary production can be managed under the regional rules. The policies contained in CE-P11 can be achieved by proper management of intensively farmed stock.</p> <p>[Refer to original submission for full reason].</p>	<p>Amend CE-R13 Primary Production not otherwise specified in this chapter in Coastal High Natural Character Area Overlay to:</p> <p>1. Provide for Primary production including intensively farmed stock as a permitted activity within this overlay;</p> <p>2. Amend CE-R13 so it does not exclude irrigation or intensive primary production;</p> <p>3. Provide primary production (including intensively farmed stock) as a controlled activity;</p> <p>4. Any alternative relief that would address the submitters concerns.</p>	Reject

Federated Farmers	182.172	CE - Coastal Environment	Rules	CE-R13 Primary production not otherwise specified in this Chapter	Existing farming activities and farmland located in these overlays within the Coastal Environment must be permitted to continue. The PDP should provide for existing, lawfully established farming activities to continue. It is not appropriate for the district plan not to provide for existing, lawfully established farming activities to continue in the coastal environment. It is important to ensure that existing farmland is preserved and allowed to continue for future generations with a balance needing to achieve with the maintenance of the existing values formed by the coastal area. [refer to original submission for full details].	1. Amend CE-R13 Primary production to provide for existing farming activities (including farm quarries) and farmland as permitted activities within the Coastal Environment; AND 2. Any consequential amendments required as a result of the relief sought.	Reject
Royal Forest and Bird Protection Society	156.171	CE - Coastal Environment	Rules	CE-R14 Quarrying/Mining Activity (excluding for natural hazard mitigation works or reclamation within or adjacent the Port Zone)	Considers mining is unacceptable within the Coastal Environment and should be a prohibited activity.	Amend CE-14 to: 1. make mining a prohibited activity in the Coastal Environment; AND 2. retain the non-complying status for quarries.	Accept in part
Road Metals Company Limited	169.32	CE - Coastal Environment	Rules	CE-R14 Quarrying/Mining Activity (excluding for natural hazard mitigation works or reclamation within or adjacent the Port Zone)	Opposes CE-R14 as the non-complying status of this activity does not suitably recognise the importance of aggregate resources and the way they are spatially located. The term 'quarrying' is not defined but 'quarrying activity' is.	Amend CE-R14 as follows: <i>CE-R14 Quarrying/Mining/Quarrying Activity (excluding for natural hazard mitigation works or reclamation within or adjacent the Port Zone)</i> <i>Activity status: Non-complying Restricted Discretionary</i> <i>Matters of discretion are restricted to:</i> <i><u>1. the extent to which the proposal results in an increased risk of economic, social or environmental harm;</u></i> <i><u>2. whether the proposal includes hazard mitigation;</u></i> <i><u>3. measures to avoid, remedy or mitigate adverse effects on areas of Coastal High Natural Character</u></i> <i><u>4. the functional need for the mine/quarry to be in this location;</u></i> <i><u>5. the extent of any positive benefits that will result from the proposal; and</u></i> <i><u>6. the extent to which the proposal creates natural hazard risks on adjacent properties; and</u></i> <i><u>6. the extent to which the proposal creates natural hazard risks on adjacent properties.</u></i>	Accept in part


Fulton Hogan Limited	170.32	CE - Coastal Environment	Rules	CE-R14 Quarrying/Mining Activity (excluding for natural hazard mitigation works or reclamation within or adjacent the Port Zone)	Opposes CE-R14 as the non-complying status of this activity does not suitably recognise the importance of aggregate resources and the way they are spatially located. The term 'quarrying' is not defined but 'quarrying' activity is.	Amend CE-R14 as follows: <i>CE-R14 Quarrying/Mining/Quarrying Activity (excluding for natural hazard mitigation works or reclamation within or adjacent the Port Zone)</i> <i>Activity status: Non-complying <u>Restricted Discretionary</u> Matters of</i> <i>discretion are restricted to:</i> <i><u>1. the extent to which the proposal results in an increased risk of economic, social or environmental harm;</u></i> <i><u>2. whether the proposal includes hazard mitigation;</u></i> <i><u>3. measures to avoid, remedy or mitigate adverse effects on areas of Coastal High Natural Character</u></i> <i><u>4. the functional need for the mine/quarry to be in this location;</u></i> <i><u>5. the extent of any positive benefits that will result from the proposal; and</u></i> <i><u>6. the extent to which the proposal creates natural hazard risks on adjacent properties.</u></i>	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.131	CE - Coastal Environment	Rules	CE-R14 Quarrying/Mining Activity (excluding for natural hazard mitigation works or reclamation within or adjacent the Port Zone)	Considers that to add clarity, regarding when these works require resource consent from the Regional Council rather than the District Council, an advisory note would be useful. Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.	1. Add an advisory note to the effect that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them; AND, 2. either: a. Change the "natural hazard mitigation works" terminology; OR b. Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."	Accept in part
Lineage Logistics NZ Limited	107.10	CE - Coastal Environment	Standards	CE-S1 Height of buildings and structures	Supports CE-S1 to the extent that it recognises that the maximum height of buildings and structures within the Port Zone should be as per the applicable Zone standards (CE-S1.2).	Retain CE-S1.2 as notified.	Accept
Fonterra Limited	165.93	CE - Coastal Environment	Standards	CE-S1 Height of buildings and structures	Considers that the permitted height of structures is appropriate.	Retain as notified.	Accept
Silver Fern Farms	172.93	CE - Coastal Environment	Standards	CE-S1 Height of buildings and structures	Support clause (2) of the need for an adequate maximum height in the GIZ.	Retain as notified.	Accept

