

PROPOSED KAIKOURA DISTRICT PLAN



DECISIONS

Section – Planning Maps

November 2005

Section: Planning Maps

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1. All maps – Scale

a. Submitters and hearing

Sub No	Lookup to	Status	Relief Sought
023.04	Richard & Julia King	oppose	Redraw maps on a 1:50 000 scale, in line with DOSLI maps.
125.02	Federated Farmers of NZ Inc	oppose	Provide accurate and "to scale" maps, in line with DOSLI and LINZ maps, or issue them with topographical overlays on the same scale and then re-notify maps via a Plan change.
<i>F010.08.04</i>	<i>Federated Farmers (East Coast)</i>	<i>support 023.04</i>	<i>Support.</i>
<i>F010.01.2</i>	<i>Federated Farmers (East Coast)</i>	<i>support 125.02</i>	<i>Support.</i>
<i>F005.08.02</i>	<i>Simon Chaffey</i>	<i>support 125.02</i>	<i>This submission is unrestrictive and realistic and imposes no financial burden.</i>
<i>F030.29.02</i>	<i>W M Dowle</i>	<i>support 125.02</i>	<i>This submission is supportive on ongoing production while preserving the environment and rural lifestyle.</i>

b. Decision

Reject the following submissions and further submissions:

- 023.04** **Richard & Julia King**
- 125.02** **Federated Farmers of NZ Inc**
- F010.08.04* *Federated Farmers (East Coast)*
- F010.01.2* *Federated Farmers (East Coast)*
- F005.08.02* *Simon Chaffey*
- F030.29.02* *W M Dowle*

c. Reason

It is noted that all planning maps are to scale, and most of the “rural” maps are of a 1:50 000 scale. However, it is acknowledged that the scale on maps 14a and 14b is incorrect. Any inaccuracies identified through the submissions have been remedied. The submissions are therefore accepted in part, to the extent that the relief sought is already partially provided, or will be partially provided through amendments to the maps. However, it is noted that both submissions request the maps include topographical data (i.e. “DOSLI” maps). This is considered inappropriate, as adding topographical data, a topographical overlay or contour lines would result in planning maps that contain too much information and which could lead to interpretation difficulties. It would also add further bulk to the planning maps.

It is considered that as notified, the maps contain sufficient detail, and are at an appropriate scale, to enable accurate interpretation. It is acknowledged that some discretion will be needed when interpreting boundaries, such as landscape areas and flood hazard zones. However, the use of topographical maps *in conjunction* with the planning maps will enable sites to be identified. In addition, the Council’s GIS system has the ability to view and print

additional data, such as topographical features, on a case by case basis, as and where necessary.

d. Amendments necessary

Rectify the scale on Maps 14a and 14b.

2. All maps – Archaeological Areas/Sites

a. Submitters and hearing

Sub No	Lookup to Submitter	Status	Relief Sought
125.03	Federated Farmers of NZ Inc	oppose	Remove Archaeological Areas from the maps until consultation with all affected parties and a consensus on various values has been reached; if necessary, re-notify Maps via a Plan change; and ensure Archaeological sites are accurately identified.
046.08	W M Dowle	?	Correct archaeological sites and verify authenticity of any site before it is listed.
131.102	NZ Historic Places Trust	?	Retain historic buildings, archaeological sites, archaeological areas, historic areas and waahi tapu on the planning maps.
131.104	NZ Historic Places Trust	?	Show where archaeological sites are located within archaeological areas or alternatively notate each archaeological area so it is clear which of the scheduled sites lies within each archaeological area.
131.105	NZ Historic Places Trust	?	Redraw the maps where necessary to ensure as great an accuracy as possible with the location of archaeological sites.
<i>F029.10</i>	<i>Kaikoura Historical Society</i>	<i>support & oppose 125.03</i>	<i>Archaeological sites must remain, but a full and complete analysis of all sites should be completed.</i>
<i>F010.01.3</i>	<i>Federated Farmers (East Coast)</i>	<i>support 125.03</i>	<i>Support.</i>
<i>F005.08.03</i>	<i>Simon Chaffey</i>	<i>support 125.03</i>	<i>This submission is unrestrictive and realistic and imposes no financial burden.</i>
<i>F037.34</i>	<i>NZ Historic Places Trust</i>	<i>oppose 125.03</i>	<i>HPT opposes deletion of archaeological areas from the maps.</i>
<i>F030.29.03</i>	<i>W M Dowle</i>	<i>support 125.03</i>	<i>This submission is supportive on ongoing production while preserving the environment and rural lifestyle.</i>
<i>F037.30</i>	<i>NZ Historic Places Trust</i>	<i>oppose 046.08</i>	<i>NZAA sites at least provide an indication of a site.</i>
<i>F009.25</i>	<i>Fed Farmers (NZ)</i>	<i>support 046.08</i>	<i>It is vital that all archaeological sites are accurately marked and verified to exist.</i>
<i>F028.05.59</i>	<i>Sandy Chaffey</i>	<i>oppose 131.102</i>	<i>Rural landowners are even more severely restricted if the amendments are incorporated into the Plan.</i>
<i>F009.15.59</i>	<i>Fed Farmers (NZ)</i>	<i>oppose 131.102</i>	<i>Rural landowners are even more severely restricted if the HPT submissions are accepted.</i>
<i>F010.14.102</i>	<i>Federated Farmers (East</i>	<i>oppose</i>	<i>Restrictions on archaeological sites</i>

	<i>Coast)</i>	<i>131.102</i>	<i>that may not exist is ridiculous - more consultation/investigation is needed.</i>
<i>F005.05.59</i>	<i>Simon Chaffey</i>	<i>oppose 131.102</i>	<i>Rural landowners are more severely restricted if the HPT amendments are adopted by Council.</i>
<i>F009.15.60</i>	<i>Fed Farmers (NZ)</i>	<i>oppose 131.104</i>	<i>Rural landowners are even more severely restricted if the HPT submissions are accepted.</i>
<i>F005.05.61</i>	<i>Simon Chaffey</i>	<i>oppose 131.104</i>	<i>Rural landowners are more severely restricted if the HPT amendments are adopted by Council.</i>
<i>F010.14.104</i>	<i>Federated Farmers (East Coast)</i>	<i>oppose 131.104</i>	<i>Restrictions on archaeological sites that may not exist is ridiculous - more consultation/investigation is needed.</i>
<i>F028.05.61</i>	<i>Sandy Chaffey</i>	<i>oppose 131.104</i>	<i>Rural landowners are even more severely restricted if the amendments are incorporated into the Plan.</i>
<i>F028.05.62</i>	<i>Sandy Chaffey</i>	<i>oppose 131.105</i>	<i>Rural landowners are even more severely restricted if the amendments are incorporated into the Plan.</i>
<i>F005.05.62</i>	<i>Simon Chaffey</i>	<i>oppose 131.105</i>	<i>Rural landowners are more severely restricted if the HPT amendments are adopted by Council.</i>
<i>F009.15.61</i>	<i>Fed Farmers (NZ)</i>	<i>oppose 131.105</i>	<i>Rural landowners are even more severely restricted if the HPT submissions are accepted.</i>
<i>F010.14.105</i>	<i>Federated Farmers (East Coast)</i>	<i>oppose 131.105</i>	<i>Restrictions on archaeological sites that may not exist is ridiculous - more consultation/investigation is needed.</i>

b. Decision

Accept the following submissions and further submissions:

- 131.102** **NZ Historic Places Trust**
- 131.105** **NZ Historic Places Trust**
- F009.25** ***Fed Farmers (NZ)***
- F009.15.60** ***Fed Farmers (NZ)***
- F005.05.61** ***Simon Chaffey***
- F010.14.104** ***Federated Farmers (East Coast)***

Accept the following submissions and further submissions **in part**:

- 125.03** **Federated Farmers of NZ Inc**
- 046.08** **W M Dowle**
- F037.34** ***NZ Historic Places Trust***
- F029.10** ***Kaikoura Historical Society***
- F010.01.3** ***Federated Farmers (East Coast)***
- F005.08.03** ***Simon Chaffey***

F030.29.03 W M Dowle

Reject the following submissions and further submissions:

131.104	NZ Historic Places Trust
<i>F037.30</i>	<i>NZ Historic Places Trust</i>
<i>F028.05.59</i>	<i>Sandy Chaffey</i>
<i>F009.15.59</i>	<i>Fed Farmers (NZ)</i>
<i>F010.14.102</i>	<i>Federated Farmers (East Coast)</i>
<i>F005.05.59</i>	<i>Simon Chaffey</i>
<i>F028.05.61</i>	<i>Sandy Chaffey</i>
<i>F028.05.62</i>	<i>Sandy Chaffey</i>
<i>F005.05.62</i>	<i>Simon Chaffey</i>
<i>F009.15.61</i>	<i>Fed Farmers (NZ)</i>
<i>F010.14.105</i>	<i>Federated Farmers (East Coast)</i>

c. Reason

1. 125.03 - Federated Farmers of NZ Inc

Submission **125.03** seeks the removal of all archaeological areas, consultation over management of archaeological values, and a review of the accuracy of all archaeological sites. It is been decided in Section 15 of the Plan that the rules controlling activities in archaeological areas be retained, but amended.

In respect of the archaeological sites, it is noted that verification of the site locations was undertaken by consultant archaeologists as part of the pre-notification consultation. It is however, acknowledged that some sites may not be shown in their correct location. In addition, it is believed the NZ Archaeological Association is undertaking their own survey of sites, using GPS technology. It is therefore considered necessary that sites, which are known or suspected to be incorrectly shown, are reviewed and amended by variation. It is further considered necessary that once the NZAA information is available, a review of all sites is undertaken and any amendments are made by way of variation. As a consequential amendment it is considered necessary to review the boundaries of archaeological areas and to make any amendments by way of a variation. Submission **125.03** is therefore accepted in part to this extent.

2. 046.08 - W M Dowle

It is noted submission **046.08** also seeks a review of all archaeological sites, but lists specific sites, which may be incorrectly located. It is considered necessary to review the location of these sites, and to amend where necessary by variation. The submission is therefore accepted in part to this extent.

3. 131.104 - NZ Historic Places Trust

Submission **131.104** seeks clarification of which archaeological sites lie within which archaeological areas. It is considered that the existing notations of archaeological areas and

archaeological sites are clear enough to determine which sites are located within areas. The submission is therefore rejected.

4. 131.105 - NZ Historic Places Trust

Submission **131.105** seeks a review of the location of archaeological sites as shown on the planning maps. It has been decided to review the location of sites and the submission is therefore accepted.

5. 131.102 - NZ Historic Places Trust

Submission **131.102** is accepted, as the relief sought has been provided.

d. Amendments necessary

1. **Review** any archaeological sites known, or suspected, to be shown incorrectly, including all sites in Goose Bay (map 17) and new site as per submission 046, and **amend** by way of Variation to the Plan.
2. On completion and receipt of the NZAA survey of known archaeological sites, **undertake a review** of the location of all archaeological sites and areas, and **amend** where necessary, by way of Variation to the Plan.

3. All maps – Landscape Areas

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
125.04	Federated Farmers of NZ Inc	oppose	Remove all Significant Landscape Areas from the maps and review the position of all Outstanding Landscape Area boundaries.
125.27	Federated Farmers of NZ Inc	oppose	Delete all references to "Significant Landscape Areas".
062.01	Sim Bell	oppose	Delete privately owned land and property from outstanding natural features and landowners be consulted prior to plan being adopted.
084.01	Simon Chaffey	oppose	Delete landscape and amenity provisions until consultation with landowners have taken place.
035.01	Owen & Diane Gibson	oppose	Delete significant landscapes from the plan too enable a more in depth study to be carried out.
046.02	W M Dowle	oppose	Reduce areas of "Outstanding Landscape Area to Crown lands unless negotiated with land-holder and delete all references to "Significant Landscape areas" from the maps. Submitter offers suggested areas for Outstanding Landscapes on Map 1b.
010.01	Kaikoura District Council	oppose	Amend maps to remove outstanding and significant landscapes from the State Highway and some coastal waters.
<i>F010.01.4</i>	<i>Federated Farmers (East Coast)</i>	<i>support 125.04</i>	<i>Support.</i>
<i>F005.08.04</i>	<i>Simon Chaffey</i>	<i>support 125.04</i>	<i>This submission is unrestrictive and realistic and imposes no financial burden.</i>
<i>F030.29.04</i>	<i>W M Dowle</i>	<i>support 125.04</i>	<i>This submission is supportive on ongoing production while preserving the environment and rural lifestyle.</i>
<i>F030.29.27</i>	<i>W M Dowle</i>	<i>support 125.27</i>	<i>This submission is supportive on ongoing production while preserving the environment and rural lifestyle.</i>
<i>F005.08.27</i>	<i>Simon Chaffey</i>	<i>support 125.27</i>	<i>This submission is unrestrictive and realistic and imposes no financial burden.</i>
<i>F010.01.27</i>	<i>Federated Farmers (East Coast)</i>	<i>support 125.27</i>	<i>Support.</i>
<i>F010.09.01</i>	<i>Federated Farmers (East Coast)</i>	<i>support 062.01</i>	<i>Support.</i>
<i>F010.10.01</i>	<i>Federated Farmers (East Coast)</i>	<i>support 084.01</i>	<i>Support.</i>

b. Decision

Accept the following submissions in part:

125.04	Federated Farmers of NZ Inc
084.01	Simon Chaffey
046.02	W M Dowle
010.01	Kaikoura District Council
<i>F010.01.4</i>	<i>Federated Farmers (East Coast)</i>
<i>F005.08.04</i>	<i>Simon Chaffey</i>
<i>F030.29.04</i>	<i>W M Dowle</i>
<i>F010.10.01</i>	<i>Federated Farmers (East Coast)</i>

Reject the following submissions and further submissions:

125.27	Federated Farmers of NZ Inc
062.01	Sim Bell
035.01	Owen & Diane Gibson
<i>F030.29.27</i>	<i>W M Dowle</i>
<i>F005.08.27</i>	<i>Simon Chaffey</i>
<i>F010.01.27</i>	<i>Federated Farmers (East Coast)</i>
<i>F010.09.01</i>	<i>Federated Farmers (East Coast)</i>

c. Reason

The above submissions fall into four categories: those which oppose landscape areas in their entirety; those which oppose landscape areas on private land; those which oppose only significant landscape areas; and those which seek amendments to the extent and boundaries of the landscape areas.

Council commissioned Boffa Miskell to undertake a landscape study of the entire district. This involved an aerial survey, and land-based survey, public feedback via newspaper ads and questionnaires, and direct consultation with representative groups and individuals. This study identified the Outstanding Landscape Areas (OLAs) and the Significant Landscape Areas (SLAs), which have been shown on the planning maps. The Plan also contains rules relating to these areas.

OLAs

In terms of the OLAs, Council has an obligation to “recognise” these areas and to “protect” their values from adverse effects. The landscape study has identified these areas, and showing them on the planning maps meets Councils obligation to “recognise” areas of outstanding natural landscapes. It therefore considered essential to retain these areas, not only to meet Council’s legislative requirements under the Act, but also to implement the recommendations of the landscape report.

SLAs

It is considered that there is sufficient justification to retain the SLAs in the planning maps. This is also considered to be within the ambit of the Act, under section 7(c) (maintenance and enhancement of amenity values), section 7(d) (intrinsic values of ecosystems), and section 7(f) (maintenance and enhancement of the quality of the environment). The objectives, policies and explanation in section 11 of the Plan set out the reasoning behind the controls on activities within the SLAs. While the Council is aware of the use of SLAs in respect to the Hurunui District Council “Wilkinson” case, it is considered that the elements of this case cannot be compared to the Kaikoura context, which has a landscape somewhat different and of a higher profile than that of Hurunui. The landscape of Kaikoura is considered to be more akin to that of Queenstown in respect of its big scale, visibility and dramatic profile. Accordingly, it is considered that there is justification for retaining the SLAs on the planning maps.

Private Land v Public Land

Some submitters have requested that the landscape areas exclude privately owned land. This is considered impractical and unreasonable, since the values associated with landscape areas do not, and cannot, discriminate between public land and private land. For example, the visibility (visual prominence) and heritage values of an area will remain the same regardless of land ownership. When viewed from an observation point, it is virtually impossible to determine “landscape” boundaries of public land versus private land.

The concern of the submitters is noted, but this relates more to the *effect* of the landscape areas on their ownership rights, rather than the fact that their land has been identified. The effect of the landscape areas is translated through the rules in section 11 of the Plan, which control certain activities in both the OLAs and the SLAs. It is considered that the effects of the associated rules will not unreasonably restrict landowners. The rules are in fact very limited and very specific in their scope, and are augmented by non-regulatory methods such as guidelines. They will not affect normal farming operations and activities, and will not place an unreasonable or restrictive burden on landowners whose land is classified as a landscape area. The landscape areas and the rules were drafted in consultation with various agencies, including some of the above submitters. While consultation could have been more extensive, the extent of consultation was limited by resource and time constraints. The Council undertook what it considered to be the most effective consultation, involving representative landowners and interested parties, rather than each individual landowner whose property is identified as a landscape area.

Accordingly, it is considered that there are no grounds for Council to exclude private land from the landscape areas, where those areas contain landscape values identified in the landscape report.

Extent and Boundaries of Landscape Areas

The Kaikoura District Council submission requests a review of the boundaries of the landscape areas. While the landscape study identified OLAs and SLAs as best as possible given the time and resource constraints, some refinement to the boundaries of these areas is required. Because of the time constraints, a detailed land-based study was not undertaken of the boundary of the landscape areas, with the result that some land is included within both the OLAs and the SLAs which does not contain the landscape values associated with those areas. In addition, these areas include State Highway 1, and extend into the sea in parts (e.g. around the peninsula). It is therefore considered necessary to undertake a review of the boundaries of both the OLAs and the SLAs, and that any amendments are made by way of a variation.

Section 32 of the Act

Section 32 of the Act requires Council to consider alternatives, costs, and benefits, before adopting a particular rule or method in a district plan. It is noted that the following is a summary of the process that was undertaken as part of the Council's section 32 assessment relating to landscape areas:

1. Firstly, the District Plan Committee considered the following options:
 - retaining the “Coastal Rural” Zone in the Draft Plan;
 - adopting the Environment Canterbury study of landscape areas;
 - having no landscape areas;
 - identifying the whole district as outstanding and;
 - commissioning a new study to identify landscape areas.

2. The District Plan Committee and Council considered the costs and benefits of each of these options, and decided the best option was to commission a new landscape study, which subsequently identified the OLAs and SLAs. Consultation undertaken as part of this study included a public notice calling for comments on what the Kaikoura community considered to be outstanding or significant landscapes.

3. The following alternatives were then considered:
 - to adopt the identified landscape areas in the Proposed District Plan with rules to control effects of activities in these areas;
 - to adopt the landscape areas with *no* rules, but to use guidelines;
 - to adopt the landscape areas with rules *and* guidelines or;
 - *not* to adopt the landscape areas.

4. The District Plan Committee considered the costs and benefits of each option, and decided the best option was to adopt the landscape areas, as identified in the study, with a mix of rules and guidelines. It was recognised at the time that some refinement to the boundaries of the landscape areas may be required, but it was considered that the submission process was the best method to assess the extent of amendments required. Rules and guidelines were drafted, and consultation was undertaken with several interest groups and individual landowners, including the opportunity to comment on the draft landscape study. Meetings were also held with these groups, including meetings on-site, to discuss the landscape areas and the rules. The rules were amended where possible (and where appropriate), to take into account the comments received from the consultation. The final rules were included in the plan, as notified.