Alliance Group Limited	173.94	CE - Coastal Environment	Standards	CE-S1 Height of buildings and structures	Supports the need for an adequate maximum height in the GIZ.	Retain as notified.	Accept
PrimePort Limited	175.56	CE - Coastal Environment	Standards	CE-S1 Height of buildings and structures	Considers it is appropriate for this rule to defer to the underlying Port Zone height standard.	Retain as notified.	Accept
Timaru District Holdings Limited	186.32	CE - Coastal Environment	Standards	CE-S1 Height of buildings and structures	Considers it is appropriate for this rule to defer to the underlying Port Zone height standard.	Retain as notified.	Accept
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.74	CE - Coastal Environment	Standards	CE-S1 Height of buildings and structures	Supports this standard as it enables buildings and structures that are located in both the Coastal Environment Overlay and in the Port Zone to be permitted activities subject to the Port Zone's rules and standards for building height.	Retain CE-S1 as notified.	Accept
Lineage Logistics NZ Limited	107.11	CE - Coastal Environment	Standards	CE-S2 Site coverage	Supports CE-S2 to the extent that it recognises that the maximum height of buildings and structures as it relates to site coverage within the Port Zone should be as per the applicable Zone standards (CE -S2.2).	Retain CE-S2.3 as notified.	Accept
Fonterra Limited	165.94	CE - Coastal Environment	Standards	CE-S2 Site coverage	Considers that the permitted site coverage is appropriate	Retain as notified.	Accept
Silver Fern Farms	172.94	CE - Coastal Environment	Standards	CE-S2 Site coverage	The GIZ applies to land outside of "the urban area". It would be inappropriate to constrain significant industrial enterprises with existing highly modified sites, due to their location.	Amend CE-S2 as follows: <i>CE-S2 Site coverage</i> <i>The building and structure within the overlay shall not exceed as maximum floor are of: [...]</i> <i>unless</i> <i>3. if the building and structure is to be located within the urban area <u>or the General Industrial Zone</u>, it shall be as per the applicable zone rules and standards.</i>	Accept in part
Alliance Group Limited	173.95	CE - Coastal Environment	Standards	CE-S2 Site coverage	Support the need for adequate site coverage in the GIZ.	Retain as notified.	Accept
PrimePort Limited	175.57	CE - Coastal Environment	Standards	CE-S2 Site coverage	Considers it is appropriate for this rule to defer to the underlying urban zone coverage standard.	Retain as notified.	Accept
Canterbury Regional Council	183.132	CE - Coastal Environment	Standards	CE-S2 Site coverage	Considers it is not clear how this standard relates to the requirement for all buildings to be not more than 150m2 under rule CE-R4. It is recommended that the lower limit apply. The definition of site coverage under	Clarify the relationship of Standard CE-S2 with Rule CE-R4 and apply the lower threshold. Review the rule with reference to impervious surfaces as per the definition of "site coverage", and include appropriate standards.	Accept in part

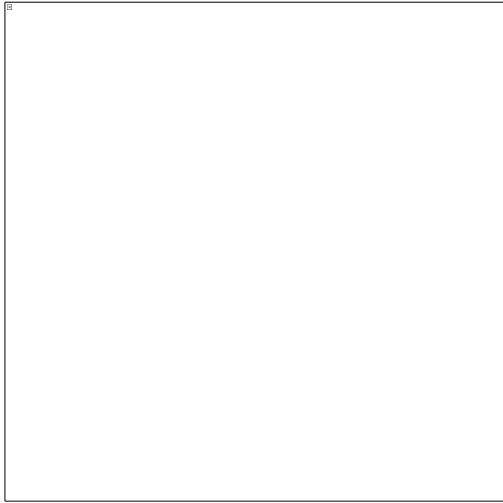
(Environment Canterbury)					the plan also includes impervious surfaces, which are not addressed by the rule.		
Timaru District Holdings Limited	186.33	CE - Coastal Environment	Standards	CE-S2 Site coverage	Considers it is appropriate for this rule to defer to the underlying urban zone coverage standard.	Retain as notified.	Accept
Silver Fern Farms	172.95	CE - Coastal Environment	Standards	CE-S3 Building and structure external materials	Support a permitted status for new buildings and structures although also seeks an amendment to clarify that the rule does not apply to interior surfaces.	Amend CE-S3 as follows: <i>CE-S3 Building and structure external materials Coastal Environment Overlay</i> <i>With the exception of the Port Zone, all <u>external cladding and roofing of buildings and structures must be finished in materials with a maximum reflectance value of 30%.</u></i>	Accept
Alliance Group Limited	173.96	CE - Coastal Environment	Standards	CE-S3 Building and structure external materials	Supports providing a permitted status for new buildings and structures. Although seeks an amendment to clarify that the rule does not apply to interior surfaces.	Amend CE-S3 as follows: <i>CE-S3 Building and structure external materials Coastal Environment Overlay</i> <i>With the exception of the Port Zone, <u>all external cladding and roofing of buildings and structures must be finished in materials with a maximum reflectance value of 30%.</u></i>	Accept
PrimePort Limited	175.58	CE - Coastal Environment	Standards	CE-S3 Building and structure external materials	It is appropriate for the Port Zone to be exempted from this standard, noting for some buildings in the Port Zone there is a requirement for highly reflective colour to be utilised (e.g. cool stores, fuel storage).	Retain as notified.	Accept in part
Timaru District Holdings Limited	186.34	CE - Coastal Environment	Standards	CE-S3 Building and structure external materials	Considers it is appropriate for the Port Zone to be exempted from this standard, noting for some buildings in the Port Zone there is a requirement for highly reflective colour to be utilised (e.g. cool stores, fuel storage).	Retain as notified.	Accept in part
Royal Forest and Bird Protection Society	156.139	Planning Maps	Coastal Environment Area overlay		Submission point deleted due to duplication, refer to submission point 156.4.	Refer to submission point 156.4.	
Royal Forest and Bird Protection Society	156.4	Planning Maps	Coastal Environment Area overlay		The submitter considers the mapping of the coastal environment is inadequate. Considers reassessing to appropriately apply Policy 1 of the NZCPS. The coastal environment should extend 1km or more landward. Considers the Coastal Environment overlay, being a narrow strip of area, is not accurately mapped and does not give effect to the NZCPS.	Amend the Coastal Environment overlay to adequately map the coastal environment Amend the Coastal Environment overlay to ensure the overlay extends at least one kilometre inland from the mean-high springs.	Reject

Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.104	Planning Maps	Coastal Environment Area overlay		The submitter supports the mapping of the Coastal Environment on the planning maps as it gives effect to Policy 1 of the NZCPS.	Retain as notified.	Accept
Paul Smith Earthmoving Limited	204.1	Planning Maps	Coastal Environment Area overlay		Supports the intention of Coastal Environment Overlay, but seeks this overlay be removed from the submitter's property as considers the restrictions within the overlay contradicts to the underlying General Industrial Zone.	Remove Coastal Environment Area overlay from 86 Sheffield Street, allowing it to follow site boundaries.	Accept
Canterbury Regional Council (Environment Canterbury)	183.133	Planning Maps	Coastal Erosion overlay		<p>Considers, that the Coastal Erosion Overlay is based on the Jacobs future shoreline modelling, but because Caroline Bay and South Beach are both accreting the erosion overlay doesn't exist (South Beach) or is well beyond the current shoreline (Caroline Bay). Therefore, the potential storm erosion/short term erosion which is still a hazard on these beaches is not represented.</p> <p>The submitter can assist in determining appropriate positions for the requested mapping change.</p>	<p>Amend the Coastal Erosion Overlay by:</p> <ol style="list-style-type: none"> 1. moving the overlay landward at Caroline Bay to include short term storm demand. 2. Including a coastal erosion overlay at South Beach to include short term storm demand. 	Accept
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.106	Planning Maps	Coastal High Natural Character Areas overlay		The submitter supports the identification of areas of High Coastal Natural Character on the planning maps. This is consistent with Policy 13 of the NZCPS.	Retain as notified.	Accept
Federated Farmers	182.170	Planning Maps	Coastal High Natural Character Areas overlay		<p>Considers it is important that the PDP provides for everyday agricultural activities to occur in the coastal environment.</p> <p>Considers it is appropriate to delete areas of high natural character and reference to this area deleted from this section because Council would still meet its obligations under the NZCPS as well as the Regional Policy Statement.</p> <p>[refer to original submission for full details].</p>	Delete the Coastal High Character Areas overlay.	Reject