It is considered that the process followed relating to landscape areas was transparent, and was as extensive and inclusive as possible, given Council's financial, staffing, and time constraints. On the above basis it has been decided to retain the OLS's and SLA's in the Plan, but to review and refine the boundaries of the OLA's and SLA's and to make the necessary amendments by way of variation.

d. Amendments necessary

1. **Undertake a review** of the extent and boundaries of the Outstanding Landscape Areas and Significant Landscape Areas in consultation with landowners and other interested parties, where required.

2. **Amend** the boundaries of the Outstanding Landscape Areas and Significant Landscape Areas as necessary, by way of variation to the plan.

4. All maps – High Voltage Lines

a. Submitters and hearing

Sub No	Status	Status	Relief Sought
108.04	Transpower NZ Ltd	oppose	Add the location of high voltage electricity lines to the information shown on the planning maps of the District.

b. Decision

Accept the following submission:

108.04 Transpower NZ Ltd

c. Reason

It has been decided to add a new rules requiring a setback from high voltage electricity lines. For consistency with this rule, and to enable easier plan interpretation, it would be useful to show the high voltage lines on the planning maps, as sought in this submission. Transpower have advised they would provide, at no cost to Council, the location of their lines.

d. Amendments necessary

Show on the planning maps the location of high voltage electricity lines with a voltage of 66kV or higher.

5. All maps – Reserves/Conservation Land

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
110.01	Fish & Game Council (Nelson/Marlborough)	?	Amend to identify reserves or public land for conservation or recreational purposes, and allow for their specific management requirements. Identify Kaikoura lakes and allow for management as a significant wetland site and for recreational uses.
119.186	Department of Conservation	oppose	Amend the planning maps to zone "Conservation" all lands administered by the Department.

b. Decision

Reject the following submissions:

110.01	Fish & Game Council (Nelson/Marlborough)
119.186	Department of Conservation

c. Reason

1. 110.01 - Fish & Game Council (Nelson/Marlborough)

It is noted that submission **110.01** seeks to show reserves and public conservation / recreation land, and to provide for their management. The planning maps do in fact indicate all reserves in the district, for information purposes. This is limited to land gazetted as reserves, rather than *all* public land as sought by the submitter. It is considered that the reserves shown should be limited to those which are gazetted. In respect of reserve management, this is covered by legislation other than the Act, such as the Reserves Act and the Conservation Act and the submission is therefore rejected.

2. 119.186 - Department of Conservation

It is also noted that submission **119.186** seeks to include a new Conservation Zone for all land administered by the Department of Conservation. While such a new zone may have some merit, it may also lead to the following problems:

- The purpose of the zoning would be essentially to protect the land from adverse effects of inappropriate use and development. As sufficient protection is already provided, a new zone, as proposed, would not add anything further in terms of mitigation or avoidance of adverse effects.
- The new Conservation Zone would be very sporadic, with “spot” zoning over various parts of the District. This may lead to increased complexity and possible confusion when interpreting the Plan.
- Public conservation land is sometimes sold, bought and swapped depending on negotiations with landowners and the conservation values of land parcels. All such transactions would require a variation to amend the zoning on the planning maps. This would increase the administrative costs of implementing the Proposed Plan.

- A new Conservation Zone could only be added by way of variation. This has implications for the existing Rural Zone and associated zone rules, and will add further to the costs and time associated with implementing the Proposed Plan.

The Council considered the evidence presented at the hearing and acknowledges the merit of a “conservation zone”, however on balance, it is considered that there is little to be gained in a new Conservation Zone in the Proposed Kaikoura District Plan, and that the costs of providing a new zone outweigh any benefits. The submission is therefore rejected.

The submitter has not provided sufficient information such as objectives, policies and methods to implement the new suggested zone, nor sufficient evidence to warrant this, i.e. section 32 analysis.

d. Amendments necessary

None.

6. All maps – Coastal Hazard Lines

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
132.119	Canterbury Regional Council	?	Amend the maps to show the Hazard 1 and 2 lines.

b. Decision

Reject the following submission:

132.119 Canterbury Regional Council

c. Reason

It is noted that this submission seeks that the Regional Coastal Environment Plan Hazard lines are included in the district planning maps. It is considered that this is unnecessary and inappropriate for the following reasons:

- There are no District Plan rules directly relating to activities in the coastal hazard areas.
- The Regional Council is the controlling body for controlling effects of activities in the Coastal Marine Area. However, the Hazard lines cover not only the CMA, but also extend inland to include parts of the District.
- Including the hazard lines on the district planning maps may lead to confusion as to the status of activities within those areas.
- As the hazard lines were established prior to notification of the Regional Coastal Plan, some years ago, they are not considered to be entirely accurate due to the changes which have occurred in the coastal environment since the lines were first drawn.
- Any changes to the hazard lines would require a variation to the district planning maps.
- Adequate cross-referencing is made in the Proposed District Plan to alert plan users that they may also required consent from the Regional Council.

On the above basis the submission is rejected.

d. Amendments necessary

None.

7. All maps – General

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
085.01	Murray Urquhart	oppose	Delete maps; use maps similar to SNA's.

b. Decision

Reject the following submission:

085.01 Murray Urquhart

c. Reason

This submitter considers the planning maps to be outdated and poorly drafted. It is assumed that the SNA maps being referred to are the 1:50 000 NZMS topographical maps.

The planning maps are, to a certain extent, limited by the amount and type of information which can be displayed, and the GIS system used to draft the maps. It is considered that, notwithstanding recommended amendments, the maps show all the necessary information to enable an accurate interpretation of the District Plan requirements. The maps are not intended to provide topographical or other superfluous information.

Given this, it is considered that the maps should be retained, subject to any amendments as a result of submissions.

d. Amendments necessary

None.

8. All maps – Cross References

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
131.103	NZ Historic Places Trust	?	Insert cross-references from the keys on maps to the relevant rules.
<i>F010.14.103</i>	<i>Federated Farmers (East Coast)</i>	<i>oppose</i>	<i>Restrictions on archaeological sites that may not exist is ridiculous - more consultation/investigation is needed.</i>
<i>F028.05.60</i>	<i>Sandy Chaffey</i>	<i>oppose</i>	<i>Rural landowners are even more severely restricted if the amendments are incorporated into the Plan.</i>
<i>F005.05.60</i>	<i>Simon Chaffey</i>	<i>oppose</i>	<i>Rural landowners are more severely restricted if the HPT amendments are adopted by Council.</i>

b. Decision

Accept the following further submissions:

F010.14.103 Federated Farmers (East Coast)

F028.05.60 Sandy Chaffey

F005.05.60 Simon Chaffey

Reject the following submission:

131.103 NZ Historic Places Trust

c. Reason

It is considered that the cross-referencing sought would be impractical, as there would be many different rules applicable to each planning map. Cross-referencing is also considered unnecessary, as the Plan document explains how to use the planning maps when assessing proposals.

d. Amendments necessary

None.

9. All maps – Designations

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
123.06	Tranz Rail Ltd	?	Show "D31 and clearly arrowed into the Rail Corridor.

b. Decision

Accept the following submission:

123.06 Tranz Rail Ltd

c. Reason

The railway is shown as a designation on some maps, but not on others. For consistency, the railway designation should be shown on all maps, as sought.

d. Amendments necessary

Show the railway designation “D31” with locational arrow, on all relevant maps.

10. All maps – Protected Trees

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
054.04	Royal Forest & Bird Society - Kaikoura Branch	n/a	The following are not shown on the maps: T3, T10, T11, T15, T16, T17.

b. Decision

Accept the following submission in part:

054.04 Royal Forest & Bird Society - Kaikoura Branch

c. Reason

It is noted that tree T3 is in fact shown on planning map 15. Trees T10, T11, T15, T16 and T17 are shown on planning map 7a, which was introduced by way of variation 1 to the Plan. The relief sought is therefore unnecessary and the submission is accepted in part to this extent.

d. Amendments necessary

None

11. General

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
133.43	Marlborough Lines Ltd	?	Conduct a review of the extent of land identified as Significant Landscape Areas.

b. Decision

Accept the following submission:

133.43 Marlborough Lines Ltd

c. Reason

The Council reviewed the submission, the documents and the evidence presented, and decided to accept this submission in order to ensure consistency with its decision to review the boundaries and extent of the Significant Landscape Area.

d. Amendments necessary

Review the extent and boundaries of the Significant Landscape Area in consultation with the submitter, and make any necessary changes by way of variation to the planning maps.

12. Map 1a

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
080.01	Steven Donnelly	?	That legal roads that have been surveyed and which appear in the plans be given their rightful powers of easement of access.
080.02	Steven Donnelly	?	Legal roads in the 1890's that were placed in riverbeds and legally surveyed should be granted an esplanade strip adequate to enable vehicle access alongside riverbeds.
034.01	JL & AC Trewin	oppose	Delete all landscape zoning lines and archaeological areas from our farm; consult with submitter about the latter. Add a triangle on the map to recognise the archaeological site on our property.
054.03	Royal Forest & Bird Society - Kaikoura Branch	n/a	T9 should be on eastern side of railway line on map 1a.
F029.11	<i>Kaikoura Historical Society</i>	<i>support & oppose 034.01</i>	<i>Archaeological sites must remain, but a full and complete analysis of all sites should be completed.</i>
F037.35	<i>NZ Historic Places Trust</i>	<i>oppose & support 034.01</i>	<i>HPT opposes deletion of archaeological areas from the maps but supports addition of a triangle to indicate presence of a site..</i>

b. Decision

Accept the following submission:

080.01 Steven Donnelly

Accept the following submission and further submissions **in part**:

034.01 JL & AC Trewin

F029.11 *Kaikoura Historical Society*

F037.35 *NZ Historic Places Trust*

Reject the following submissions:

080.02 Steven Donnelly

054.03 Royal Forest & Bird Society - Kaikoura Branch

c. Reason

1. 080.01 - Steven Donnelly

It is unclear what is being sought in submission **080.01**. However, the submission can be accepted to the extent that it appears to support the legal road shown on the north side of the Oaro River on Map 1a.

2. 080.02 - Steven Donnelly

Submission **080.02** seeks an esplanade strip (for vehicle access purposes) on the north side of the Oaro River. Esplanade strips can be negotiated at any time with landowners agreement, in order to provide rights of way and access. However, it is noted that a legal road already exists on the north bank of the Oaro River (refer map 1a). Although not formed, this road provides legal access to the properties on the north side of the river. As such, an esplanade strip, as sought, is considered unnecessary.

3. 034.01 - JL & AC Trewin

Submission **034.01** seeks that all landscape areas be removed from the submitter's property. This is considered impractical and unreasonable, since the values associated with landscape areas do not, and cannot, discriminate between public land and private land. For example, the visibility (visual prominence) and heritage values of an area will remain the same regardless of land ownership. When viewed from an observation point, it is virtually impossible to determine "landscape" boundaries of public land versus private land.

The concern of the submitter is noted, but this relates more to the *effect* of the landscape areas on their ownership rights, rather than the fact that private land has been identified. The effect of the landscape areas is translated through the rules in section 11 of the Plan, which control certain activities in both the OLAs and the SLAs. It is considered that the effects of the associated rules will not unreasonably restrict landowners. The rules are in fact very limited and very specific in their scope, and are augmented by non-regulatory methods such as guidelines. They will not affect normal farming operations and activities, and will not place an unreasonable or restrictive burden on landowners whose land is classified as a landscape area. The landscape areas and the rules were drafted in consultation with various agencies, including farmers. While consultation could have been more extensive, the extent of consultation was limited by resource and time constraints. The Council undertook what it considered to be the most effective consultation, involving representative landowners and interested parties, rather than each individual landowner whose property is identified as a landscape area.

Accordingly, it is considered that there are no grounds for the Council to exclude private land from the landscape areas, where those areas contain landscape values identified in the landscape report. The submission is accepted in part to the extent that the boundaries of the landscape areas will be reviewed in consultation with the landowner.

4. 054.03 - Royal Forest & Bird Society - Kaikoura Branch

Submission **054.03** seeks to amend tree T9 so that it is shown on the east side of the railway line. It is however noted that T9 (a clump of Karaka trees) are in fact shown in the correct location i.e. to the west of the railway line. This submission is therefore rejected.

d. Amendments necessary

Review boundaries of the landscape areas and amend, where necessary, by way of variation.

13. Map 3 & 3a

a. Submitter and hearing

Sub No	Submitter	Status	Relief Sought
008.01	Dorothy C Aitken-Edwards	oppose	Amend Map 3 to show correct position of the "Swyncombe" Blacksmith Shop.
110.02	Fish & Game Council (Nelson/Marlborough)	n/a	Amend to show correct location of Lake Rotoiti, it should be further to the east.
110.03	Fish & Game Council (Nelson/Marlborough)	n/a	Amend 3a to show correct location of Lake Rotoiti, it should be further to the east.
<i>F029.17</i>	<i>Kaikoura Historical Society</i>	<i>support 008.01</i>	<i>All site locations should be verified.</i>

b. Decision

Accept the following submissions and further submission:

008.01	Dorothy C Aitken-Edwards
110.02	Fish & Game Council (Nelson/Marlborough)
110.03	Fish & Game Council (Nelson/Marlborough)
<i>F029.17</i>	<i>Kaikoura Historical Society</i>

c. Reason

1. 008.01 - Dorothy C Aitken-Edwards (accept in part)

Submission **008.01** suggests that historic building “H28” is shown incorrectly, in relation to the Bellbird Stream as shown on map 3. It appears that the stream labelled “Bellbird Stream” on map 3 is in fact the Humbug Stream, and that the stream labelled the Humbug is a road. It is noted that the actual Bellbird Stream is not shown. Building H28 is in fact shown in the correct location, however “Bellbird Stream” needs to be re-labelled “Humbug Stream”, while the label “Humbug Stream” needs to be deleted.

2. 110.02 - Fish & Game Council (Nelson/Marlborough) & 110.03 - Fish & Game Council (Nelson/Marlborough)

It is considered necessary to relocate the position of Lake Rotoiti to the east, as sought in submissions **110.02** and **110.03**.

d. Amendments necessary

- On planning map 3 **delete** the notation “Humbug Stream” and **rename** “Bellbird Stream” as “Humbug Stream”.
- Relocate** the position of Lake Rotoiti as shown on maps 3 and 3a to the same location shown on map F24.

14. Map 7

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
009.03	Broadcast Communications Ltd	oppose	Indicate on the map the designation for Broadcast Communication Ltd (ref D1).
010.27	Kaikoura District Council	oppose	Amend map 7 to show designations D35 and D7 and show all Gazetted reserves.
116.17	Telecom New Zealand Ltd	oppose	Amend planning maps to identify the location of D35 on the maps.
023.01	Richard & Julia King	oppose	Delete all landscape classification on our property.
023.05	Richard & Julia King	oppose	Request a site visit and consultation before any maps are drawn up with lines affecting our property.
<i>F010.08.01</i>	<i>Federated Farmers (East Coast)</i>	<i>support 023.01</i>	<i>Support.</i>
<i>F010.08.05</i>	<i>Federated Farmers (East Coast)</i>	<i>support 023.05</i>	<i>Support.</i>

b. Decision

Accept the following submission and further submission **in part**:

- 009.03** **Broadcast Communications Ltd**
- 010.27** **Kaikoura District Council**
- 116.17** **Telecom New Zealand Ltd**
- 023.01** **Richard & Julia King**
- 023.05** **Richard & Julia King**
- F010.08.01* *Federated Farmers (East Coast)*
- F010.08.05* *Federated Farmers (East Coast)*

c. Reason

1. 009.03 - Broadcast Communications Ltd; & 010.27 - Kaikoura District Council; and 116.17 - Telecom New Zealand Ltd

Submissions **009.03**, **010.27** and **116.17** all seek to show designations on map number 7. It is noted that the designations referred to, along with other data such as archaeological sites and reserves, are shown in an additional map (7a), which was introduced into the Plan by way of Variation 1. The relief sought is therefore considered unnecessary and the submissions are accepted in part to this extent.

2. 023.01 - Richard & Julia King

Submission **023.01** seeks the deletion of landscape areas from the submitter’s property. This is considered impractical and unreasonable, since the values associated with landscape areas do not, and cannot, discriminate between public land and private land. For example, the visibility (visual prominence) and heritage values of an area will remain the same regardless

of land ownership. When viewed from an observation point, it is virtually impossible to determine “landscape” boundaries of public land versus private land.

The concern of the submitter is noted, but this relates more to the *effect* of the landscape areas on their ownership rights, rather than the fact that private land has been identified. The effect of the landscape areas is translated through the rules in section 11 of the Plan, which control certain activities in both the OLAs and the SLAs. It is considered that the effects of the associated rules will not unreasonably restrict landowners. The rules are in fact very limited and very specific in their scope, and are augmented by non-regulatory methods such as guidelines. They will not affect normal farming operations and activities, and will not place an unreasonable or restrictive burden on landowners whose land is classified as a landscape area. The landscape areas and the rules were drafted in consultation with various agencies, including farmers. While consultation could have been more extensive, the extent of consultation was limited by resource and time constraints. The Council undertook what it considered to be the most effective consultation, involving representative landowners and interested parties, rather than each individual landowner whose property is identified as a landscape area.

Accordingly, it is considered that there are no grounds for Council to exclude private land from the landscape areas, where those areas contain landscape values identified in the landscape report. However, the submission is accepted in part to the extent that it has been decided to review the boundaries of the landscape areas in consultation with the landowners.

3. 023.05 - Richard & Julia King

Submission **023.05** seeks a site visit and further consultation before any further amendments to the landscape areas. This submission is accepted in part, to the extent that it has been decided to review the extent of the boundaries of the landscape areas, which will involve site visits and landowner consultation.

d. Amendments necessary

None

15. Map 9

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
023.02	Richard & Julia King	oppose	Delete all landscape classification on our property.
023.06	Richard & Julia King	oppose	Request a site visit and consultation before any maps are drawn up with lines affecting our property.
088.01	Bruce Calder	oppose	Delete landscape provisions from submitters property.
089.01	Bruce Calder	oppose	Delete landscape provisions from submitters' property.
090.01	Jacqueline & Peter Hamilton	oppose	Delete landscape provisions from submitter's property.
<i>F010.08.02</i>	<i>Federated Farmers (East Coast)</i>	<i>support 023.02</i>	<i>Support.</i>
<i>F010.08.06</i>	<i>Federated Farmers (East Coast)</i>	<i>support 023.06</i>	<i>Support.</i>
<i>F010.07.01</i>	<i>Federated Farmers (East Coast)</i>	<i>support 089.01</i>	<i>Support.</i>
<i>F010.03.01</i>	<i>Federated Farmers (East Coast)</i>	<i>support 090.01</i>	<i>Support.</i>

b. Decision

Accept the following submissions and further submissions **in part**:

023.02	Richard & Julia King
023.06	Richard & Julia King
088.01	Bruce Calder
089.01	Bruce Calder
090.01	Jacqueline & Peter Hamilton
<i>F010.08.06</i>	<i>Federated Farmers (East Coast)</i>
<i>F010.07.01</i>	<i>Federated Farmers (East Coast)</i>
<i>F010.03.01</i>	<i>Federated Farmers (East Coast)</i>
<i>F010.08.02</i>	<i>Federated Farmers (East Coast)</i>

c. Reason

These submissions are accepted in part in order to ensure consistency with the decision to review the boundaries of the landscape areas, in consultation with the landowners, and to amend where necessary by way of variation.

d. Amendments necessary

None.