Port Bryson Property Limited	104.2	Planning Maps	Sea Water Inundation Overlay		Oppose the inclusion of 16A, 16D, 16E Hilton Highway within the sea water inundation areas. The proposed plan does not provide evidence as to how the risk of sea water inundation has been calculated. The most recent modelling indicates that sea levels will have less than minor change over the next 50 and 100 year time frames.	Amend the extent of the Sea Water Inundation Overlay to exclude 16A, 16D, 16E Hilton Highway.	Reject
Fenlea Farms Limited	171.16	Planning Maps	Sea Water Inundation Overlay		Submission point deleted due to duplication, refer submission point 171.15.	Refer submission point 171.15.	
Silver Fern Farms	172.158	Planning Maps	Sea Water Inundation Overlay		Considers there is no meaningful recognition in the s.32 evaluation of the implications of restricting the significant industrial development within the coastal environment at the submitters site at 111 The Avenue, Pareora (and other sites in and out of “urban areas”). Neither has there been consideration of providing for established industry outside of Timaru in a similar fashion to the approach taken towards existing activities within defined “urban areas” (note related submission on Rule CE-R4).	Either: 1. Delete from the Planning Maps, the Sea Water Inundation Overlay off the 111 The Avenue, Pareora; OR 2. Amend the provision of the Overlay to provide for activities at 111 The Avenue, Pareora in a similar fashion to the provision made for industry in defined “urban areas”.	Accept
Waipopo Huts Trust	189.6	Planning Maps	Sea Water Inundation Overlay		Opposes the Sea Water Inundation Overlay on the submitter’s properties. This overlay, along with other overlays mean new or replacement dwellings, buildings and structures will be non- complying activities on the submitter’s properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.	Delete the Sea Water Inundation overlay across the submitter's 36 properties at Waipopo Huts and/or amend related rules affecting the use and development of the land.	Reject
Hilton Development Trust	205.2	Planning Maps	Sea Water Inundation Overlay		Submitter opposes the Sea Inundation overlay on 18 Hilton Highway, Oceanview and requests that it is removed from the planning maps as it relates to the site. The proposed District Plan does not offer any evidence as to how the sea water inundation risk has been calculated. The most recent modelling includes that sea levels will have less than minor change in the next 50 and 100 year time frames.	Remove the Sea Water Inundation overlay from 18 Hilton Highway, Oceanview Timaru.	Reject

							
Fenlea Farms Limited	171.18	Planning Maps	Coastal High Natural Character Areas overlay		Submission point deleted due to duplication, refer submission point 171.17.	Refer submission point 171.17.	
Royal Forest and Bird Protection Society	156.186	SCHED14 - Schedule of attributes - qualities of coastal high natural character areas	SCHED14 - Schedule of attributes - qualities of coastal high natural character areas	General	Support the inclusion of all coastal high natural character areas and add more coastal high natural character areas as they become known to the schedule.	1. Retain SCHED14 as notified; AND 2. add more coastal high natural character areas as they become known.	Reject
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.107	SCHED14 - Schedule of attributes - qualities of coastal high natural character areas	SCHED14 - Schedule of attributes - qualities of coastal high natural character areas	General	The submitter supports the identification of the values within SCHED 14. This is consistent with Policy 13 of the NZCPS.	Retain as notified.	Accept
Te Runanga o Ngai Tahu	185.41	SCHED14 - Schedule of attributes - qualities of coastal high natural character areas	SCHED14 - Schedule of attributes - qualities of coastal high natural character areas	General	Support the schedule, however request minor changes to improve clarity and ensure that all cultural values are given the appropriate weight.	Amend SCHED14 - Schedule of attributes-qualities of coastal high natural character areas so the attributes/ values of these areas cross reference the SASM references to ensure that the cultural values are fully recognised and protected as required by case law for landscape assessments.	Reject
Fenlea Farms Limited	171.19	Definitions	Definitions	Urban Area	Submitter noted that the Urban Areas are defined as 'the boundaries of a town with a population of 1000 or more is unclear'. Considers it is unclear what rules apply	Clarification of the boundaries of urban areas by way of mapping on the Planning Maps.	This definition is no longer used in the

					to the submitter's properties that are within Temuka but are not situated in Temuka proper.		CE Chapter – sub. will be re-allocated to Hearing G Urban Growth
Alastair Joseph Rooney	177.9	Definitions	Definitions	Urban Area	Considers that the boundaries of a “town with a population of 1,000 or more” is unclear. 0 Domain Avenue, 48 Milford- Clandeboye Road, and 23 Milford- Clandeboye Road are within Temuka, but are not situated within Temuka proper and it is unclear which rules will apply to the properties.	Amend the definition of Urban Area to clarify the boundaries of urban areas.	This definition is no longer used in the CE Chapter – sub. will be re-allocated to Hearing G Urban Growth
Canterbury Regional Council (Environment Canterbury)	183.9	Definitions	Definitions	Urban Development	Suggests drafting a new definition of urban development, as the current definition was developed to be specific to Kainga Ora and would pick up rural residential activities. The drafting should be in line with the definition of Urban in the CRPS and ensure that there is a clear delineation between urban, rural, and rural residential (rural lifestyle). [See original submission for full detail].	Delete definition of Urban Development and replace as follows: Urban development means development within an area zoned as a Residential Zone, Settlement Zone, Commercial and Mixed Use Zone, General Industrial Zone, or an Open Space Zone that is adjacent to the aforementioned zones. It also includes development outside of these zones which is not of a rural or rural-lifestyle character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. For the avoidance of doubt, it does not include the provision of regionally significant infrastructure in Rural Zones.	This sub. was assessed in the EI TRAN SW s42A Report for Hearing E. It is not relevant to the NH, CE or DWP Chapters
Canterbury Regional Council (Environment Canterbury)	183.10	Definitions	Definitions	Urban Area	Considers the definition of Urban Area does not sit comfortably in terms of the application of this term across roading design, the coastal environment, Energy and Infrastructure and Versatile Soils. Considers it would be better tied to the definition of Urban Development.	Amend the definition of Urban Area, to better tie in with the suggested definition of urban Development.	This definition is no longer used in the CE Chapter – sub. will be re-allocated to Hearing G Urban Growth

K J Rooney Limited	197.2	Definitions	Definitions	Urban Area	The boundaries of a “town with a population of 1,000 or more” is unclear. The submitter’s property is within Temuka, but not situated within Temuka proper and it is unclear which rules will apply.	Amend the definition of Urban Area to clarify the boundaries of urban areas.	This definition is no longer used in the CE Chapter – sub. will be re-allocated to Hearing G Urban Growth
PrimePort Limited	175.7	Planning Maps	Urban Area boundary		<p>The Urban Area encompasses the large majority of the Port Zone, which is supported as the Port Zone is developed and utilised for urban purposes. There is however a sliver of land in the north eastern section of the Port Zone that is zoned “Port Zone” but lies outside the Urban Area boundaries. That area should also be zoned Urban Area. The area of land in question is annotated on the image in blue below.</p> 	Retain the Urban Area boundary and amend to fully encompass the Port Zone.	This sub. will be re-allocated to Hearing G Urban Growth
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.2	Planning Maps	Urban Areas Overlay	Urban Area - Timaru	Opposes the extent of the Timaru Urban Area. The extent of the Timaru Urban Area should be extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.	Amend the Planning Maps so that the Urban Area Overlay boundary is extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.	This sub. will be re-allocated to Hearing G Urban Growth

Canterbury Regional Council (Environment Canterbury)	183.77	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R2 Clearance of indigenous vegetation for natural hazard mitigation works	<p>Opposes that the proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While the work done by TDC to identify and map SNAs in the District is applauded, there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p> <p>Adopting the approach suggested in submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.</p> <p>[See original submission for full reasons]</p>	<p>1. Amend the applicability of ECO-R2 so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5. This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area.</p> <p>AND</p> <p>2. Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.</p> <p>AND</p> <p>Make consequential changes to this Rule to ensure consistency.</p>	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.76	ECO - Ecosystems and Indigenous Biodiversity	Rules	ECO-R1 Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood protection works or ECO-R3 for National Grid activities)	<p>Opposes that the proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While the work done by TDC to identify and map SNAs in the District is applauded, there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p>	<p>Amend the applicability of ECO-R1 so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area.</p> <p>AND</p> <p>Adopt the approach suggested in outgeneral submission on natural hazard mitigation works</p> <p>to either amend NH-R3 or to create a new rule that provides for all earthworks and</p> <p>vegetation clearance associated with existing public flood and erosion protection works</p> <p>operation, maintenance, repair, replacement and upgrading.</p> <p>AND</p> <p>Make consequential changes to</p> <p>this Rule to ensure consistency.</p>	Accept in part