16. Map 10

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
011.01	Jeremy J Stace	oppose	"Washdyke Stream" should be labelled "Kawaunui Stream".
011.02	Jeremy J Stace	oppose	D31 should be located at the mouth of Kawaunui Stream.
062.02	Sim Bell	oppose	If submitter's first request (Submission 062.01) to delete outstanding natural features from his property is not adopted, include the land between the railway and coast as an outstanding zone or significant.
<i>F010.05.01</i>	<i>Federated Farmers (East Coast)</i>	<i>support 011.01</i>	<i>Support.</i>
<i>F010.05.02</i>	<i>Federated Farmers (East Coast)</i>	<i>support 011.02</i>	<i>Support.</i>
<i>F010.09.02</i>	<i>Federated Farmers (East Coast)</i>	<i>support 062.02</i>	<i>Support.</i>

b. Decision

Accept the following submission and further submission:

011.01 **Jeremy J Stace**
F010.05.01 *Federated Farmers (East Coast)*

Accept the following submission and further submission **in part**:

062.02 **Sim Bell**
F010.09.02 *Federated Farmers (East Coast)*

Reject the following submission and further submission:

011.02 **Jeremy J Stace**
F010.05.02 *Federated Farmers (East Coast)*

c. Reason

1. 011.01 - Jeremy J Stace

The submission is accepted, as the stream labelled as “Washdyke Stream” is in fact the Kawanui.

2. 011.02 - Jeremy J Stace

The submission seeks to show designation D31 (railway) as at the mouth of the Kawanui Stream. It is considered that D31, as shown, accurately indicates the location of the railway line, and that no amendments are required.

3. 062.02 - Sim Bell

It is noted that the submission seeks, as alternative relief to an earlier submission by the same submitter, which was rejected, that the area seaward of the railway line be shown as outstanding or significant landscape. As part of the review of the boundaries of the landscape areas, it would be appropriate to also consider whether there are other areas in the coastal corridor which should be included, as sought in this submission. The submission is therefore accepted in part to this extent.

d. Amendments necessary

1. **Re-label** “Washdyke Stream” on Map 10 to read “Kawanui Stream”.
2. As part of the **review** of the landscape areas, review whether any additional coastal areas seaward of the railway line should be shown as significant or outstanding landscape.

17. Map 12

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
011.03	Jeremy J Stace	oppose	Label "Washdyke Stream" just north of A170.
062.03	Sim Bell	oppose	If submitter's first request is not adopted, include the land between the railway and coast as an <u>outstanding zone or significant</u> .
133.45	Marlborough Lines Ltd	?	Remove the Significant Landscape Areas overlay from land owned by Marlborough Lines Ltd CT 5D/661 (Marlborough Registry).
<i>F010.05.03</i>	<i>Federated Farmers (East Coast)</i>	<i>support 011.03</i>	<i>Support.</i>
<i>F010.09.03</i>	<i>Federated Farmers (East Coast)</i>	<i>support 062.03</i>	<i>Support.</i>
<i>F008.66</i>	<i>Environment Canterbury</i>	<i>oppose 133.45</i>	<i>Failure to recognise these landscapes would mean the Plan will be inconsistent with the purpose of the Act and the RPS.</i>

b. Decision

Accept the following submission:

011.03 **Jeremy J Stace**

Accept the following submissions and further submissions **in part**:

062.03 **Sim Bell**

133.45 **Marlborough Lines Ltd**

F010.05.03 *Federated Farmers (East Coast)*

F010.09.03 *Federated Farmers (East Coast)*

F008.66 *Environment Canterbury*

c. Reason

1. 011.03 - Jeremy J Stace

The submission is accepted, as Washdyke Stream should be accurately labelled.

2. 062.03 - Sim Bell; & 133.45 - Marlborough Lines Ltd

These submissions are accepted in part to the extent that it has been decided to review the boundaries of the OLA's and SLA's, in consultation with landowners, and to amend the plan by way of a variation if necessary.

d. Amendments necessary

1. **Label** Washdyke Stream on Map 12 (just north of archaeological site A170).

2. As part of the **review** of the landscape areas, review whether any additional coastal areas seaward of the railway line should be shown as significant or outstanding landscape.

18. Map 14a

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
109.01	MA & JP Syme	support	Amend map to extend two areas as Outstanding Landscapes.
109.02	MA & JP Syme	oppose	Amend map where there is too much Outstanding Landscapes (in areas other than indicated in submission 109.01).
109.09	MA & JP Syme	oppose	Delete A53, as it may not be there, or justify recording.
109.11	MA & JP Syme	oppose	Amend to reduce area?
109.28	MA & JP Syme	oppose	Amend to allow tourist accommodation etc at the site of The Point homestead.
<i>F009.28</i>	<i>Fed Farmers (NZ)</i>	<i>support 109.09</i>	<i>These sites have been highly modified/examined to a point where they no longer have historical value worthy of protection. The rules that apply are unworkable and unjustified.</i>
<i>F008.70</i>	<i>Environment Canterbury</i>	<i>oppose 109.28</i>	<i>Failure to recognise these landscapes would mean the Plan will be inconsistent with the purpose of the Act and the RPS.</i>

b. Decision

Accept the following submissions and further submission **in part**:

109.01	MA & JP Syme
109.02	MA & JP Syme
109.11	MA & JP Syme
109.09	MA & JP Syme
<i>F008.70</i>	<i>Environment Canterbury</i>

Reject the following submissions and further submission:

109.28	MA & JP Syme
<i>F009.28</i>	<i>Fed Farmers (NZ)</i>

c. Reason

1. 109.01 -MA & JP Syme; & 109.02 - MA & JP Syme

These submissions seek to amend the boundaries of landscape areas on the submitters property. These submissions can be accepted in part, to the extent that it has been decided to review the boundaries of the OLA's and SLA's, in consultation with the landowners, and to amend the Plan if necessary by way of a variation.

2. 109.09 - MA & JP Syme

Submission **109.09** seeks to delete archaeological site A53 (midden between the Sharks Tooth and South Bay). The list of archaeological sites is based on a list of recorded (known) sites submitted by the NZ Historic Places Trust. Since A53 is included in the list of recorded sites,

it should be retained. The submission is accepted in part to the extent that the location of all archaeological sites will be reviewed and amended, if necessary, by way of a variation.

3. 109.11 - MA & JP Syme

Submission **109.11** raises a concern over the extent of the archaeological area surrounding A28, and the implications of the related rules. This submission is accepted in part to the extent that it has been decided to review the location of archaeological sites and areas.

4. 109.28 - MA & JP Syme

Submission **109.28** seeks to provide for commercial activities (accommodation, attractions, restaurant or bar) in the area known as “the Point” (areas A74 and A49, Map 14a). This submission seeks that these activities be provided for as controlled activities in the Plan. While there is an existing B & B operating at The Point, it would be inappropriate to provide spot zoning or specific rules on the basis of a possible future use, without any firm concept plan or proposal or any supporting data. It is difficult to gauge the extent of adverse effects without a proposal and it is considered that there is little justification for such a rezoning. Given this and the visibility and accessibility of The Point and the number of visitors passing each week (over 10 000 vehicles, plus foot traffic and bikes), any future activity in this area should continue to be subject to the zone rules and district-wide rules. The submission is therefore rejected.

d. Amendments necessary

None

19. Map 14c

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
013.01	Suzane Martin	oppose	Delete parts of Significant Landscape classification from Residential B zones.
109.03	MA & JP Syme	support	Amend to have height restriction on both sides of Ward Street.
109.04	MA & JP Syme	oppose	Amend to have no landscape classification on a portion of Residential B zone, return to Residential B zone with buildings set back from the hill edge at 10 metres.
109.08	MA & JP Syme	oppose	Delete the Old Boiling Down Works A74 (page 245).
109.07	MA & JP Syme	?	Amend to correct position of Lookers Lane.
109.10	MA & JP Syme	oppose	Delete A49 or justify recording.
109.19	MA & JP Syme	oppose	Delete most of Significant Landscape form part of Residential B zone; place a Significant Landscape classification on part of Ward Street if the surrounding hillside has that zoning. Amend section size to 2000sqm.
049.03	The Pier Hotel Ltd	support	That Lot 1 DP 494 and Lots 1-3 DP 2820 remain included in the Business B zone.
F009.27	Fed Farmers (NZ)	support 109.08	<i>These sites have been highly modified/examined to a point where they no longer have historical value worthy of protection. The rules that apply are unworkable and unjustified.</i>
F029.18	Kaikoura Historical Society	oppose 109.08	<i>boiling down works should remain - part of the early development of Kaikoura.</i>
F037.36	NZ Historic Places Trust	oppose 109.08	<i>HPT opposes deletion of sites A74 & A49.</i>
F037.37	NZ Historic Places Trust	oppose 109.10	<i>HPT opposes deletion of sites A74 & A49.</i>
F008.25	Environment Canterbury	oppose 109.19	<i>Section sizes less than 4ha will have adverse effects on landscape and water quality, and will be inconsistent with the RPS.</i>
F009.29	Fed Farmers (NZ)	support 109.10	<i>These sites have been highly modified/examined to a point where they no longer have historical value worthy of protection. The rules that apply are unworkable and unjustified.</i>

b. Decision

Accept the following submissions:

- 109.07** **MA & JP Syme**
- 049.03** **The Pier Hotel Ltd**

Accept the following submissions **in part**:

- 013.01** **Suzane Martin**
- 109.04** **MA & JP Syme**
- 109.19** **MA & JP Syme**

109.03 MA & JP Syme

Reject the following submissions and further submissions:

109.08	MA & JP Syme
109.10	MA & JP Syme
<i>F009.27</i>	<i>Fed Farmers (NZ)</i>
<i>F029.18</i>	<i>Kaikoura Historical Society</i>
<i>F037.36</i>	<i>NZ Historic Places Trust</i>
<i>F037.37</i>	<i>NZ Historic Places Trust</i>
<i>F009.29</i>	<i>Fed Farmers (NZ)</i>
<i>F008.25</i>	<i>Environment Canterbury</i>

c. Reason

1. 013.01 - Suzane Martin; & 109.04 - MA & JP Syme; & 109.19 - MA & JP Syme

Submissions **013.01**, **109.04** and **109.19** seek to delete certain parts of the landscape areas. These submissions are accepted in part, as it has been decided to retain landscape areas in the Plan, but to review the boundaries of those areas. Submissions **109.04** and **109.19** are also rejected in part to the extent that the existing SLA landscape classification over the land in the Residential B zone is considered appropriate and should be retained, albeit reviewed as part of the general review of the boundaries of the landscape areas.

2. 109.03 - MA & JP Syme

Submission **109.03** seeks to extend the 5.5m height restriction to include both sides of Ward Street on the top of the Peninsula. It is noted that a 5.5m height limit essentially restricts building to one single storey. However, there are already two-storied houses in the area and it is noted that these would become protected by existing use rights should the restriction be imposed on both sides. After having given due consideration to the submission, the officer's report and the evidence presented at the hearing, it was decided to accept the submission in part to the extent that the height restriction only applies to the eastern side of Ward Street, and is applicable to that area located between Scarborough Street and Cromer Street on the top of the Peninsula and located within the Residential B zone of the Plan. It is considered that to impose the height restriction on both sides of Ward Street would unduly restrict the existing house owners and would be against the principle of natural justice.

3. 109.08 - MA & JP Syme; & 109.10 - MA & JP Syme

Submission **109.08** seeks to delete archaeological site A74 (boiling down works), while submission **109.10** seeks the deletion of A49 (midden). The list of archaeological sites is based on a list of recorded (known) sites submitted by the NZ Historic Places Trust. Both A74 and A49 are included in the list of recorded sites. While it is acknowledged that these areas have been somewhat modified, it is considered that they should be retained in the plan in recognition of their historical value, and to avoid any further effects on their historical values.

4. **109.07 - MA & JP Syme**

Submission **109.07** is accepted, as the road labelled “Looker’s On lane” is in fact an un-named legal road.

5. **049.03 - The Pier Hotel Ltd**

Support for the Business B Zone off Avoca St is acknowledged.

d. Amendments necessary

1. **Relocate** the label “Lookers On Lane” on Map 14c to the road one section to the west of the label as notified.

2. On Map 14c, **impose** a height restriction 5.5metres on the eastern side of Ward Street, between Scarborough Street and Cromer Street, in the Residential B zone, for the sites fronting Ward Street.

20. Map 14d

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
007.01	Robert & Susan Blake	oppose	Delete the 5.5m height restriction except for the triangle bounded by Weka Rd/Kaka Rd/Sth Bay Pde.
010.28	Kaikoura District Council	oppose	Add "Res A" to the Kea Rd side of Phairs Drain.
016.01	JP & FA Foster	oppose	Delete Height Control area between Weka Road and Tui Road, excluding the waterfront.
104.01	Roger Hunt	?	Delete designation "Marine Resources" from the existing recreational reserve on all land outside the commercial area originally granted as per consents of 1992 and 1998, or alternatively include these consents in the Plan.
109.05	MA & JP Syme	oppose	Amend to have areas around A21 and A4 smaller; correct the location for A22; and move A23 southwards.
109.06	MA & JP Syme	support	None sought (Marine Facility Zone).
135.01	Grant & Donna Silvester	?	Recommend that the grass area east/seaside of Kaka Road be used as a picnic area only, and carparks should be signposted during peak periods.
135.02	Grant & Donna Silvester	?	The whaling station site must not be commandeered by tour buses nor dive teams, there should be a six car (no trailer) parking for recreational divers, with a 120 minute limit.
010.46	Kaikoura District Council	n/a	Amend Tui and Weka "Street" with "Road" instead of Street.
030.01	Kieron Kerr	oppose	Do not rezone Tui Street and surrounding areas to Marine facility zone.
032.01	Ross & Joy Blakely	oppose	Remove the proposed "Outstanding Landscape Area" from 159 and 161 South Bay Parade, and the proposed "Marine Facilities Zone" from the former limestone quarry area.
058.02	Dr John Simpson	oppose	Retain the resource consent currently in place along the Moa Road frontage, and that the current marine/industrial /boat parking not be extended to the north from its boundary.
064.01	Azalea Hunt	oppose	The marine resource area not to be extended outside the existing commercial area.
083.02	Tony Nixon	?	Amend to add that the Mermaid Pool and Wakatu Rocks and adjacent Beach Road be protected from any development.
033.01	Steven & Judith Carstairs	oppose	Remove the proposed "Outstanding Landscape Area" from 159 and South Bay Parade, and the proposed "Marine Facilities Zone" from the former limestone quarry area. "Outstanding Landscape Area" to start from the boundaries of these two properties.
042.01	Kevin & Janice Genet	oppose	Triangular area of Weka Street and end of South Bay Parade to be excluded from Height Control

			Area - no height requirement to be imposed.
043.01	Keith Whittaker	oppose	Amend to have no height restriction at Moa and Weka Roads, and Kaka Street.
044.01	Allan & Karen MacDonald	oppose	Delete height restriction of 5.5 metres in area of Weka Street and Kaka and Moa Road
044.02	Allan & Karen MacDonald	oppose	Amend to exclude Moa Point and the old quarry from the Marine Facility zone, no buildings built without a resource consent and built no higher than 4 metres, and no fences to be built.
079.01	Kenneth Swift	oppose	Amend to confine the Marine Facility zone to the existing commercial area.
079.02	Kenneth Swift	oppose	Include in any Marine Facilities Zone (for Moa Point) all terms and conditions as per the February 1998 Consent for Redevelopment of Moa Point.
119.203	Department of Conservation	?	Delete the 'Marine Facilities' zoning from the former limestone quarry in South Bay on Map 14d. Show the underlying zoning for this Scenic Reserve as 'Conservation Zone' in accordance with submissions on Section 22.6 Rural Zone Rules. (sub 119.186)
030.02	Kieron Kerr	oppose	None sought.
F019.04	Sue Marshall	support 007.01	Most sections already two stories - any change will cost owners in value which they have paid for.
F018.04	C M Waiwai	support 007.01	Sections are mostly two stories or have been bought knowing they can build two stories.
F017.04	T & C Smith	support 007.01	There are already many two storey dwellings in this area.
F037.38	NZ Historic Places Trust	oppose 109.05	HPT opposes reduction of arch. area containing sites A4 & A21, without an adequate survey.
F009.30	Fed Farmers (NZ)	support 109.05	If rules are to remain, sites must be accurately identified.
F029.19	Kaikoura Historical Society	support 135.02	Parking is damaging whaling station site protection fence.
F001.01	Kevin Genet	oppose 042.01	Original submission worded the wrong way around.
F018.02	C M Waiwai	support 043.01	Sections are mostly two stories or have been bought knowing they can build two stories.
F019.01	Sue Marshall	support 043.01	Most sections already two stories - any change will cost owners in value which they have paid for.
F017.02	T & C Smith	support 043.01	There are already many two storey dwellings in this area.
F018.01	C M Waiwai	support 044.02	Sections are mostly two stories or have been bought knowing they can build two stories.
F019.02	Sue Marshall	support 044.02	Most sections already two stories - any change will cost owners in value which they have paid for.
F017.01	T & C Smith	support 044.02	There are already many two storey dwellings in this area.
F009.12	Fed Farmers (NZ)	support 119.203	The emphasis on non-regulatory means is an effective way to achieve desired outcomes.
F026.26	Ailsa Howard	support 119.203	Support.
F018.03	C M Waiwai	support 030.02	Sections are mostly two stories or have been bought knowing they can build two stories.

<i>F017.03</i>	<i>T & C Smith</i>	<i>support 030.02</i>	<i>There are already many two storey dwellings in this area.</i>
<i>F019.03</i>	<i>Sue Marshall</i>	<i>support 030.02</i>	<i>Most sections already two stories - any change will cost owners in value which they have paid for.</i>

b. Decision

Accept following submissions and further submissions:

010.28	Kaikoura District Council
010.46	Kaikoura District Council
109.06	MA & JP Syme
032.01	Ross & Joy Blakely
<i>F029.19</i>	<i>Kaikoura Historical Society</i>
<i>F001.01</i>	<i>Kevin Genet</i>
<i>F018.03</i>	<i>C M Waiwai</i>
<i>F017.03</i>	<i>T & C Smith</i>
<i>F019.03</i>	<i>Sue Marshall</i>

Accept following submissions and further submissions **in part**:

135.01	Grant & Donna Silvester
135.02	Grant & Donna Silvester
030.02	Kieron Kerr
109.05	MA & JP Syme
<i>F037.38</i>	<i>NZ Historic Places Trust</i>
<i>F009.30</i>	<i>Fed Farmers (NZ)</i>

Reject following submissions and further submissions:

016.01	JP & FA Foster
007.01	Robert & Susan Blake
042.01	Kevin & Janice Genet
043.01	Keith Whittaker
044.01	Allan & Karen MacDonald
104.01	Roger Hunt
064.01	Azalea Hunt
044.02	Allan & Karen MacDonald
079.01	Kenneth Swift
079.02	Kenneth Swift
119.203	Department of Conservation
032.01	Ross & Joy Blakely (reject in part - MF Zone)

033.01	Steven & Judith Carstairs
058.02	Dr John Simpson
083.02	Tony Nixon
030.02	Kieron Kerr
030.01	Kieron Kerr
<i>F018.01</i>	<i>C M Waiwai</i>
<i>F019.02</i>	<i>Sue Marshall</i>
<i>F017.01</i>	<i>T & C Smith</i>
<i>F009.12</i>	<i>Fed Farmers (NZ)</i>
<i>F026.26</i>	<i>Ailsa Howard</i>
<i>F018.02</i>	<i>C M Waiwai</i>
<i>F019.01</i>	<i>Sue Marshall</i>
<i>F017.02</i>	<i>T & C Smith</i>
<i>F019.04</i>	<i>Sue Marshall</i>
<i>F018.04</i>	<i>C M Waiwai</i>
<i>F017.04</i>	<i>T & C Smith</i>

c. Reason

1. **016.01 - JP & FA Foster; 007.01 - Robert & Susan Blake; 042.01 - Kevin & Janice Genet; 043.01 - Keith Whittaker; & 044.01 -Allan & Karen MacDonald**

These submissions are rejected for the following reasons:

- (i) Reducing the area subject to a height restriction would compromise the small coastal character of South Bay;
- (ii) The Council is required to give due consideration to maintain and enhance the amenity values of South Bay pursuant to section 7 of the Act;
- (iii) The existing two-storied houses in the area will be protected by way of existing use rights.