					Adopting the approach suggested in the general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for plan users.		
Canterbury Regional Council (Environment Canterbury)	183.84	NATC - Natural Character	Policies	NATC-P5 Anticipated activities in riparian margins	Support NATC-P5(1) but as per previous submissions changes are required to clarify what activities this applies to.	Amend (see related submission on Natural Hazard Mitigation) either: the "natural hazard mitigation works" terminology; OR the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."	Moved from NATC Accept
Canterbury Regional Council (Environment Canterbury)	183.85	NATC - Natural Character	Rules	NATC-R1 Vegetation clearance	Considers that amending the approach suggested in related submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	1. Amend the approach to Natural Character, as suggested in related submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading; AND 2. Make consequential changes to NATC-R1 to ensure consistency.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.86	NATC - Natural Character	Rules	NATC-R2 Vegetation planting	Considers that amending the approach suggested in related submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	1. Amend the approach to Natural Character, as suggested in related submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading; AND Make consequential changes to NATC-R1 to ensure consistency.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.87	NATC - Natural Character	Rules	NATC-R3 Earthworks	Supports NATC-R3 as it is consistent with CRPS Policy 10.2.1. If requested PER is accepted, there will need to be a consequential change amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term. This will provide greater clarity about the activities this rule applies to.	Retain NATC-R3 but if the requested to change terminology re natural hazards mitigation works is not granted (see submission to definitions relating to natural hazards) amend the wording of this PER accordingly.	Moved from NATC Accept
Canterbury Regional Council (Environment Canterbury)	183.90	NFL - Natural Features and Landscapes	Rules	NFL-R2 Earthworks not listed in NFL- R1 , NFL-R3 or NFL- R4	Considers adopting the approach suggested in general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users. (applies to ONF and ONL and VAL Overlay).	1. Adopt the approach suggested in general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. AND 2. Make consequential changes to this Rule to ensure consistency.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.91	NFL - Natural Features and Landscapes	Rules	NFL-R5 Tree planting, other than plantation forestry	Restoration and conservation purposes are not defined. This makes it unclear whether planting for natural hazard mitigation purposes is part of this activity. Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would address our concern and ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.	Accept in part

					(applies to ONF and ONL and VAL Overlay).		
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Table 4 - Drinking Water Protection

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Maze Pastures Limited	41.1	DWP - Drinking Water Protection	General	General	Supports that there is no restriction on rural land use or rural industry in the Drinking Water Protection area overlay.	Retain as notified with no restriction on rural land use or rural industry in the Drinking Water Protection area overlay.	Accept in part
Timaru District Council	42.41	DWP - Drinking Water Protection	Rules	General	<p>Concern that these rules address a limited (incomplete) set of land use activities that could pose a risk to drinking water supplies, including supply sources. The rules should include controls on a greater range of activities in the Drinking Water Protection Area Overlay.</p> <p>These changes are necessary to give effect to s104G of the RMA. (Legal opinion provided in full submission).</p>	<p>Amend the rules or provide additional rules that create a non-complying activity status, within Drinking Water Protection Areas, for the following:</p> <ul style="list-style-type: none"> • <u>Hazardous facilities;</u> • <u>Earthworks;</u> • <u>Composting facilities;</u> • <u>Buildings that require septic/sewage facilities;</u> • <u>Offal pits;</u> • <u>Silage storage;</u> • <u>Vegetation clearance;</u> • <u>Exotic tree planting/plantation forestry;</u> • <u>Intensive primary production.</u> 	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.137	DWP - Drinking Water Protection	Objectives	DWP-O1 Protect drinking water supplies	Supports as it is consistent with the CRPS.	Retain DWP-O1 as notified or preserve original intent.	Accept
Canterbury Regional Council (Environment Canterbury)	183.138	DWP - Drinking Water Protection	Policies	DWP-P1 Drinking Water Protection Area Overlay	Supports as it is consistent with the CRPS.	Retain DWP-P1 as notified or preserve original intent.	Accept
Timaru District Council	42.42	DWP - Drinking Water Protection	Policies	DWP-P2 Protect drinking water supplies	<p>Concern that land use activities that could pose a risk to drinking water supplies, including supply sources need a greater level of control in the Drinking Water Protection Area Overlay.</p> <p>These changes are necessary to give effect to s104G of the RMA. (Legal opinion provided in full submission).</p>	<p>Amend the policy to reflect a non-complying activity status and activities to be avoided within Drinking Water Protection Areas, for the following:</p> <ul style="list-style-type: none"> • <u>Hazardous facilities;</u> • <u>Earthworks;</u> • <u>Composting facilities;</u> • <u>Buildings that require septic/sewage facilities;</u> • <u>Offal pits;</u> • <u>Silage storage;</u> • <u>Vegetation clearance;</u> • <u>Exotic tree planting/plantation forestry;</u> • <u>Intensive primary production.</u> 	Accept in part

Canterbury Regional Council (Environment Canterbury)	183.139	DWP - Drinking Water Protection	Policies	DWP-P2 Protect drinking water supplies	Supports as it is consistent with the CRPS.	Retain DWP-P2 as notified or preserve original intent.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.140	DWP - Drinking Water Protection	Rules	DWP-R1 Camping grounds DWPA	Supports rules aimed at protecting the safety of drinking water are consistent with the CRPS.	Retain DWP-R1 as notified or preserve original intent.	Accept
Timaru District Council	42.81	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	There is an inconsistency between the rule heading and the associated RDIS-1. The heading refers to a 'community sewage system', while RDIS-1 refers to a 'community wastewater treatment system'. This different terminology is confusing for plan users and should be changed to be consistent within the rule. Also there is repetition between the rule heading and RDIS-1 which should be deleted	Amend the heading of DWP-R2 as follows: <i>DWP-R2 Subdivision not connected to a community sewage wastewater treatment system</i> AND delete <i>Where: RDIS-1 The subdivision is connected to a community wastewater treatment system</i>	Accept
Milward Finlay Lobb	60.29	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Correct a typing error in RDIS-1.	Amend DWP-R2 Subdivision not connected to a community sewage system as follows: Activity status: Restricted Discretionary Where: RDIS-1 <i>The subdivision is not connected to a community wastewater treatment system. [...]</i>	Accept in part
Bruce Speirs	66.29	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	In DWP-R2, RDIS-1, add the word 'not' after the word 'is' for consistency.	Amend DWP-R2 Subdivision not connected to a community sewage system as follows: Activity status: Restricted Discretionary Where: RDIS-1 <i>The subdivision is not connected to a community wastewater treatment system. [...]</i>	Accept in part
Bruce Speirs	66.54	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	When we consider that subdivision is given considerable prominence and significance in resource management, it makes sense to have all rules involving subdivision in one place in the plan.	Amend the PDP by moving DWP-R2 Subdivision not connected to a community sewage system and associated objectives and policies to the Subdivision Chapter of the plan.	Accept
Rooney Holdings Limited	174.61	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Opposes DWP-R2 applying to all subdivision. It is submitted that DWP-R2 should not apply to boundary adjustment subdivision or subdivision not intended for use where a wastewater disposal is required.	Amend DWP-R2 Subdivision not connected to a community sewage system to exclude boundary adjustment subdivision or subdivision where the resultant use does not require wastewater disposal.	Accept

GJH Rooney	191.61	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Opposes DWP-R2 applying to all subdivision. It is submitted that DWP-R2 should not apply to boundary adjustment subdivision or subdivision not intended for use where a wastewater disposal is required.	Amend DWP-R2 Subdivision not connected to a community sewage system to exclude boundary adjustment subdivision or subdivision where the resultant use does not require wastewater disposal.	Accept
Rooney Group Limited	249.61	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Opposes DWP-R2 applying to all subdivision. It is submitted that DWP-R2 should not apply to boundary adjustment subdivision or subdivision not intended for use where a wastewater disposal is required.	Amend DWP-R2 Subdivision not connected to a community sewage system to exclude boundary adjustment subdivision or subdivision where the resultant use does not require wastewater disposal.	Accept
Rooney Farms Limited	250.61	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Opposes DWP-R2 applying to all subdivision. It is submitted that DWP-R2 should not apply to boundary adjustment subdivision or subdivision not intended for use where a wastewater disposal is required.	Amend DWP-R2 Subdivision not connected to a community sewage system to exclude boundary adjustment subdivision or subdivision where the resultant use does not require wastewater disposal.	Accept
Rooney Earthmoving Limited	251.61	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Opposes DWP-R2 applying to all subdivision. It is submitted that DWP-R2 should not apply to boundary adjustment subdivision or subdivision not intended for use where a wastewater disposal is required.	Amend DWP-R2 Subdivision not connected to a community sewage system to exclude boundary adjustment subdivision or subdivision where the resultant use does not require wastewater disposal.	Accept
Timaru Developments Limited	252.61	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Opposes DWP-R2 applying to all subdivision. It is submitted that DWP-R2 should not apply to boundary adjustment subdivision or subdivision not intended for use where a wastewater disposal is required.	Amend DWP-R2 Subdivision not connected to a community sewage system to exclude boundary adjustment subdivision or subdivision where the resultant use does not require wastewater disposal.	Accept
Waipopo Huts Trust	189.45	DWP - Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Opposes DWP-R2 and seeks the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Māori community on Māori Trust land.	Amend DWP-R2 Subdivision not connected to a community sewage system to recognise the special case of the submitter's 36 properties at Waipopo Huts and allow for subdivision of their lands as a controlled activity.	Reject
Canterbury Regional Council (Environment Canterbury)	183.141	DWP – Drinking Water Protection	Rules	DWP-R2 Subdivision not connected to a community sewage system	Supports rules aimed at protecting the safety of drinking water are consistent with the CRPS.	Retain DWP-R2 as notified or preserve original intent.	Accept in part
Canterbury Regional Council (Environment Canterbury)	183.142	DWP - Drinking Water Protection	Rules	DWP-R3 Mining or quarrying	Clarification is needed to make it clear that gravel extraction within the beds of lakes and rivers is under the jurisdiction of the Regional Council. Mining can include gravel extraction.	Add an advisory note to DWP-R3 , to the effect that works in the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.	Accept in part
Fonterra Limited	165.96	DWP - Drinking Water Protection	Rules	DWP-R5 Industrial activities including rural industry	Submitter does not consider it appropriate for existing activities, or the expansion of existing activities, which have had no impact on drinking water supply to be classified as a non-complying activity.	Delete DWP-R5 Industrial activities including rural industry . OR Alternatively, if this requested relief sought is not granted, then exclude the proposed SRIZ from the rule.	Accept