2. **010.28 & 10.46 - Kaikoura District Council**

It is considered that the relief sought will provide better clarification to plan users.

3. **032.01 - Ross & Joy Blakely; and 033.01 - Steven & Judith Carstairs**

Submission **032.01** seeks to remove the outstanding landscape area from two residential properties. While it has previously been decided to review the extent of the landscape boundaries, this is the type of situation where the landscape boundary does need to be amended, as it is clearly inappropriate. These submissions are accepted in part, as the outstanding landscape area includes two residential sections, which clearly do not meet the criteria for an “outstanding landscape”. They are rejected in part, as the quarry will be retained.

4. 135.01 - Grant & Donna Silvester; and 135.02 - Grant & Donna Silvester

It is noted that submissions **135.01** and **135.02** relate to carparking signs and carparking limits. While the Plan controls the type of parking (i.e. recreational boat parking), the Council's bylaws control parking times and signs. These submissions are accepted in part to the extent that the South Bay Bylaw already controls the type, duration and location of parking in South Bay.

5. 109.05 - MA & JP Syme

Submission **109.05** seeks various amendments to an archaeological area and relocation of archaeological sites (A22 and A23). This submission is accepted in part, to the extent that it has been decided to review the location of archaeological sites.

6. 083.02 - Tony Nixon

Submission **083.02** seeks to restrict development in mermaid pool and the surrounding rocks. These areas fall within the Coastal Marine Area which is administered by the Regional Council. The Council is therefore unable to control any development in these areas and the submission is rejected for that reason.

7. 030.02 - Kieron Kerr

The submission is accepted in part to the extent that the map is retained albeit amended as a result of submissions.

8. 104.01 - Roger Hunt; 064.01 - Azalea Hunt; 044.02 - Allan & Karen MacDonald; 079.01 - Kenneth Swift; 079.02 - Kenneth Swift; 032.01 - Ross & Joy Blakely; and 033.01 - Steven & Judith Carstairs; 119.203 - Department of Conservation; 109.06 - MA & JP Syme; 058.02 - Dr John Simpson; 030.01 - Kieron Kerr

Marine Facilities Zone & Existing Resource Consent

Submitters opposing the MF Zone appear to be concerned that the MF Zone will permit commercial activities which are presently not permitted. In particular, submitters appear concerned that new tourist operators will be permitted. Under the rules of the MF Zone (section 21), permitted Commercial Activities are limited to the loading and unloading of fish. This activity is existing, and it would be unreasonable to restrict this. All other commercial activities require resource consent. As the rules of the MF Zone clearly require for the type of activities that the submitters are concerned with, on these grounds the MF Zone should be retained.

It appears the submitters are also concerned that the MF Zone undermines the existing resource consent which allows permits the operation of commercial activities in the areas. This may result in part from a misunderstanding of the relationship between the consent, and what it allows, and the rules of the MF Zone. The first point is that the consent is specific to certain activities, and is distinctly and entirely separate from what the MF zoning allows. The second point is that the conditions of consent are enforceable, and there would be no additional benefit of enshrining the conditions as rules in the Plan, as sought by some submitters.

In respect of the reserve status, parts of the MF Zone including Moa Point are also gazetted as recreation reserve. Activities under the Reserves Act are required to go through an entirely separate process than activities under the Resource Management Act - neither Act has any precedence.

It is therefore considered appropriate to retain the Marine Facility zoning as notified.

Quarry Site

In respect of the former quarry site, this is partially gazetted as a scenic reserve. It has no conservation values which the Council is aware of. Its scenic values are also somewhat subjective given its former use as a quarry site.

Because of the shortage of parking during peak seasons, the quarry has been identified as a potentially suitable site for recreational boat parking. All necessary consents would still be required before it was developed as such. It has also been decided to reject the Department of Conservation's suggestion to include a new Conservation Zone in the Plan.

Given the current status of the quarry, the absence of any significant values, and its potential suitability to ease parking problems with their consequential adverse effects, it is recommended that the MF Zone over the quarry site be retained as notified.

Fences & Building Height

In respect to fences, 4m building height, and consents for all buildings in the MF Zone, (submission 044.02), these matters are controlled through the zone rules. The rules are considered appropriate to adequately control the potential adverse effects of any activities, subject to amendments to the rules as a result of submissions. Amendments as sought in this submission are therefore not considered necessary.

d. Amendments necessary

1. **Delete** the outstanding landscape area from 159 and 161 South Bay Parade.
2. **Add** "Res A" to the Kea Rd side of Phairs drain.
3. **Replace** Tui and Weka "Street" with "Road" .
4. **Review** the location of archaeological sites A22 and A23 in consultation with the landowner and amend, by way of variation, as necessary.

21. Map 14e

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
117.04	Ministry of Education	n/a	Amend Map 14 e to show "Pt Sec 15 Town of Kaikoura" as being within the designation boundaries.
094.01	John & Lorraine Diver	oppose	Amend to change the status of Churchill Street Park from passive recreational to Historical significance.
F037.39	NZ Historic Places Trust	support 094.01	Support change of status to historic as located on part of pa site.

b. Decision

Accept the following submission:

117.04 **Ministry of Education**

Reject the following submission and further submission:

094.01 **John & Lorraine Diver**

F037.39 *NZ Historic Places Trust*

c. Reason

1. 117.04 - Ministry of Education

Submission **117.04** seeks to correct the designation for Kaikoura Primary School, where part of the school site has been excluded from the designation. This submission is therefore accepted.

2. 094.01 - John & Lorraine Diver

Submission **094.01** seeks to change the reserve status of Churchill Park from recreation to historic. While there may be grounds for changing the reserve status, this is a separate process to the District Plan. The Plan only reflects the existing status, which is “recreation reserve”. This submission cannot be accepted, given there is a separate process under the Reserves Act (not the Act), for gazetting reserve and changing reserve status.

d. Amendments necessary

On Map 14e amend the boundary of designation D26 to include Pt Sec 15 Town of Kaikoura.

22. Map 14f

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
106.02	Ronald Peterson	n/a	Add "Tulloch Mains" to map, which is not shown.
087.01	Gerald Nolan	oppose	Amend to reword "Scenic Reserve" to "Recreation Reserve".
087.02	Gerald Nolan	oppose	Delete helipad designation.
123.01	Tranz Rail Ltd	?	Show clearly the "Railway Purposes" Designation. The symbol D31 could be written on the face of the plan inside the areas to be designated.
132.165	Canterbury Regional Council	?	Amend map by changing the Business B zone to rural seaward of the Hazard 1 line, as shown in the Proposed Regional Coastal Environment Plan.
087.03	Gerald Nolan	oppose	Add a new designation for the Council land at the back of the camping ground (on Beach Road) for a future carpark. Add a special designation for the camping ground (on Beach Road).
F029.20	<i>Kaikoura Historical Society</i>	<i>support 106.02</i>	<i>Agreed.</i>

b. Decision

Accept the following submissions and further submission:

106.02	Ronald Peterson
123.01	Tranz Rail Ltd
132.165	Canterbury Regional Council
F029.20	<i>Kaikoura Historical Society</i>

Reject the following submission:

087.02	Gerald Nolan
087.01	Gerald Nolan
087.03	Gerald Nolan

c. Reason

1. 106.02 - Ronald Peterson

Submission **106.02** seeks an amendment to the location of H23. This submission is accepted, as H23 is shown in the wrong location.

2. 087.01 - Gerald Nolan

Submission **087.01** seeks to delete "scenic" from the legend indicating reserves. It is noted that it was originally decided not to differentiate between scenic reserves and recreation

reserves on the planning maps, for reasons of simplicity. It is further noted that the status of a reserve could at any time be changed under the Reserves Act, in which case a plan change will be required to amend the District Plan accordingly. It is therefore considered more appropriate to refer to reserves in a more generic manner and to turn to the gazetted status of a reserve for more information as and when required. This submission is therefore rejected.

3. 087.02 - Gerald Nolan

Submission **087.02** seeks that since the helipad is in the wrong location, it should be deleted. It is noted that the helipad is in fact shown too far south and that it should be located south of the “R” on Map 14F. It is considered necessary to show the location of the helipad, as this indicates to map users that helicopter activities are permitted on that site. The submission is therefore rejected.

4. 123.01 - Tranz Rail Ltd

The railway designation (D31) should be shown on the map, as sought in submission **123.01** to provide certainty for plan users.

5. 132.165 - Canterbury Regional Council

Submission **132.156** seeks to show the Bus B Zone near the railway station so that it better reflects the location of the Regional Council Hazard lines. This submission is accepted, as the present zoning may create conflict and inconsistency where commercial activities are permitted under the District Plan, but not permitted under the Regional Coastal Plan.

6. 087.03 - Gerald Nolan

It is noted the submission seeks a new “carpark” designation on the Council land. It is considered that this may be too restricting. While future carparking has been indicated as one possible use of the site, there are other uses which may also be appropriate. Designating the site for “carpark” purposes may be too restricting on other uses. The submitter further seeks to designate the campground. It is noted that this area is currently gazetted under the Reserves Act as recreation reserve. It is therefore considered unnecessary to designate the site as well.

d. Amendments necessary

- (i) **Delete** H23 and show on the southern boundary of the next section to the north of the present location. Consequential amendment - replace the legal description for H23 (pg 241) with “Lot 1 DP 536”.
- (ii) **Relocate** the Beach Road helipad to the north directly beneath (south of) the “R”.
- (iii) **Add** “D31” to the map.
- (iv) **Amend** the Business B Zone around the railway station area, so that the zone boundary does not extend seaward of Hazard Line 1, as shown in the Proposed Regional Coastal Environment Plan.

23. Map 14g

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
123.02	Tranz Rail Ltd	?	Show clearly the "Railway Purposes" Designation. The symbol "D31" could be written on the face of the plan inside the areas to be designated.
134.14	Transit NZ	oppose	Delete Business B zoning, adjacent to Beach Road, and revert to zone as in Transitional District Plan.
<i>F036.02</i>	<i>N Walker</i>	<i>oppose 134.14</i>	<i>Bus B zoning is needed on Beach Rd for Kaikoura to develop and to encourage further commercial development.</i>
<i>F034.02</i>	<i>G Hanley</i>	<i>oppose 134.14</i>	<i>Commercial development has occurred along Beach Rd. Continued growth necessitates need for Bus B Zone.</i>

b. Decision

Accept the following submission and further submissions:

123.02	Tranz Rail Ltd
<i>F036.02</i>	<i>N Walker</i>
<i>F034.02</i>	<i>G Hanley</i>

Reject the following submission:

134.14	Transit NZ
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c. Reason

1. 123.02 - Tranz Rail Ltd

The railway designation “D31” should be shown on map 14g as sought in submission **123.01**.

2. 134.14 - Transit NZ

Submission **134.14** seeks to delete the new Business B Zone on the former sale yards site and around the Suntrap, i.e. to revert to the Transitional District Plan zoning. The reasons for this submission include: ribbon development; adverse effects on traffic safety and State Highway efficiency and; inadequate carparking requirements (1 space per 45m²) resulting in car parking pressure on the roadside. It is necessary to consider each of these reasons in turn.

Ribbon Development

While ribbon development is usually discouraged on the grounds of inefficient use of infrastructure and amenity issues, Kaikoura is in a situation where there are few options for expansion of the township due to geographical constraints and flood risk. Both Residential and Business zoning was considered for the Beach Rd area re-zoned as business. Business Zoning was decided on in recognition of the growth of commercial activities, and the limited scope for commercial development elsewhere. It is considered that the former sale yards site lends itself well to business zoning, and that development of this site would not constitute ribbon development.

Traffic Safety and Highway Efficiency

Traffic safety is controlled through district plan rules relating to sight distances, vehicle crossings and intersections. These rules are also intended to minimise disruption to the free flow of traffic, and to provide for a degree of traffic safety. Rules relating to high traffic generating activities will control any commercial activities which generate above normal traffic movements.

It is considered that these rules will be sufficient to protect traffic safety and avoid affecting traffic movements on the state highway.

It is also understood that Transit NZ have the provision to declare (through District Plans) particular parts of a road, “Limited Access Roads”. Such roads have limits on the number and location of access to sites, in order to provide safe access points. This option has not been suggested for the Business B Zone.

Inadequate Carparking requirements

There appears to be some inconsistency here, as Transit have not sought to amend the parking requirements for commercial activities in Section 12 of the Plan. While there is a general requirement of 1 space per 45m² GFA for commercial activities, there are also specific requirements for the likes of restaurants, visitor accommodation, service stations and drive-through facilities. It is considered that compliance with these rules and requiring all parking to be on-site will reduce the potential parking problems envisaged in the submission.

In summary, it is considered that the Plan rules will ensure that activities in the new Business B Zone will not adversely affect traffic safety or vehicle movements. During the hearing Transit proposed the application of a concept plan for future developments along Beach Road in order to control the number of access points off the State Highway. This is considered acceptable and it is noted that such a concept plan sit alongside the District Plan and will be administered by Transit.

d. Amendments necessary

On Map 14g add “D31” (railway designation).

24. Map 15

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
123.04	Tranz Rail Ltd	?	Show clearly the "Railway Purposes" Designation. The symbol D31 could be written on the face of the plan inside the areas to be designated.

b. Decision

Accept the following submission in part:

123.04 Tranz Rail Ltd

c. Reason

The railway designation “D31” is in fact shown on this map, along with the symbol in the legend. However, it is noted that the “D31” on the Map should be circled. This submission should be accepted in part to this extent.

d. Amendments necessary

On Map 15 circle designation “D31”

25. Map 17

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
002.01	Rex & Marie Stewart	oppose	Location of pa sites and other archaeological features is inaccurate.
081.06	Kaikoura Historical Society	n/a	Correct archaeological site locations - A80 is out by 150m, A81 by 170m, A87 by 75m.
046.16	W M Dowle	?	Enlarge settlement zone in a northerly direction from current settlement zone on map.
046.17	W M Dowle	?	Verify facts and positions of archaeological sites. A79 and A87 do not exist, and A80, A89, D57 and D56 are incorrectly positioned.
<i>F037.40</i>	<i>NZ Historic Places Trust</i>	<i>support 002.01</i>	<i>NZAA sites at least provide an indication of a site.</i>
<i>F029.15</i>	<i>Kaikoura Historical Society</i>	<i>support 002.01</i>	<i>Site location requires correction - accuracy is difficult where little other detail given on maps.</i>
<i>F037.42</i>	<i>NZ Historic Places Trust</i>	<i>support 081.06</i>	<i>HPT supports that the location of sites should be reasonably accurate.</i>
<i>F029.16</i>	<i>Kaikoura Historical Society</i>	<i>support 046.17</i>	<i>Site location requires correction - accuracy is difficult where little other detail given on maps.</i>
<i>F037.41</i>	<i>NZ Historic Places Trust</i>	<i>support 046.17</i>	<i>HPT supports that the location of sites should be reasonably accurate.</i>

b. Decision

Accept the following submissions and further submissions:

- 002.01** **Rex & Marie Stewart**
- 081.06** **Kaikoura Historical Society**
- 046.17** **W M Dowle**
- 046.16** **W M Dowle**
- F037.40* *NZ Historic Places Trust*
- F029.15* *Kaikoura Historical Society*
- F037.42* *NZ Historic Places Trust*
- F029.16* *Kaikoura Historical Society*
- F037.41* *NZ Historic Places Trust*

c. Reason

1. **002.01 - Rex & Marie Stewart; 081.06 - Kaikoura Historical Society & 046.17 - W M Dowle**

Submissions **002.01**, **081.06** and **046.17** all relate to the archaeological sites, and seek verification of the location and /or amendments to the location of the sites. These submissions are accepted to the extent that it has been recommended to review the location of all archaeological sites on map 17, and amended, where necessary, by variation.

2. 046.16 - W M Dowle

Submission **046.16** seeks an enlargement of the Settlement Zone to the north. The land in question is flat, and would provide suitable building sites. These sites would have legal road frontage to Makura Road, and could be serviced by an appropriate water and sewerage system. However, until a geotechnical risk assessment is made of the risk of rock fall from the hills to the north, it is considered appropriate to extend the Settlement Zone only be extended for a distance of 50m to the north from Makura Road.

d. Amendments necessary

On Map 17 **extend** the Settlement Zone to the north in accordance with Kaikoura District Council resource consent 00048 (RMA 690/01 - Environment Court consent notice), and **remove** the outstanding landscaper overlay accordingly.

26. Map 18

a. Submitter and hearing

Sub No	Submitter	Status	Relief Sought
029.01	Joyce & Gordon Croucher	oppose	Amend "Peketa" to read "Puketa".

b. Decision

Reject the following submission:

029.01 **Joyce & Gordon Croucher**

c. Reason

Submission **029.01** seeks to rename “Peketa”, “Puketa”. The submitter is concerned that the renaming may affect legal documents which refer to “Puketa”. This amendment is considered inappropriate, as Gazette Notice No.62 dated 30 April 1987, page 1964 of the New Zealand gazette describes the settlement as “Peketa”. “Peketa” is therefore considered the correct name and the submission is rejected.

d. Amendments necessary

None.

27. Map 19

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
078.01	John Macphail	oppose	Amend to allow proposed extensions to the runway by 600 metres to the north, and 100 metres to the south.

b. Decision

Accept the following submission:

078.01 John Macphail

c. Reason

A possible extension to the runway has been shown as 200m to the east. It would be appropriate to provide for the suggested 600m extension as sought, to provide for larger aircraft such as DC 3. It is noted these aircraft are currently landing at Clarence, requiring passengers to be bussed to the township. An extension of 600m would also provide for larger aircraft if a future scheduled service was ever established. However, an extension as sought, would take in archaeological site A35 and would require consultation with Te Runanga o Ngai Tahu and Te Runanga o Kaikoura before it was established.

In respect of the extension to the south, this land is presently unutilised reserve land owned by Te Runanga o Ngai Tahu but administered by DOC. It would be appropriate to provide for buildings in this area, since the runway is too narrow to allow buildings to be built on the side of the runway. Any extension to the south would require consultation with Ngai Tahu, Te Runanga o Kaikoura and DOC prior to establishment.

It is therefore considered appropriate that at this stage, an extension of 600m to the east and 100m to the west be shown as “possible designation extension”, but that the extended areas not be designated. This will ensure the appropriate consultation is undertaken prior to the extensions being designated.

d. Amendments necessary

- (i) **Extend** the shaded area to the east of designation D14 (possible runway extension) 600m to the east of the designated site.
- (ii) **Shade** a new area for 100m to the east of Designation D14 and add the notation “*buildings only*”.
- (iii) **Amend** the notation on the legend for the shaded area to read: “*Possible Future designation Extension*”

28. Map 20

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
010.29	Kaikoura District Council	oppose	Show Hapuku settlement (denoted by the thick black line) as "SET".
014.01	Anthony & Susan Parsons	oppose	Add Set to park bordered area.
020.01	Andrew & Grace Whiting	oppose	Add Set to park bordered area.
132.164	Canterbury Regional Council	?	Amend map to show SET to Hapuku Settlement Zone.

b. Decision

Accept the following submissions:

010.29	Kaikoura District Council
014.01	Anthony & Susan Parsons
020.01	Andrew & Grace Whiting
132.164	Canterbury Regional Council

c. Reason

All these submissions seek to add an omission "SET" to indicate the Hapuku Settlement Zone. This is considered an omission and should be included.

d. Amendments necessary

On Map 20 add "SET" to the bordered area to indicate the Hapuku Settlement Zone.

29. Map 22a

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
010.30	Kaikoura District Council	oppose	Label archaeological site A141.
011.04	Jeremy J Stace	oppose	Relocate the Clarence Archaeological Complex boundary to just north of A173, then cross eastwards over highway, to include A135, A136, A138.
097.02	John Murray & James Murray	oppose	Delete archaeological area from area north of Clarence River.
<i>F010.05.04</i>	<i>Federated Farmers (East Coast)</i>	<i>support 011.04</i>	<i>Support.</i>
<i>F029.13</i>	<i>Kaikoura Historical Society</i>	<i>support & oppose 011.04</i>	<i>Archaeological sites must remain, but a full and complete analysis of all sites should be completed.</i>
<i>F037.43</i>	<i>NZ Historic Places Trust</i>	<i>oppose 011.04</i>	<i>The Clarence Arch. Complex should only be altered on the advice of an archaeological expert.</i>
<i>F037.44</i>	<i>NZ Historic Places Trust</i>	<i>oppose 097.02</i>	<i>HPT opposes reduction of arch. area containing sites A4 & A21, without an adequate survey.</i>
<i>F029.12</i>	<i>Kaikoura Historical Society</i>	<i>support & oppose 097.02</i>	<i>Archaeological sites must remain, but a full and complete analysis of all sites should be completed.</i>

b. Decision

Accept the following submission and further submissions:

- 010.30** **Kaikoura District Council**
- F029.13* *Kaikoura Historical Society (accept in part)*
- F037.43* *NZ Historic Places Trust*
- F037.44* *NZ Historic Places Trust*
- F029.12* *Kaikoura Historical Society (accept in part)*

Reject the following submissions:

- 011.04** **Jeremy J Stace**
- 097.02** **John Murray & James Murray**

c. Reason

1. 010.30 - Kaikoura District Council

Submission **010.30** seeks to add an omission (A141, not shown).

2. 011.04 - Jeremy J Stace & 097.02 John Murray & James Murray

Submission **011.04** and **097.02** seek to amend / delete the “Clarence Archaeological Complex”. It has been recommended previously to retain the archaeological areas. These submissions should therefore be rejected.

d. Amendments necessary

On Map 22a label the archaeological site immediately above A135 as “A141”.

30. Map 23

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
103.01	Richard McFarlane	n/a	Extend the settlement zone on Map 23 to include land submitter intends to purchase.
123.05	Tranz Rail Ltd	?	Show clearly the "Railway Purposes" Designation. The symbol D31 could be written on the face of the plan inside the areas to be designated.
<i>F005.01</i>	<i>Simon Chaffey</i>	<i>oppose 103.01</i>	<i>Extending the Settlement Zone will limit access to the beach for many users.</i>
<i>F006.05</i>	<i>Transit NZ</i>	<i>oppose 103.01</i>	<i>There are inadequate vehicle sight distances to provide safe access to an enlarged settlement zone in this area.</i>
<i>F037.45</i>	<i>NZ Historic Places Trust</i>	<i>oppose 103.01</i>	<i>HPT opposes reduction of arch. area containing sites A4 & A21, without an adequate survey.</i>
<i>F008.73</i>	<i>Environment Canterbury</i>	<i>oppose 103.01</i>	<i>ECAN opposes any extension of the zone into the hazard 1 and 2 areas identified in the proposed Regional Coastal Environment Plan.</i>
<i>F028.01</i>	<i>Sandy Chaffey</i>	<i>oppose 103.01</i>	<i>Extending the Settlement Zone will limit access to the beach for many users.</i>
<i>F005.01</i>	<i>Simon Chaffey</i>	<i>oppose 103.01</i>	<i>Extending the Settlement Zone will limit access to the beach for many users.</i>
<i>F006.05</i>	<i>Transit NZ</i>	<i>oppose 103.01</i>	<i>There are inadequate vehicle sight distances to provide safe access to an enlarged settlement zone in this area.</i>
<i>F037.45</i>	<i>NZ Historic Places Trust</i>	<i>oppose 103.01</i>	<i>HPT opposes reduction of arch. area containing sites A4 & A21, without an adequate survey.</i>
<i>F008.73</i>	<i>Environment Canterbury</i>	<i>oppose 103.01</i>	<i>ECAN opposes any extension of the zone into the hazard 1 and 2 areas identified in the proposed Regional Coastal Environment Plan.</i>
<i>F028.01</i>	<i>Sandy Chaffey</i>	<i>oppose 103.01</i>	<i>Extending the Settlement Zone will limit access to the beach for many users.</i>

b. Decision

Accept the following submission and further submissions:

- 123.05** **Tranz Rail Ltd**
- F005.01* *Simon Chaffey*
- F006.05* *Transit NZ*
- F037.45* *NZ Historic Places Trust*
- F008.73* *Environment Canterbury*
- F028.01* *Sandy Chaffey*
- F005.01* *Simon Chaffey*
- F006.05* *Transit NZ*

<i>F037.45</i>	<i>NZ Historic Places Trust</i>
<i>F008.73</i>	<i>Environment Canterbury</i>
<i>F028.01</i>	<i>Sandy Chaffey</i>

Reject the following submission:

103.01 **Richard McFarlane**

c. Reason

1. 123.05 - Tranz Rail Ltd

The relief sought in submission **123.05** has in fact been provided, as D31 is indicated on Map 23.

2. 103.01 - Richard McFarlane

Submission **103.01** seeks to extend the Kekerengu Settlement Zone along the foreshore to the north. This area is shown in the Regional Coastal Environment Plan as being with a Hazard 1 area. This area is indicated to be at risk from coastal hazards such as inundation and erosion. It will be inappropriate to provide for commercial and residential activities as permitted activities in the hazard 1 zone, which would be the effect of this submission. This submission is therefore rejected.

d. Amendments necessary

None.

31. Map F27

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
105.22	NelsonMarlborough Branch NZ Institute of Surveyors	?	Clarify map to show flood hazard as also indicated on Map F30.

b. Decision

Accept the following submission:

105.22 NelsonMarlborough Branch NZ Institute of Surveyors

c. Reason

This submission seeks clarification on the application of the two different flood hazard areas. Two sets of maps were required to indicate the risks of flooding from the Kowhai and the risk of flooding from Mt Fyffe and the Hapuku. To avoid overly complex maps, the flood hazard risks from different sources were kept separate.

Clarification of the application of the two maps is provided in section 8 to the Plan, where it states that the map with the highest flood risk will apply. However, it is accepted that the planning maps (particularly the title to the flood hazard maps) should provide some further clarification and cross referencing to section 8. This submission is accepted to this extent.

d. Amendments necessary

Add the following to the title page for the flood hazard maps ("Part 4"):

“ Application of maps: Note that there are two sets of flood hazard maps (F24 to F29, Kowhai river, and F30 to F33, Mt Fyffe Tributaries and Hapuku River). Where two maps cover the same area, the map with the highest level of flood risk will apply. Refer to section 8 (Natural hazards) for a fuller explanation and to page 68 of the plan for the flood hazard rules.”

32. Map F31/F32

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
026.01	Philip & Genevieve Eyre	oppose	Zone our land Settlement or a new Rural Residential Zone.
026.02	Philip & Genevieve Eyre	oppose	Zone our land Settlement or a

b. Decision

Reject the following submission:

026.01 Philip & Genevieve Eyre

c. Reason

It is noted that the submission has been withdrawn.

d. Amendments necessary

None.

33. All maps – Flood Hazard Maps

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
125.05	Federated Farmers of NZ Inc	oppose	Review the Flood Hazard maps and consider amalgamating areas where the effects are minimal and the same rule applies in order to simplify their use and implementation.
<i>F010.01.5</i>	<i>Federated Farmers (East Coast)</i>	<i>support</i>	<i>Support.</i>
<i>F030.29.05</i>	<i>W M Dowle</i>	<i>support</i>	<i>This submission is supportive on ongoing production while preserving the environment and rural lifestyle.</i>
<i>F008.58</i>	<i>Environment Canterbury</i>	<i>neutral</i>	<i>Parts of the flood maps may be difficult to interpret. Interpretation could be improved through redefining some areas to follow cadastral boundaries.</i>
<i>F005.08.05</i>	<i>Simon Chaffey</i>	<i>support</i>	<i>This submission is unrestrictive and realistic and imposes no financial burden.</i>

b. Decision

Reject the following submission and further submissions:

125.05	Federated Farmers of NZ Inc
<i>F010.01.5</i>	<i>Federated Farmers (East Coast)</i>
<i>F030.29.05</i>	<i>W M Dowle</i>
<i>F005.08.05</i>	<i>Simon Chaffey</i>
<i>F008.58</i>	<i>Environment Canterbury</i>

c. Reason

Submission **125.05** seeks a review of the flood hazard maps, and amalgamating the two series of maps.

Two sets of maps were required to indicate the risks of flooding from the Kowhai and the risk of flooding from Mt Fyffe and the Hapuku. To avoid overly complex maps, the flood hazard risks from different sources were kept separate. Amalgamating the two sets of maps was considered, at the time of drafting the planning maps. However this would result in overly complex maps (if the information was retained) or loss of information (if new overlap flood areas were created). It is considered that for ease of interpretation, and for information purposes (i.e. to identify the flood source), separate maps should be retained.

d. Amendments necessary

None.

34. Map 14h

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
005.01	Harry Herbert	oppose	Rezone private residence at 208B Beach Rd to Residential A, not Business B which will adversely affect the property.
006.01	Colin Bain	oppose	Oppose the Business B zone at 208a Beach Rd - rezone to Residential.
015.01	Ian & Gwynneth Walker	oppose	Amend Map 14h so that the Residential A zone and the Rural zone is the same as used under the Transitional Kaikoura District Plan.
017.01	Robyn J Byrne	oppose	Delete Business Zone from Map 14h, as it is not suitable in a residential area.
018.01	Stephen Reardon	support	None sought (Residential A in Old Beach Road).
027.01	Stephen & Maree Reardon	oppose	Include our land on map 14 h as Residential A or settlement, but if Council proposes a Rural Residential zone, we may agree to this.
031.01	Barry & Kaye Stuart	oppose	Amend Map 14h so that the Residential A zone and the Rural zone is the same as used under the Transitional Kaikoura District Plan.
057.04	R & J Arthur	oppose	None sought (submitter concerned with impact of Business zone on residents.)
060.01	John McDonald	oppose	Delete the Business B zone and retain the areas on the east side of Beach Road from "Works Civil" yard to "VL Smiths" yard a Residential zone.
041.01	Peter & Gwenda Smith	support	Retain extension of the Residential A area on the corner of Mill Road and Old Beach Road.
053.01	Walter Bolton	oppose	Delete Business B zone from Map 14 h - retain as Residential.
066.01	Stephen Paul & Karina Bolton	oppose	Delete the Business B zone from Map 14 h.
067.01	Mary & Ivan Winstanley	oppose	Delete the Business B zone from Map 14 h.
068.01	Raymond Keall	oppose	Delete the Business B zone from Map 14 h.
069.01	John Edward & Fiona Nicholls	oppose	Delete the Business B zone from Map 14 h.
070.01	Dougal & Connie McInnes	oppose	Delete the Business B zone from Map 14 h.
071.01	Patrick Hampton	oppose	Delete the Business B zone from Map 14 h, and retain Residential A, with the temporary exemptions of permitted activities.
072.01	Ross Dunlea	oppose	Delete the Business B zone from Map 14 h.
073.01	Jillian Dunlea	oppose	Delete the Business B zone from Map 14 h.
074.01	Shane Dunlea	oppose	Delete the Business B zone from Map 14 h.
075.01	Zane Minson	oppose	Delete the Business B zone from Map 14 h.

076.01	Barry & Wendy Campbell	oppose	Delete the Business B zone from Map 14 h.
077.01	David & Catherine Sweeney	oppose	Delete the Business B zone from Map 14 h.
123.03	Tranz Rail Ltd	?	Show clearly the "Railway Purposes" Designation. The symbol D31 could be written on the face of the plan inside the areas to be designated.
134.15	Transit NZ	oppose	Amend map by correctly showing the State highway designation D41.
F004.02	M & J Syme	oppose 015.01	Land is suitable for housing and Council would be making good use of its assets.
F007.02	P & G Smith	oppose 015.01	The land is neighbouring to existing residential properties, has no viable use as a rural zone, and residential zoning would be making good use of the land
F033.02	J Kerr & R Smith	support 015.01	Retain the current Rural H Zone as is so that the quiet rural outlook we have remains.
F033.01	J Kerr & R Smith	support 031.01	Retain the current Rural H Zone as is so that the quiet rural outlook we have remains.
F007.01	P & G Smith	oppose 031.01	The land is neighbouring to existing residential properties, has no viable use as a rural zone, and residential zoning would be making good use of the land.
F004.01	M & J Syme	oppose 031.01	Land is suitable for housing and Council would be making good use of its assets.
F037.06	NZ Historic Places Trust	oppose 057.04	It is important that historic buildings can be painted in original colours.
F004.03	M & J Syme	support 041.01	Land is suitable for housing and Council would be making good use of its assets.

b. Decision

Accept the following submissions and further submissions:

- 005.01 Harry Herbert**
- 006.01 Colin Bain**
- 017.01 Robyn J Byrne**
- 018.01 Stephen Reardon**
- 060.01 John McDonald**
- 066.01 Stephen Paul & Karina Bolton**
- 053.01 Walter Bolton**
- 067.01 Mary & Ivan Winstanley**
- 068.01 Raymond Keall**
- 069.01 John Edward & Fiona Nicholls**
- 070.01 Dougal & Connie McInnes**
- 071.01 Patrick Hampton**

072.01	Ross Dunlea
073.01	Jillian Dunlea
074.01	Shane Dunlea
075.01	Zane Minson
076.01	Barry & Wendy Campbell
077.01	David & Catherine Sweeney
057.04	R & J Arthur
041.01	Peter & Gwenda Smith
123.03	Tranz Rail Ltd
134.15	Transit NZ
<i>F004.02</i>	<i>M & J Syme</i>
<i>F007.02</i>	<i>P & G Smith</i>
<i>F007.01</i>	<i>P & G Smith</i>
<i>F004.01</i>	<i>M & J Syme</i>
<i>F004.03</i>	<i>M & J Syme</i>

Reject the following submissions and further submissions:

015.01	Ian & Gwynneth Walker
031.01	Barry & Kaye Stuart
027.01	Stephen & Maree Reardon
<i>F033.02</i>	<i>J Kerr & R Smith</i>
<i>F033.01</i>	<i>J Kerr & R Smith</i>
<i>F037.06</i>	<i>NZ Historic Places Trust</i>

c. Reason

1. **005.01 - Harry Herbert; 006.01 - Colin Bain; 017.01 - Robyn J Byrne; 060.01 - John McDonald; 066.01 - Stephen Paul & Karina Bolton; 053.01 - Walter Bolton; 067.01 - Mary & Ivan Winstanley; 068.01 - Raymond Keall; 069.01 - John Edward & Fiona Nicholls; 070.01 - Dougal & Connie McInnes; 071.01 - Patrick Hampton; 072.01 - Ross Dunlea; 073.01 - Jillian Dunlea; 074.01 - Shane Dunlea; 075.01 - Zane Minson; 076.01 - Barry & Wendy Campbell; 077.01 - David & Catherine Sweeney and 057.04R & J Arthur**

It is noted that these submissions are all opposed to the proposed Business B Zone at the northern end of Beach Road. The reasons for the submissions relate to: a decrease in property values; potential adverse effects from new commercial activities on existing residential activities (noise, traffic etc); unattractive entrance to the town; existing activity is predominantly residential; sufficient existing business zones and; adverse effects on motels opposite. The submissions seek the retention of the Residential Zone in this area, or scheduling of existing business activities as in the Transitional District Plan.

After having had regard to the submissions and further submissions, the existing activities, the officer's report and the evidence presented at the hearing, it has been decided to:

- (i) delete the Business B Zone; and,
- (ii) replace it with a Residential A Zone; and
- (iii) not to schedule existing activities.

The decision has been based on the following reasons:

- (i) potential adverse effects on traffic safety and vehicle movement through increased vehicle generation from new Business Zone;
- (ii) potential loss of residential amenity by new commercial development or extension of existing activities;
- (iii) increased ribbon development of commercial activities resulting in un-consolidated commercial areas. This is consistent with the decision made on the Transit submission **134.14** on Map 14g not to delete the business zone in the vicinity of Hawthorne Road.
- (iv) existing activities – it is adequately and appropriately covered by existing use rights and further increases in the intensity and scale of effects of those activities are not supported and the need for an industrial zone is acknowledged.

2. 015.01 - Ian & Gwynneth Walker; 031.01 - Barry & Kaye Stuart; 041.01 - Peter & Gwenda Smith and 018.01 - Stephen Reardon

It is noted that submissions **015.01** and **031.01** oppose the proposed extension to the Residential A Zone at the northern end of Beach Rd, while submissions **041.01** and **018.01** supports this zoning.

The extension of the Residential A Zone involves an area of some 3600m² which is presently occupied by a single dwelling. With minimum lot size of 500m², up to 6 new allotments could potentially be created, although the location of the dwelling and associated landscaping suggests that 3 or 4 new lots would be more likely.

The main considerations relating to the extension of residential activities are potential adverse effects and servicing of new dwellings. The main potential effects are traffic and visual effects. The potential increased traffic from a further 4 dwellings is unlikely to result in any adverse effects in this location. There is no direct access onto the State Highway, although a 50kph speed limit may need to be imposed along the Old Beach Road frontage. In respect of visual effects, any new dwellings would be limited to an 8m height limit as well as other bulk and location standards. Potential visual effects are considered to be minor.

In terms of servicing, the site is serviced by the town water and sewerage systems. There are no servicing constraints on a further subdivision of this property, subject to the overall capacity of the water and sewerage systems.

One further consideration is the use of the site. While it is zoned rural, the rural use of this site is limited by its small size and location. In this respect, a residential zoning would be more appropriate as the site contains characteristics and amenity more consistent with a residential area than a rural area.

Given the above factors, it is considered that residential zoning is the most appropriate for this section, and this has been retained.

3. 027.01 – S & M Reardon

Submission **027.01** seeks that the land on the corner of Old Beach Road and State Highway 1 (Athelney Rd) be rezoned to Residential A (preferred zoning), settlement or rural residential. A residential zoning on this land is not considered appropriate for the following reasons:

- location of the site has potential traffic and access implications, with SH1 forming one road frontage
- an additional 78 houses (at 500m² per lot) would affect amenity values of existing residents
- this type of “creeping strip development” could set a precedent for expansion of the town
- development of this scale is inconsistent with the Plan’s objectives and policies of promoting a compact residential form

In respect of a settlement or rural residential zoning, a settlement zone would be inappropriate as the area of land is not a distinct settlement separate from Kaikoura township. Rural-residential zoning is also not supported, as the matters of concern relating to residential zoning are also applicable, with the exception of site density. It is considered that any development of this site is best dealt with through the resource consent process, to enable the Council to fully assess potential adverse effects.