Silver Fern Farms	172.99	DWP - Drinking Water Protection	Rules	DWP-R5 Industrial activities including rural industry	The submitter seeks that the DWPA-mapped areas be deleted. The Drinking Water Protection Area overlay ('DWPA') maps two DWPA areas on highly modified parts of the submitter's existing Pareora processing site. No analysis is presented in the s32 report about the reasons for applying the DWPA overlay to the site.	If the relief sought in relation to the mapped DWPA areas at the Pareora processing site is not granted, the submitter would oppose the non-complying status under this rule, insofar as it applies to the Pareora site.	Accept
Te Runanga o Ngai Tahu	185.54	DWP - Drinking Water Protection	Rules	DWP-R5 Industrial activities including rural industry	The purpose of a Māori Purpose Zone is to enable the development of iwi land. However, this overlay restricts the ability to use this land. This is contradictory to the Mana Whenua Chapter and is not consistent with rakatirataka.	Amend DWP-R5 Industrial activities so that the non-complying status of Industrial and Rural Industry activities does not apply on Māori Land within the Māori Purpose Zone.	Reject
Milward Finlay Lobb	60.60	APP6 - Drinking Water Protection	Table 1 - Groundwater community drinking water supply protection distances		Concerned that the numbers referenced are taken from the Canterbury Land and Water Regional Plan which are based on the best science at the time. But ECan are continuously updating their modelling and these figures may change. By putting exact figures in the district plan, we would need a plan change to amend if ECan update their values/modelling.	Amend Table 1 - Groundwater community drinking water supply protection distances by removing the figures and reference the Canterbury Land and Water Regional Plan.	Reject
Waipopo Huts Trust	189.10	Planning Maps	Drinking Water Protection Area overlay		Opposes Drinking Water Protection Overlay. This overlay, amongst with other overlays mean new or replacement dwellings, buildings and structures will be non-complying activities on the submitter's properties. A more permissive planning regime is appropriate to honour the historical commitment the Crown made to enabling Māori to carry out their needs and wants; to reflect the fact Waipopo is now mostly in permanent residential use, not holiday huts; and that the flood risk has been overstated.	Delete the Drinking Water Protection Area overlay across the submitter's 36 properties at Waipopo Huts and/or amend related rules affecting the use and development of the land.	Reject
Fulton Hogan Limited	170.7	Planning Maps	Drinking Water Protection Area Overlay		The bore as mapped, is not used for drinking water purposes.	Delete from the Planning Maps the Drinking Water Protection Overlay from 470 Pleasant Point Highway.	Accept
Barkers Fruit Processors Limited	179.2	Planning Maps	Drinking Water Protection Area overlay		The submitter considers the additional bore should be shown to trigger consideration for nearby land uses. The bore classifications to be updated to Community Drinking Water Supply, if considered necessary.	1. Add a new Drinking Water Protection Area for the additional bore at 72 Shaw Road, Geraldine. (shown on the aerial photo below and attached to original submission) AND 2. Amend the classification of the Drinking Water Protection Areas to Community Drinking Water Supplies if this is deemed necessary.	Accept

							
Silver Fern Farms	172.155	Planning Maps	Drinking Water Protection Area overlay		The submitter notes that the mapped locations of DWPO are two bores used to supply drinking water to staff. The submitter considers it is inappropriate to apply a non-complying status to the long-established industrial activity mapped in these areas at 11 The Avenue, Pareora.	Either: 1. Delete the Drinking Water Protection Area overlay from the bores at 111 The Avenue, Pareora; OR 3. Ensure this well-established industrial activity is not inadvertently made subject to a non-complying activity status due to the presence of the bores.	Accept