4. 123.03 - Tranz Rail Ltd and 134.15 - Transit NZ

Submission **123.03** seeks to more clearly show the railway designation, while submission **134.15** seeks to amend designation D41. Both these have been accepted, as the relief sought will provide clarity and will improve certainty to plan users.

d. Amendments necessary

1. **Delete** the Business B Zone (and relevant part on Map 14g) and rezone to Residential A.
2. **Retain** the Residential A Zone at the northern end of Beach Road (north of Mill Road and east of Old Beach Road).
3. **Add** “D31” (notation for railway designation) to the map.
4. **Amend** designation D41 as per submission **134.15** (refer to Appendix 4 of original submission).

35. Map 7a – Variation 1

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
01.01	Graham Moody	oppose	More consultation / negotiation with affected landowners
01.02	Graham Moody	oppose	A true in-depth study of all landscape maps to ensure they are accurate
01.03	Graham Moody	oppose	Reject Map 7a as part of the Proposed Kaikoura District Plan
01.04	Graham Moody	oppose	All maps to be accurately assessed with full consultation
02.01	Federated Farmers of New Zealand	oppose?	A review based on at least some consultation (rather than a lack of or no consultation) of Section 15.8 and the maps will achieve a positive outcome.
02.02	Federated Farmers of New Zealand	oppose?	All submissions made by Fed Farmers in relation to Map 7 and Section 15.8 to apply to Map 7a
02.03	Federated Farmers of New Zealand	oppose?	All “A” sites identified on Map 7a to be accurately marked with GPS details.
02.04	Federated Farmers of New Zealand	oppose?	Only sites that are confirmed must be identified

b. Decision

Accept the following submissions **in part**:

- 02.01 Federated Farmers of New Zealand**
- 02.03 Federated Farmers of New Zealand**
- 02.04 Federated Farmers of New Zealand**

Reject the following submission and further submission:

- 01.01 Graham Moody**
- 01.02 Graham Moody**
- 01.03 Graham Moody**
- 01.04 Graham Moody**
- 02.02 Federated Farmers of New Zealand**

c. Reason

1. 02.02 - Federated Farmers of New Zealand; 01.01 – 01.04 Graham Moody

These submissions are rejected, as it falls outside the scope of Map 7a and are therefore not considered applicable.

2. 02.01; 02.03 & 02.04 Federated Farmers of New Zealand

It is noted that submissions **02.01, 02.03 and 02.04** seek the removal of all archaeological areas, consultation over management of archaeological values, and a review of the accuracy of all archaeological sites. It is been decided in Section 15 of the Plan, that the rules controlling activities in archaeological areas be retained, yet amended.

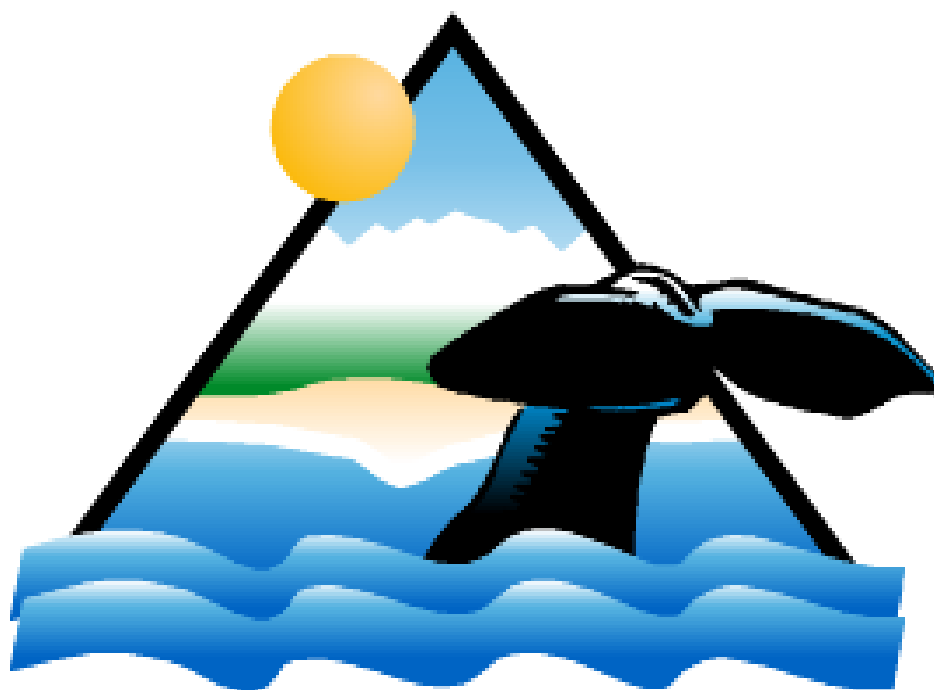
In respect of the archaeological sites, verification of the site locations was undertaken by consultant archaeologists as part of the pre-notification consultation. It is however, acknowledged that some sites may not be shown in their correct location. In addition, it is believed the NZ Archaeological Association is undertaking their own survey of sites, using GPS technology. It is therefore recommended that sites, which are known or suspected to be incorrectly shown, are reviewed and amended by variation, where necessary. It is further recommended that once the NZAA information is available, a review of all sites is undertaken and any amendments are made by way of variation. The submissions are accepted in part to this extent.

d. Amendments necessary

1. **Review** any archaeological sites known, or suspected, to be shown incorrectly and amend by way of variation to the Plan.

2. On completion and receipt of the NZAA survey of known archaeological sites, undertake a **review** of the location of all sites and amend, where necessary, by way of variation to the Plan.

PROPOSED KAIKOURA DISTRICT PLAN



DECISIONS

Section – Entire Plan/Other

November 2005

Section: Entire Plan / Other

Contents

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1. “Non complying activity”

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
131.01	NZ Historic Places Trust	?	Introduce the category of ‘non-complying activity’ into the Plan, through reference to it in section 2 of the Plan; and use within the rules as described below, plus any consequential amendments.
<i>F010.14.01</i>	<i>Federated Farmers (East Coast)</i>	<i>oppose</i>	<i>Restrictions on archaeological sites that may not exist is ridiculous - more consultation/investigation is needed.</i>

b. Decision

Reject the following submission:

F010.14.01 Federated Farmers (East Coast)

Accept the following further submission:

131.01 NZ Historic Places Trust

c. Reason

It is acknowledged that the introduction of a non-complying activity status for certain activities would be more appropriate to achieve the purpose of the Act and would be more consistent with the principles of the Act. It is also considered that unrestricted discretionary status allows full consideration of all potential and actual effects on the environment, and still allows an application to be declined. The submission is accepted in order to ensure consistency with the decision on submission **132.104 - Canterbury Regional Council**.

d. Amendments necessary

None.

2. (Significant Landscapes)

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
098.01	RH Johnson	oppose	Amend to reduce areas of Outstanding Landscape Area to that area which is Scenic Reserve and remove all references to Significant Landscape areas from all parts of the Plan.

b. Decision

Accept the following submission **in part**:

098.01 RH Johnson

c. Reason

This submission is accepted in part, to the extent that it has been decided to review the boundaries of the landscape areas and amend, where necessary, by variation to the Plan.

d. Amendments necessary

None.

3. Consequential amendment

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
133.03	Marlborough Lines Ltd	n/a	As a consequence of Submission 133.02, consequential amendments will be required to change "building" to "utility buildings" throughout the Plan where appropriate.
132.37	Canterbury Regional Council	?	Make any other changes as necessary as a consequence of submissions 132.24 to 132.36 in relation to natural hazards (Section 8).

b. Decision

Accept the following submissions:

133.03	Marlborough Lines Ltd
132.37	Canterbury Regional Council

c. Reason

The submissions are accepted in order to ensure consistency with the decisions to accept the consequential amendments relating to these two submissions.

d. Amendments necessary

None.

4. General

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
113.32	Crown Public Health	support	Retain, but replace bullet points with alpha/numerical references.

b. Decision

Reject the following submission:

113.32 Crown Public Health

c. Reason

It is considered inappropriate to replace bullet points with alpha-numeric numbering, as it would result in an unworkable numbering reference system. This suggested amendment is also considered unnecessary and the submission is therefore rejected.

d. Amendments necessary

None.

5. Maori words

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
124.01	Te Runanga o Ngai Tahu	support, with change	Add macrons to the following: Kaikoura, Te Runanga o Kaikoura, Kowhai, Kai Tahu; Ngai Tahu; Maori; Kati/Ngati; Hapu; KuriUrupa; Whanau; Whanui, Te Runanga o Ngai Tahu; Papatipu Runanga; Ngati Mamoe; Tangata Whenua; Omihi; Oaro; Takahanga Pa; Kaumatua.

b. Decision

Accept the following submission in part:

124.01 Te Runanga O Ngai Tahu

c. Reason

It is noted that the Council's existing software does not provide for macrons to be added. While it would be possible to add macrons if the appropriate software was obtained, and it is possible under clause 16 of the First Schedule to the Plan to make minor alterations without the need for public notification, these amendments do not justify the cost of making the amendments, re-printing the plan and notifying all plan holders of the amendments. However, the changes could be made if other amendments were made at the same time to justify a re-printing / re-notification process. This submission can therefore be accepted in part, to this extent.

d. Amendments necessary

As per the submission, provided that the appropriate software has been obtained and provided those other amendments are made which justify the re-printing of the plan.

6. Name change

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
132.06	Canterbury Regional Council	n/a	Amend to change 'the Canterbury Regional Council' to 'Environment Canterbury' as it occurs throughout the Plan.
010.02	Kaikoura District Council	n/a	Replace all references to "Canterbury Regional Council" with "Environment Canterbury".

b. Decision

Accept the following submissions:

132.06 **Canterbury Regional Council**
010.02 **Kaikoura District Council**

c. Reason

It has been decided elsewhere to amend this reference to "The Regional Council", given that "Environment Canterbury" is a promotional brand, which could change in the future. The submissions are therefore accepted in order to ensure consistency.

d. Amendments necessary

Amend all references to 'Canterbury Regional Council' to read "the Regional Council".

7. Terminology

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
131.05	NZ Historic Places Trust	?	Rationalise terminology relating to heritage matters. Ensure consistent use of terminology - and make any consequential amendments. Use the word 'heritage features' or 'heritage values' to all known and unknown sites/features with heritage values.
<i>F010.14.05</i>	<i>Federated Farmers (East Coast)</i>	<i>oppose</i>	<i>Restrictions on archaeological sites that may not exist is ridiculous - more consultation/investigation is needed.</i>

b. Decision

Accept the following submission **in part**:

131.05 NZ Historic Places Trust

Reject the following further submission:

F010.14.05 Federated Farmers (East Coast)

c. Reason

This submission is accepted, as it has been decided to make the use of heritage terminology more consistent.

d. Amendments necessary

8. Whole Plan

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
023.03	Richard & Julia King	oppose	Delete all rules and regulations from our property, Middle Hill Station.
119.02	Department of Conservation	support	Retain, subject to specific amendments sought by submitter.
<i>F010.08.03</i>	<i>Federated Farmers (East Coast)</i>	<i>Support 023.03</i>	<i>Support.</i>

b. Decision

Accept the following submission in part:

119.02 **Department of Conservation**

Reject the following submission and further submission:

023.03 **Richard & Julia King**

F010.08.03 *Federated Farmers (East Coast)*

c. Reason

1. 119.02 - Department of Conservation

The submission is accepted in part to the extent that some of the submissions have been accepted.

2. 023.03 - Richard & Julia King

The submission is rejected, as it would be impractical, ultra vires and unreasonable to exempt one specific landowner from plan rules.

d. Amendments necessary

None.

9. Dirty Footpaths/Walkways

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
003.04	Geoffrey Gordon	oppose	Dirty footpaths should be water blasted and eventually tiled.
114.06	Lynette Buurman	support	Implement pedestrian areas, walking routes and cycleways now and not as a result of subdivision.

b. Decision

Reject the following submissions:

003.04 Geoffrey Gordon

114.06 Lynette Buurman

c. Reason

While both these submissions have merit, it is considered that the relief sought is better achieved through Council's works programme and cannot be covered in the plan provisions.

d. Amendments necessary

None.

10. Cats

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
022.01	Jennifer A Low	oppose	Limit the number of cats per property; register cat breeders; no cat breeders in a residential area; tighter control on cat management and freedom.
038.01	Norman & Elva Wood	oppose	Inappropriate to have more than one cat or dog, require neutering or costly registration.

b. Decision

Reject the following submissions:

022.01 Jennifer A Low
038.01 Norman & Elva Wood

c. Reason

In would be ultra vires to include the relief sought in these submissions in the Plan.

d. Amendments necessary

None.

11. Planting

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
039.04	Claire Twose	?	Plant some low shrubs on the edge of the foreshore eg flaxes, coprosmas, to enhance the area.

b. Decision

Reject the following submission:

039.04 Claire Twose

c. Reason

It is considered that this submission is best covered by Council's works programme, and is separate from the District Plan.

d. Amendments necessary

None.

12. Stock truck effluent

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
003.01	Geoffrey Gordon	oppose	Include new provision relating to washing stock truck effluent

b. Decision

Reject the following submission:

003.01 Geoffrey Gordon

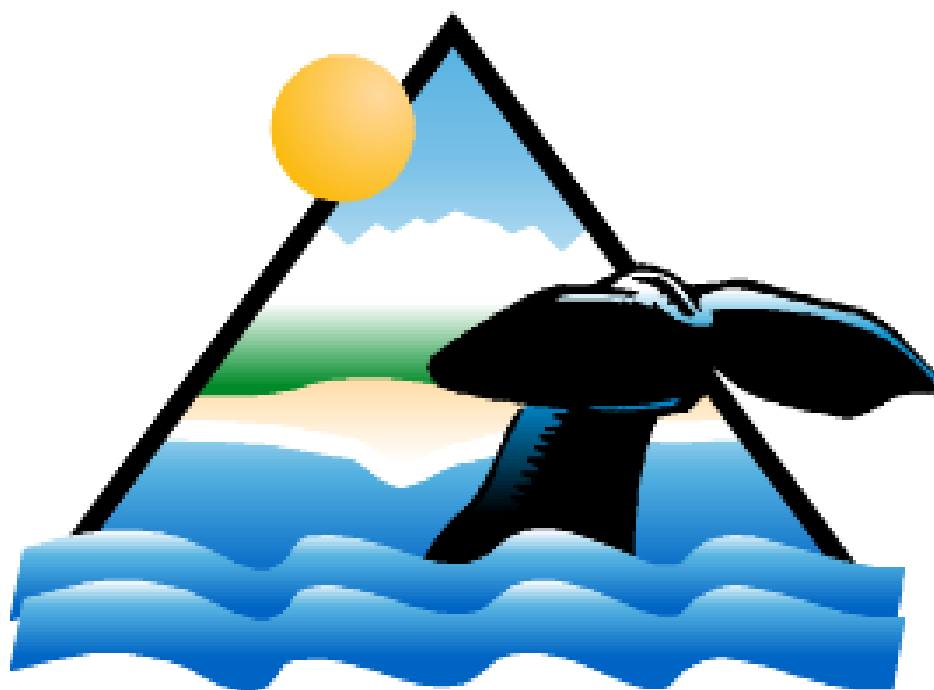
c. Reason

This submission is separate from the District Plan and is considered more of a regional council function.

d. Amendments necessary

None.

PROPOSED KAIKOURA DISTRICT PLAN



DECISIONS

General

November 2005

Section: General

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1. Economy

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
065.01	Whale Watch Kaikoura Ltd	n/a	Plan must ensure that future development should enhance the quality of life of residence as well as make good economic sense.

b. Decision

Accept the following submission:

065.01 Whale Watch Kaikoura Ltd

c. Reason

This submission is accepted, to the extent that the anticipated environmental results in the Plan will ensure “quality of life” through methods such as, but not limited to, improved amenity values.

d. Amendments necessary

None.

2. General

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
107.03	Shell NZ Ltd	n/a	Make any consequential amendments as necessary as a result of matters raised by the submitter.
108.03	Transpower NZ Ltd	?	Add in the plan a provision that the maintenance and upgrading of the National Grid is a permitted activity in all areas of the district.
108.08	Transpower NZ Ltd	n/a	Make any consequential amendments as necessary as a result of matters raised by the submitter.
065.05	Whale Watch Kaikoura Ltd	n/a	Adopt the submissions made by the Tourism Industry Association, Submitter No. 130.

b. Decision

Accept the following submissions:

- 107.03 Shell NZ Ltd**
- 108.08 Transpower NZ Ltd**

Accept the following submissions **in part**:

- 108.03 Transpower NZ Ltd**
- 065.05 Whale Watch Kaikoura Ltd**

c. Reason

1. 107.03 - Shell NZ Ltd & 108.08 - Transpower NZ Ltd

These submissions are accepted, as any necessary consequential amendments have been made.

2. 108.03 - Transpower NZ Ltd

The submission is accepted in part, to the extent that this activity is provided for in the utilities section of the Plan.

3. 065.05 - Whale Watch Kaikoura Ltd

The submission is accepted in part, to the extent that some of the submissions by submitter 130 have been accepted.

d. Amendments necessary

None.

3. Heritage Area

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
003.02	Geoffrey Gordon	oppose	Churchill Park should be designated a "Heritage Area" and no building activities allowed.
<i>F029.21</i>	<i>Kaikoura Historical Society</i>	<i>support</i>	<i>We would be sympathetic to this proposal.</i>
<i>F037.46</i>	<i>NZ Historic Places Trust</i>	<i>support</i>	<i>HPT Supports designating Churchill Park as a heritage area and for the park to be managed as such.</i>

b. Decision

Reject the following submission and further submissions:

003.02	Geoffrey Gordon
<i>F029.21</i>	<i>Kaikoura Historical Society</i>
<i>F037.46</i>	<i>NZ Historic Places Trust</i>

c. Reason

It is noted that although zoned as Residential A, building in Churchill Park is restricted by the Reserves Act, under which Churchill Park is gazetted as Recreation Reserve. While a change to "Historic reserve" may have merit, the process for a change of reserve status is separate from the District Plan Process. There is also an option for placing a "Heritage Order" on the site. Again, this process is separate from the District Plan Process. The submission is therefore rejected.

d. Amendments necessary

None.

4. MacKay's Stool

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
003.03	Geoffrey Gordon	oppose	Plan should include provisions to beautify and explain McKay's Stool (South Bay).
<i>F037.47</i>	<i>NZ Historic Places Trust</i>	<i>support</i>	<i>HPT supports the interpretation and beautification of McKay's Stool.</i>
<i>F029.22</i>	<i>Kaikoura Historical Society</i>	<i>support</i>	<i>NZHPT have allowed a sum for an interpretative panel - perhaps Council will enhance the surrounds.</i>

b. Decision

Reject the following submission and further submissions:

003.03 **Geoffrey Gordon**
F037.47 *NZ Historic Places Trust*
F029.22 *Kaikoura Historical Society*

c. Reason

While the submission has merit, it is considered that the relief sought is best provided through the Council's works programme and through use of reserve funds, rather than through Plan provisions. This submission is therefore rejected.

d. Amendments necessary

None.

5. Schedules

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
118.02	NZ Fire Service Commission	oppose	Add the existing Kaikoura Fire Station site as a permitted activity (Bus A Zone), and provide for new activities on the site as a permitted activity subject to compliance with the relevant performance standards.
118.01	NZ Fire Service Commission	support	Retain the use of scheduling specific land uses in the Plan.

b. Decision

Accept the following submissions **in part**:

- 118.02** **NZ Fire Service Commission**
- 118.01** **NZ Fire Service Commission**

c. Reason

1. 118.02 - NZ Fire Service Commission

The submission is accepted in part, as fires stations are already permitted activities in the Bus A Zone.

2. 118.01 - NZ Fire Service Commission

Support for the schedules is acknowledged and its use is retained.

d. Amendments necessary

None.

6. Tourism

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
065.02	Whale Watch Kaikoura Ltd	n/a	Make a provision in the Plan that acknowledges the work currently undertaken by the Tourism Business Advisory Group, incorporating the Kaikoura Tourism Plan into the district plan.

b. Decision

Accept the following submissions **in part**:

065.02 Whale Watch Kaikoura Ltd

c. Reason

This submission is accepted in part, as Section 7 (Development and Tourism) acknowledges the work of the Tourism Advisory Committee, and has incorporated to the fullest extent possible, the issues and solutions of its Tourism Strategy.

d. Amendments necessary

None.

PROPOSED KAIKOURA DISTRICT PLAN



DECISIONS

New Provisions

November 2005

Section: New Provisions

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3. New Coastal Environment Section – Protected Marine Areas.....	New-20
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5. New Natural Environment and Ecosystems Section.....	New-26

1. New Appendix - Noise

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
113.41	Crown Public Health	?	Add new Appendix O which relates to rules for noise in all zones, or incorporate in zone sections with appropriate provisions for measurement and assessment.

b. Decision

Accept submission **113.41 Crown Public Health**

c. Reason

The submission is accepted in order to ensure consistency with the decision on submission **113.40**.

d. Amendments necessary

None.

2. New Coastal Environment Section – Integrated Management

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
129.18	Royal Forest & Bird Protection Society of NZ	?	Add new Objective 1: "To integrate the management of the Coastal Marine Area and land above the line of mean high water springs, to ensure the sustainable management of the coastal environment."
129.19	Royal Forest & Bird Protection Society of NZ	?	Add new Policy 1: "The Council will identify a coastal environment zone, within which activities will be controlled to maintain and enhance the natural character of the coast and its ecological, landscape, amenity and traditional Maori values." #
129.20	Royal Forest & Bird Protection Society of NZ	?	Add new objective 2: "The preservation of the natural character of the coastal environment, the protection of its ecological functioning, etc .and provision for appropriate subdivision, use and development where this does not compromise these values"#
129.21	Royal Forest & Bird Protection Society of NZ	?	Add new Policy 3: To ensure appropriate vegetation cover, consistent with natural character and intrinsic values remains through various features of vegetation.#
129.22	Royal Forest & Bird Protection Society of NZ	?	Add new Policy 4: "To preserve the natural character of the coast by maintaining natural coastal processes, ecosystem functioning, and coastal and marine habitat generally."
129.23	Royal Forest & Bird Protection Society of NZ	?	Add new issue: "The natural character of the coastal environment and its sensitivity to change require a more precautionary approach to its management than do other areas of the district."
129.24	Royal Forest & Bird Protection Society of NZ	?	Add new policy 1: "To restrict residential development, structures and buildings in the coastal environment to existing urban settlements and to areas where natural character of the coast has been significantly modified and compromised."
129.25	Royal Forest & Bird Protection Society of NZ	?	Add new policy 2: "To limit land use activities and developments to a scale and intensity compatible with the capacity and capability of the site, where any adverse effects of use and development will be avoided, remedied and mitigated."
129.26	Royal Forest & Bird	?	Add new policy 3: "To adopt a cautious

Sub No	Submitter	Status	Relief Sought
	Protection Society of NZ		approach in making decisions that affect the natural character of the coastal environment."
129.27	Royal Forest & Bird Protection Society of NZ	?	Add new method relating to rules on controlling activities, decisions on consents, and consultation with appropriate organisations.#
129.28	Royal Forest & Bird Protection Society of NZ	?	Add new Issue 1: "In parts of the district the natural character of the coastal environment has been modified and is vulnerable to further modification through inappropriate subdivision, use and development."
129.29	Royal Forest & Bird Protection Society of NZ	?	Add new policy 1: "To reduce impacts on natural character and the coastal landscape from existing activities and development, including roads, railway and settlements."
129.30	Royal Forest & Bird Protection Society of NZ	?	Add new policy 2: "To promote and investigate the restoration and enhancement of the natural character of the coastal environment where it has been degraded by inappropriate subdivision, use and development in the past."
129.31	Royal Forest & Bird Protection Society of NZ	?	Add new methods to refer to support for private and community initiatives, identifying areas for restoration/enhancement, financial incentives, promote covenant use, consent processes, land use activities managed to avoid/remedy/mitigate adverse effects.#
129.32	Royal Forest & Bird Protection Society of NZ	?	Add Explanation and Reasons referring to the protecting and restoring indigenous ecosystems through management and consent requirements is most effective to meet RMA purposes and implements Council statutory responsibilities and the NZCPS.#
129.33	Royal Forest & Bird Protection Society of NZ	?	Add new issue 1: "Gravel and sand extraction can adversely affect ecological systems and processes, the landscape and tangata whenua values."
129.34	Royal Forest & Bird Protection Society of NZ	?	Add new policy 1: "To control sand and gravel extraction from the coastal environment including river mouths to protect coastal landscape and habitat values and avoid, remedy or mitigate adverse effects associated with such activities."
129.35	Royal Forest & Bird Protection Society of NZ	?	Add new methods - negotiation and consultation with extractors and runanga;

Sub No	Submitter	Status	Relief Sought
			use of District Plan rules; consent processes; liaison/co-ordination with CRC and DOC.#
129.36	Royal Forest & Bird Protection Society of NZ	?	Add new Issue: "Public access and recreational pursuits particularly those involving motorised vehicles can impact on natural character and ecological values of the coastal environment."
129.37	Royal Forest & Bird Protection Society of NZ	?	Add new policy: "To encourage and provide for public access and recreational activities on the coast where such activities will not adversely affect natural character, amenity values, wildlife and or the safety and enjoyment of the public."
129.38	Royal Forest & Bird Protection Society of NZ	?	Add new methods - liaise with resident groups, community, DOC; negotiate with private landowners re public access to coast; creation of esplanade reserves and strips; consent processes; investigate needs for bylaws to restrict vehicular access to coast.#
<i>F028.02.18</i>	<i>Sandy Chaffey</i>	<i>Oppose 129.18</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
<i>F030.01.18</i>	<i>W M Dowle</i>	<i>Oppose 129.18</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
<i>F009.01.18</i>	<i>Fed Farmers (NZ)</i>	<i>Oppose 129.18</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
<i>F020.65</i>	<i>Ecology Watch Kaikoura</i>	<i>Oppose 129.18</i>	<i>Amendments sought are more appropriately brought about by a variation.</i>
<i>F010.11.18</i>	<i>Federated Farmers (East Coast)</i>	<i>Oppose 129.18</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
<i>F005.02.18</i>	<i>Simon Chaffey</i>	<i>Oppose 129.18</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
<i>F023.01.18</i>	<i>R & J King</i>	<i>Oppose 129.18</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
<i>F004.84.18</i>	<i>M & J Syme</i>	<i>Oppose 129.18</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
<i>F030.01.19</i>	<i>W M Dowle</i>	<i>Oppose 129.19</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
<i>F028.02.19</i>	<i>Sandy Chaffey</i>	<i>Oppose 129.19</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond</i>

Sub No	Submitter	Status	Relief Sought
			<i>the scope & intent of the RMA, unreasonable and unrealistic.</i>
F009.01.19	Fed Farmers (NZ)	Oppose 129.19	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F010.11.19	Federated Farmers (East Coast)	Oppose 129.19	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F005.02.19	Simon Chaffey	Oppose 129.19	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F004.84.19	M & J Syme	Oppose 129.19	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F023.01.19	R & J King	Oppose 129.19	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F028.02.20	Sandy Chaffey	Oppose 129.20	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F010.11.20	Federated Farmers (East Coast)	Oppose 129.20	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F005.02.20	Simon Chaffey	Oppose 129.20	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F009.01.20	Fed Farmers (NZ)	Oppose 129.20	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F030.01.20	W M Dowle	Oppose 129.20	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F004.84.20	M & J Syme	Oppose 129.20	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F021.35	Department of Conservation	Support 129.20	<i>Is in keeping with Part II RMA.</i>
F023.01.20	R & J King	Oppose 129.20	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F028.02.21	Sandy Chaffey	Oppose 129.21	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F010.11.21	Federated Farmers (East Coast)	Oppose 129.21	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F009.01.21	Fed Farmers (NZ)	Oppose 129.21	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous</i>

Sub No	Submitter	Status	Relief Sought
			<i>and beyond the scope of the RMA.</i>
<i>F004.84.21</i>	<i>M & J Syme</i>	<i>Oppose 129.21</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
<i>F005.02.21</i>	<i>Simon Chaffey</i>	<i>Oppose 129.21</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
<i>F023.01.21</i>	<i>R & J King</i>	<i>Oppose 129.21</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
<i>F021.36</i>	<i>Department of Conservation</i>	<i>Support 129.21</i>	<i>Is in keeping with Part II RMA.</i>
<i>F030.01.21</i>	<i>W M Dowle</i>	<i>Oppose 129.21</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
<i>F005.02.22</i>	<i>Simon Chaffey</i>	<i>Oppose 129.22</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
<i>F026.48</i>	<i>Ailsa Howard</i>	<i>Support 129.22</i>	<i>Support.</i>
<i>F010.11.22</i>	<i>Federated Farmers (East Coast)</i>	<i>Oppose 129.22</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
<i>F023.01.22</i>	<i>R & J King</i>	<i>Oppose 129.22</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
<i>F028.02.22</i>	<i>Sandy Chaffey</i>	<i>Oppose 129.22</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
<i>F009.01.22</i>	<i>Fed Farmers (NZ)</i>	<i>Oppose 129.22</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
<i>F004.84.22</i>	<i>M & J Syme</i>	<i>Oppose 129.22</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
<i>F030.01.22</i>	<i>W M Dowle</i>	<i>Oppose 129.22</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
<i>F023.01.23</i>	<i>R & J King</i>	<i>Oppose 129.23</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
<i>F005.02.23</i>	<i>Simon Chaffey</i>	<i>Oppose 129.23</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
<i>F028.02.23</i>	<i>Sandy Chaffey</i>	<i>Oppose 129.23</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
<i>F004.84.23</i>	<i>M & J Syme</i>	<i>Oppose 129.23</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>

Sub No	Submitter	Status	Relief Sought
F009.01.23	Fed Farmers (NZ)	Oppose 129.23	Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.
F030.01.23	W M Dowle	Oppose 129.23	Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.
F010.11.23	Federated Farmers (East Coast)	Oppose 129.23	Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.
F005.02.24	Simon Chaffey	Oppose 129.24	The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.
F023.01.24	R & J King	Oppose 129.24	Requests are unreasonable and socialistic and do not add value or improvement to the environment.
F009.01.24	Fed Farmers (NZ)	Oppose 129.24	Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.
F030.01.24	W M Dowle	Oppose 129.24	Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.
F028.02.24	Sandy Chaffey	Oppose 129.24	The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.
F010.11.24	Federated Farmers (East Coast)	Oppose 129.24	Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.
F004.84.24	M & J Syme	Oppose 129.24	F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.
F010.11.25	Federated Farmers (East Coast)	Oppose 129.25	Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.
F009.01.25	Fed Farmers (NZ)	Oppose 129.25	Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.
F030.01.25	W M Dowle	Oppose 129.25	Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.
F028.02.25	Sandy Chaffey	Oppose 129.25	The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.
F023.01.25	R & J King	Oppose 129.25	Requests are unreasonable and socialistic and do not add value or improvement to the environment.
F004.84.25	M & J Syme	Oppose 129.25	F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.

Sub No	Submitter	Status	Relief Sought
F005.02.25	Simon Chaffey	Oppose 129.25	The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.
F009.01.26	Fed Farmers (NZ)	Oppose 129.26	Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.
F004.84.26	M & J Syme	Oppose 129.26	F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.
F026.49	Ailsa Howard	Support 129.26	To ensure archaeological areas are preserved for future generations.
F028.02.26	Sandy Chaffey	Oppose 129.26	The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.
F023.01.26	R & J King	Oppose 129.26	Requests are unreasonable and socialistic and do not add value or improvement to the environment.
F030.01.26	W M Dowle	Oppose 129.26	Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.
F010.11.26	Federated Farmers (East Coast)	Oppose 129.26	Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.
F005.02.26	Simon Chaffey	Oppose 129.26	The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.
F023.01.27	R & J King	Oppose 129.27	Requests are unreasonable and socialistic and do not add value or improvement to the environment.
F009.01.27	Fed Farmers (NZ)	Oppose 129.27	Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.
F004.84.27	M & J Syme	Oppose 129.27	F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.
F028.02.27	Sandy Chaffey	Oppose 129.27	The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.
F005.02.27	Simon Chaffey	Oppose 129.27	The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.
F010.11.27	Federated Farmers (East Coast)	Oppose 129.27	Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.
F030.01.27	W M Dowle	Oppose 129.27	Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.
F030.01.28	W M Dowle	Oppose 129.28	Submission is mostly restrictive, unrealistic & unjustifiable. proposed

Sub No	Submitter	Status	Relief Sought
			<i>changes would make farming impossible.</i>
F010.11.28	<i>Federated Farmers (East Coast)</i>	<i>Oppose 129.28</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F028.02.28	<i>Sandy Chaffey</i>	<i>Oppose 129.28</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F023.01.28	<i>R & J King</i>	<i>Oppose 129.28</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F004.84.28	<i>M & J Syme</i>	<i>Oppose 129.28</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F021.37	<i>Department of Conservation</i>	<i>Support 129.28</i>	<i>Is in keeping with Part II RMA.</i>
F009.01.28	<i>Fed Farmers (NZ)</i>	<i>Oppose 129.28</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F005.02.28	<i>Simon Chaffey</i>	<i>Oppose 129.28</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F030.01.29	<i>W M Dowle</i>	<i>Oppose 129.29</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F026.50	<i>Ailsa Howard</i>	<i>Support 129.29</i>	<i>To ensure archaeological areas are preserved for future generations.</i>
F023.01.29	<i>R & J King</i>	<i>Oppose 129.29</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F010.11.29	<i>Federated Farmers (East Coast)</i>	<i>Oppose 129.29</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F004.84.29	<i>M & J Syme</i>	<i>Oppose 129.29</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F005.02.29	<i>Simon Chaffey</i>	<i>Oppose 129.29</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F028.02.29	<i>Sandy Chaffey</i>	<i>Oppose 129.29</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F009.01.29	<i>Fed Farmers (NZ)</i>	<i>Oppose 129.29</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F005.02.30	<i>Simon Chaffey</i>	<i>Oppose 129.30</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F030.01.30	<i>W M Dowle</i>	<i>Oppose 129.30</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed</i>

Sub No	Submitter	Status	Relief Sought
			<i>changes would make farming impossible.</i>
F021.38	<i>Department of Conservation</i>	<i>Support 129.30</i>	<i>Is in keeping with Part II RMA.</i>
F009.01.30	<i>Fed Farmers (NZ)</i>	<i>Oppose 129.30</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F004.84.30	<i>M & J Syme</i>	<i>Oppose 129.30</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F028.02.30	<i>Sandy Chaffey</i>	<i>Oppose 129.30</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F023.01.30	<i>R & J King</i>	<i>Oppose 129.30</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F010.11.30	<i>Federated Farmers (East Coast)</i>	<i>Oppose 129.30</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F030.01.31	<i>W M Dowle</i>	<i>Oppose 129.31</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F009.01.31	<i>Fed Farmers (NZ)</i>	<i>Oppose 129.31</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F004.84.31	<i>M & J Syme</i>	<i>Oppose 129.31</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F021.39	<i>Department of Conservation</i>	<i>Support 129.31</i>	<i>Is in keeping with Part II RMA.</i>
F010.11.31	<i>Federated Farmers (East Coast)</i>	<i>Oppose 129.31</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F023.01.31	<i>R & J King</i>	<i>Oppose 129.31</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F028.02.31	<i>Sandy Chaffey</i>	<i>Oppose 129.31</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F005.02.31	<i>Simon Chaffey</i>	<i>Oppose 129.31</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F005.02.32	<i>Simon Chaffey</i>	<i>Oppose 129.32</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F004.84.32	<i>M & J Syme</i>	<i>Oppose 129.32</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F030.01.32	<i>W M Dowle</i>	<i>Oppose 129.32</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed</i>

Sub No	Submitter	Status	Relief Sought
			<i>changes would make farming impossible.</i>
F009.01.32	Fed Farmers (NZ)	Oppose 129.32	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F028.02.32	Sandy Chaffey	Oppose 129.32	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F023.01.32	R & J King	Oppose 129.32	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F004.84.33	M & J Syme	Oppose 129.33	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F023.01.33	R & J King	Oppose 129.33	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F030.01.33	W M Dowle	Oppose 129.33	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F028.02.33	Sandy Chaffey	Oppose 129.33	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F005.02.33	Simon Chaffey	Oppose 129.33	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F010.11.33	Federated Farmers (East Coast)	Oppose 129.33	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F009.01.33	Fed Farmers (NZ)	Oppose 129.33	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F004.84.34	M & J Syme	Oppose 129.34	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F010.11.34	Federated Farmers (East Coast)	Oppose 129.34	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F023.01.34	R & J King	Oppose 129.34	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F028.02.34	Sandy Chaffey	Oppose 129.34	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F009.01.34	Fed Farmers (NZ)	Oppose 129.34	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F030.01.34	W M Dowle	Oppose	<i>Submission is mostly restrictive,</i>

Sub No	Submitter	Status	Relief Sought
		129.34	<i>unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F005.02.34	Simon Chaffey	Oppose 129.34	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F005.02.35	Simon Chaffey	Oppose 129.35	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F008.77	Environment Canterbury	Neutral 129.35	<i>The regional coastal plan has rules relating to land development in coastal areas. District rules would need to be carefully considered.</i>
F004.84.35	M & J Syme	Oppose 129.35	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F010.11.35	Federated Farmers (East Coast)	Oppose 129.35	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F023.01.35	R & J King	Oppose 129.35	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F030.01.35	W M Dowle	Oppose 129.35	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F009.01.35	Fed Farmers (NZ)	Oppose 129.35	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F028.02.35	Sandy Chaffey	Oppose 129.35	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F010.11.36	Federated Farmers (East Coast)	Oppose 129.36	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F004.84.36	M & J Syme	Oppose 129.36	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F021.40	Department of Conservation	Support 129.36	<i>Is in keeping with Part II RMA.</i>
F028.02.36	Sandy Chaffey	Oppose 129.36	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F030.01.36	W M Dowle	Oppose 129.36	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F023.01.36	R & J King	Oppose 129.36	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F009.01.36	Fed Farmers (NZ)	Oppose 129.36	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous</i>

Sub No	Submitter	Status	Relief Sought
			<i>and beyond the scope of the RMA.</i>
F005.02.36	Simon Chaffey	Oppose 129.36	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F023.01.37	R & J King	Oppose 129.37	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F005.02.37	Simon Chaffey	Oppose 129.37	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F010.11.37	Federated Farmers (East Coast)	Oppose 129.37	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F030.01.37	W M Dowle	Oppose 129.37	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F009.01.37	Fed Farmers (NZ)	Oppose 129.37	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F021.41	Department of Conservation	Support 129.37	<i>Is in keeping with Part II RMA.</i>
F004.84.37	M & J Syme	Oppose 129.37	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F028.02.37	Sandy Chaffey	Oppose 129.37	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F004.84.38	M & J Syme	Oppose 129.38	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F030.01.38	W M Dowle	Oppose 129.38	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F028.02.38	Sandy Chaffey	Oppose 129.38	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F010.11.38	Federated Farmers (East Coast)	Oppose 129.38	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F009.01.38	Fed Farmers (NZ)	Oppose 129.38	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F023.01.38	R & J King	Oppose 129.38	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F005.02.38	Simon Chaffey	Oppose 129.38	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>

b. Decision

Accept the following submissions and further submissions **in part**:

129.18	Royal Forest & Bird Protection Society of NZ
129.19	Royal Forest & Bird Protection Society of NZ
129.20	Royal Forest & Bird Protection Society of NZ
129.21	Royal Forest & Bird Protection Society of NZ
129.22	Royal Forest & Bird Protection Society of NZ
129.23	Royal Forest & Bird Protection Society of NZ
129.24	Royal Forest & Bird Protection Society of NZ
129.25	Royal Forest & Bird Protection Society of NZ
129.26	Royal Forest & Bird Protection Society of NZ
129.27	Royal Forest & Bird Protection Society of NZ
129.28	Royal Forest & Bird Protection Society of NZ
129.29	Royal Forest & Bird Protection Society of NZ
129.30	Royal Forest & Bird Protection Society of NZ
129.31	Royal Forest & Bird Protection Society of NZ
129.32	Royal Forest & Bird Protection Society of NZ
129.33	Royal Forest & Bird Protection Society of NZ
129.34	Royal Forest & Bird Protection Society of NZ
129.35	Royal Forest & Bird Protection Society of NZ
129.36	Royal Forest & Bird Protection Society of NZ
129.37	Royal Forest & Bird Protection Society of NZ
129.38	Royal Forest & Bird Protection Society of NZ
<i>F021.35</i>	<i>Department of Conservation</i>
<i>F021.36</i>	<i>Department of Conservation</i>
<i>F026.48</i>	<i>Ailsa Howard</i>
<i>F026.49</i>	<i>Ailsa Howard</i>
<i>F021.37</i>	<i>Department of Conservation</i>
<i>F026.50</i>	<i>Ailsa Howard</i>
<i>F021.38</i>	<i>Department of Conservation</i>
<i>F021.39</i>	<i>Department of Conservation</i>
<i>F008.77</i>	<i>Environment Canterbury</i>
<i>F021.40</i>	<i>Department of Conservation</i>
<i>F021.41</i>	<i>Department of Conservation</i>

Reject the following further submissions:

F028.02.18 *Sandy Chaffey*

<i>F030.01.18</i>	<i>W M Dowle</i>
<i>F009.01.18</i>	<i>Fed Farmers (NZ)</i>
<i>F020.65</i>	<i>Ecology Watch Kaikoura</i>
<i>F010.11.18</i>	<i>Federated Farmers (East Coast)</i>
<i>F005.02.18</i>	<i>Simon Chaffey</i>
<i>F023.01.18</i>	<i>R & J King</i>
<i>F004.84.18</i>	<i>M & J Syme</i>
<i>F030.01.19</i>	<i>W M Dowle</i>
<i>F028.02.19</i>	<i>Sandy Chaffey</i>
<i>F009.01.19</i>	<i>Fed Farmers (NZ)</i>
<i>F010.11.19</i>	<i>Federated Farmers (East Coast)</i>
<i>F005.02.19</i>	<i>Simon Chaffey</i>
<i>F004.84.19</i>	<i>M & J Syme</i>
<i>F023.01.19</i>	<i>R & J King</i>
<i>F028.02.20</i>	<i>Sandy Chaffey</i>
<i>F010.11.20</i>	<i>Federated Farmers (East Coast)</i>
<i>F005.02.20</i>	<i>Simon Chaffey</i>
<i>F009.01.20</i>	<i>Fed Farmers (NZ)</i>
<i>F030.01.20</i>	<i>W M Dowle</i>
<i>F004.84.20</i>	<i>M & J Syme</i>
<i>F023.01.20</i>	<i>R & J King</i>
<i>F028.02.21</i>	<i>Sandy Chaffey</i>
<i>F010.11.21</i>	<i>Federated Farmers (East Coast)</i>
<i>F009.01.21</i>	<i>Fed Farmers (NZ)</i>
<i>F004.84.21</i>	<i>M & J Syme</i>
<i>F005.02.21</i>	<i>Simon Chaffey</i>
<i>F023.01.21</i>	<i>R & J King</i>
<i>F030.01.21</i>	<i>W M Dowle</i>
<i>F005.02.22</i>	<i>Simon Chaffey</i>
<i>F010.11.22</i>	<i>Federated Farmers (East Coast)</i>
<i>F023.01.22</i>	<i>R & J King</i>
<i>F028.02.22</i>	<i>Sandy Chaffey</i>
<i>F009.01.22</i>	<i>Fed Farmers (NZ)</i>
<i>F004.84.22</i>	<i>M & J Syme</i>
<i>F030.01.22</i>	<i>W M Dowle</i>
<i>F023.01.23</i>	<i>R & J King</i>
<i>F005.02.23</i>	<i>Simon Chaffey</i>

<i>F028.02.23</i>	<i>Sandy Chaffey</i>
<i>F004.84.23</i>	<i>M & J Syme</i>
<i>F009.01.23</i>	<i>Fed Farmers (NZ)</i>
<i>F030.01.23</i>	<i>W M Dowle</i>
<i>F010.11.23</i>	<i>Federated Farmers (East Coast)</i>
<i>F005.02.24</i>	<i>Simon Chaffey</i>
<i>F023.01.24</i>	<i>R & J King</i>
<i>F009.01.24</i>	<i>Fed Farmers (NZ)</i>
<i>F030.01.24</i>	<i>W M Dowle</i>
<i>F028.02.24</i>	<i>Sandy Chaffey</i>
<i>F010.11.24</i>	<i>Federated Farmers (East Coast)</i>
<i>F004.84.24</i>	<i>M & J Syme</i>
<i>F010.11.25</i>	<i>Federated Farmers (East Coast)</i>
<i>F009.01.25</i>	<i>Fed Farmers (NZ)</i>
<i>F030.01.25</i>	<i>W M Dowle</i>
<i>F028.02.25</i>	<i>Sandy Chaffey</i>
<i>F023.01.25</i>	<i>R & J King</i>
<i>F004.84.25</i>	<i>M & J Syme</i>
<i>F005.02.25</i>	<i>Simon Chaffey</i>
<i>F009.01.26</i>	<i>Fed Farmers (NZ)</i>
<i>F004.84.26</i>	<i>M & J Syme</i>
<i>F028.02.26</i>	<i>Sandy Chaffey</i>
<i>F023.01.26</i>	<i>R & J King</i>
<i>F030.01.26</i>	<i>W M Dowle</i>
<i>F010.11.26</i>	<i>Federated Farmers (East Coast)</i>
<i>F005.02.26</i>	<i>Simon Chaffey</i>
<i>F023.01.27</i>	<i>R & J King</i>
<i>F009.01.27</i>	<i>Fed Farmers (NZ)</i>
<i>F004.84.27</i>	<i>M & J Syme</i>
<i>F028.02.27</i>	<i>Sandy Chaffey</i>
<i>F005.02.27</i>	<i>Simon Chaffey</i>
<i>F010.11.27</i>	<i>Federated Farmers (East Coast)</i>
<i>F030.01.27</i>	<i>W M Dowle</i>
<i>F030.01.28</i>	<i>W M Dowle</i>
<i>F010.11.28</i>	<i>Federated Farmers (East Coast)</i>
<i>F028.02.28</i>	<i>Sandy Chaffey</i>
<i>F023.01.28</i>	<i>R & J King</i>

<i>F004.84.28</i>	<i>M & J Syme</i>
<i>F009.01.28</i>	<i>Fed Farmers (NZ)</i>
<i>F005.02.28</i>	<i>Simon Chaffey</i>
<i>F030.01.29</i>	<i>W M Dowle</i>
<i>F023.01.29</i>	<i>R & J King</i>
<i>F010.11.29</i>	<i>Federated Farmers (East Coast)</i>
<i>F004.84.29</i>	<i>M & J Syme</i>
<i>F005.02.29</i>	<i>Simon Chaffey</i>
<i>F028.02.29</i>	<i>Sandy Chaffey</i>
<i>F009.01.29</i>	<i>Fed Farmers (NZ)</i>
<i>F005.02.30</i>	<i>Simon Chaffey</i>
<i>F030.01.30</i>	<i>W M Dowle</i>
<i>F009.01.30</i>	<i>Fed Farmers (NZ)</i>
<i>F004.84.30</i>	<i>M & J Syme</i>
<i>F028.02.30</i>	<i>Sandy Chaffey</i>
<i>F023.01.30</i>	<i>R & J King</i>
<i>F010.11.30</i>	<i>Federated Farmers (East Coast)</i>
<i>F030.01.31</i>	<i>W M Dowle</i>
<i>F009.01.31</i>	<i>Fed Farmers (NZ)</i>
<i>F004.84.31</i>	<i>M & J Syme</i>
<i>F010.11.31</i>	<i>Federated Farmers (East Coast)</i>
<i>F023.01.31</i>	<i>R & J King</i>
<i>F028.02.31</i>	<i>Sandy Chaffey</i>
<i>F005.02.31</i>	<i>Simon Chaffey</i>
<i>F005.02.32</i>	<i>Simon Chaffey</i>
<i>F004.84.32</i>	<i>M & J Syme</i>
<i>F030.01.32</i>	<i>W M Dowle</i>
<i>F009.01.32</i>	<i>Fed Farmers (NZ)</i>
<i>F028.02.32</i>	<i>Sandy Chaffey</i>
<i>F023.01.32</i>	<i>R & J King</i>
<i>F004.84.33</i>	<i>M & J Syme</i>
<i>F023.01.33</i>	<i>R & J King</i>
<i>F030.01.33</i>	<i>W M Dowle</i>
<i>F028.02.33</i>	<i>Sandy Chaffey</i>
<i>F005.02.33</i>	<i>Simon Chaffey</i>
<i>F010.11.33</i>	<i>Federated Farmers (East Coast)</i>
<i>F009.01.33</i>	<i>Fed Farmers (NZ)</i>

<i>F004.84.34</i>	<i>M & J Syme</i>
<i>F010.11.34</i>	<i>Federated Farmers (East Coast)</i>
<i>F023.01.34</i>	<i>R & J King</i>
<i>F028.02.34</i>	<i>Sandy Chaffey</i>
<i>F009.01.34</i>	<i>Fed Farmers (NZ)</i>
<i>F030.01.34</i>	<i>W M Dowle</i>
<i>F005.02.34</i>	<i>Simon Chaffey</i>
<i>F005.02.35</i>	<i>Simon Chaffey</i>
<i>F004.84.35</i>	<i>M & J Syme</i>
<i>F010.11.35</i>	<i>Federated Farmers (East Coast)</i>
<i>F023.01.35</i>	<i>R & J King</i>
<i>F030.01.35</i>	<i>W M Dowle</i>
<i>F009.01.35</i>	<i>Fed Farmers (NZ)</i>
<i>F028.02.35</i>	<i>Sandy Chaffey</i>
<i>F010.11.36</i>	<i>Federated Farmers (East Coast)</i>
<i>F004.84.36</i>	<i>M & J Syme</i>
<i>F028.02.36</i>	<i>Sandy Chaffey</i>
<i>F030.01.36</i>	<i>W M Dowle</i>
<i>F023.01.36</i>	<i>R & J King</i>
<i>F009.01.36</i>	<i>Fed Farmers (NZ)</i>
<i>F005.02.36</i>	<i>Simon Chaffey</i>
<i>F023.01.37</i>	<i>R & J King</i>
<i>F005.02.37</i>	<i>Simon Chaffey</i>
<i>F010.11.37</i>	<i>Federated Farmers (East Coast)</i>
<i>F030.01.37</i>	<i>W M Dowle</i>
<i>F009.01.37</i>	<i>Fed Farmers (NZ)</i>
<i>F004.84.37</i>	<i>M & J Syme</i>
<i>F028.02.37</i>	<i>Sandy Chaffey</i>
<i>F004.84.38</i>	<i>M & J Syme</i>
<i>F030.01.38</i>	<i>W M Dowle</i>
<i>F028.02.38</i>	<i>Sandy Chaffey</i>
<i>F010.11.38</i>	<i>Federated Farmers (East Coast)</i>
<i>F009.01.38</i>	<i>Fed Farmers (NZ)</i>
<i>F023.01.38</i>	<i>R & J King</i>
<i>F005.02.38</i>	<i>Simon Chaffey</i>

c. Reason

It is noted that all these submissions relate to a suggested new section of the Plan for managing and controlling activities within the coastal margins. As notified, the coastal margins are zoned Rural or Settlement, except for the Marine Facility Zone in South Bay. It is also noted that the coastal margins can best be described as an arbitrary strip of variable width, running inland from the coastal marine area (high tide) and including the active coastal foreshore. The margin width varies from a few metres along the Kaikoura township foreshore, to hundreds of metres north of Rakautara (Clarence, Tirohanga etc).

It is considered that the existing Rural / Settlement Zoning along the coastal foreshore is inappropriate, and that a new Coastal Zone (or similar controls) would be more appropriate for the following reasons:

1. The District Plan Rural / Settlement zoning permits, as of right, activities within the coastal margin which may be inappropriate. For example, dwellings of up to 12m in height with residential curtilage of 2000m² are permitted, as of right, between the railway and the sea along the whole coastline.
2. The activities permitted in the coastal margin may conflict with activities, which are restricted or prohibited under the Regional Council Coastal Environment Plan. As notified, there is some inconsistency between the rules of the District Plan and the regional rules. While there has been an attempt to mitigate this through targeted provisions in the District Plan, the inconsistency and overlap may lead to confusion and uncertainty for plan users.
3. The activities, which are permitted in the coastal margin, could potentially result in significant adverse effects on the foreshore (in respect of ecology, character etc.)
4. Permitting these types of activities is inconsistent with the NZ Coastal Policy Statement (NZCPS), and with the Regional Policy Statement (RPS). The Act specifies that a proposed plan must not be inconsistent with either the NZCPS or an RPS.
5. The absence of objectives, policies and controls on inappropriate activities in the coastal margin may be regarded as contrary to the purpose and principles of the Act (specifically section 5, to promote the sustainable management of natural and physical resources and section 6, the protection and preservation of the coastal environment as a matter of national importance).

For these reasons, it is considered necessary that a **variation** be initiated to adopt a new Coastal Environment Zone. Some of the issues, objectives and policies suggested by the submitter may however, be inappropriate or may already be incorporated in the plan (e.g. in the Natural Hazards Section). It is also considered that the variation would allow a further opportunity for First Schedule - Clause 3 consultation with stakeholders and interested parties, as well as another opportunity for public consultation through the notification process in order to streamline the suggested issues, objectives, policies and appropriate methods. The submissions are therefore accepted in part to this extent.

d. Amendments necessary

Initiate a variation to adopt a new Coastal Environment Zone, with relevant objectives, policies and methods along the lines of those suggested in the above submissions.

3. New Coastal Environment Section – Protected Marine Areas

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
129.39	Royal Forest & Bird Protection Society of NZ	?	Add new objective for Marine Protected Area section: "To promote the development of a co-ordinated network of protected marine areas, representing marine ecosystems in their natural state."
129.40	Royal Forest & Bird Protection Society of NZ	?	Add new policy: "To support and promote the establishment of marine reserves over at least 10 % of the district's coastline."
129.41	Royal Forest & Bird Protection Society of NZ	?	Add new policy: "To support the establishment of Taiapure to provide for sustainable management and greater tangata whenua involvement in coastal management."
129.42	Royal Forest & Bird Protection Society of NZ	n/a	Add new Explanation and Reasons - refer to the requirement of marine protected areas to ensure biodiversity and that marine reserves fill the same role as parks and reserves on land; iwi or hapu to administer taiapure.
<i>F010.11.39</i>	<i>Federated Farmers (East Coast)</i>	<i>Oppose 129.39</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
<i>F005.02.39</i>	<i>Simon Chaffey</i>	<i>Oppose 129.39</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
<i>F004.84.39</i>	<i>M & J Syme</i>	<i>Oppose 129.39</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
<i>F028.02.39</i>	<i>Sandy Chaffey</i>	<i>Oppose 129.39</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
<i>F030.01.39</i>	<i>W M Dowle</i>	<i>Oppose 129.39</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
<i>F009.01.39</i>	<i>Fed Farmers (NZ)</i>	<i>Oppose 129.39</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
<i>F023.01.39</i>	<i>R & J King</i>	<i>Oppose 129.39</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
<i>F010.11.40</i>	<i>Federated Farmers (East Coast)</i>	<i>Oppose 129.40</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
<i>F028.02.40</i>	<i>Sandy Chaffey</i>	<i>Oppose 129.40</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
<i>F009.01.40</i>	<i>Fed Farmers (NZ)</i>	<i>Oppose</i>	<i>Decisions, requests and actions sought are</i>

		129.40	<i>generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F030.01.40	W M Dowle	Oppose 129.40	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F005.02.40	Simon Chaffey	Oppose 129.40	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F023.01.40	R & J King	Oppose 129.40	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F004.84.40	M & J Syme	Oppose 129.40	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F009.01.41	Fed Farmers (NZ)	Oppose 129.41	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
F038.18	Te Runanga o Ngai Tahu / Kaikoura	Oppose 129.41	<i>intent is supported, but this aspect is outside the scope/mandate of the District Plan process.</i>
F028.02.41	Sandy Chaffey	Oppose 129.41	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F010.11.41	Federated Farmers (East Coast)	Oppose 129.41	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
F023.01.41	R & J King	Oppose 129.41	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F004.84.41	M & J Syme	Oppose 129.41	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
F005.02.41	Simon Chaffey	Oppose 129.41	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
F030.01.41	W M Dowle	Oppose 129.41	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F028.02.42	Sandy Chaffey	Oppose 129.42	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
F023.01.42	R & J King	Oppose 129.42	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
F030.01.42	W M Dowle	Oppose 129.42	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
F010.11.42	Federated Farmers (East Coast)	Oppose 129.42	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>

<i>F004.84.42</i>	<i>M & J Syme</i>	<i>Oppose 129.42</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
<i>F009.01.42</i>	<i>Fed Farmers (NZ)</i>	<i>Oppose 129.42</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
<i>F005.02.42</i>	<i>Simon Chaffey</i>	<i>Oppose 129.42</i>	<i>The decisions, requests and actions sought are unjustifiable, restrictive and onerous beyond the scope of the RMA.</i>
<i>F020.66</i>	<i>Ecology Watch Kaikoura</i>	<i>Oppose 129.42</i>	<i>Amendments sought are more appropriately brought about by a variation.</i>

b. Decision

Accept the following further submissions:

- F010.11.39 Federated Farmers (East Coast)*
- F005.02.39 Simon Chaffey*
- F004.84.39 M & J Syme*
- F028.02.39 Sandy Chaffey*
- F030.01.39 W M Dowle*
- F009.01.39 Fed Farmers (NZ)*
- F023.01.39 R & J King*
- F010.11.40 Federated Farmers (East Coast)*
- F028.02.40 Sandy Chaffey*
- F009.01.40 Fed Farmers (NZ)*
- F030.01.40 W M Dowle*
- F005.02.40 Simon Chaffey*
- F023.01.40 R & J King*
- F004.84.40 M & J Syme*
- F009.01.41 Fed Farmers (NZ)*
- F038.18 Te Runanga o Ngai Tahu / Kaikoura*
- F028.02.41 Sandy Chaffey*
- F010.11.41 Federated Farmers (East Coast)*
- F023.01.41 R & J King*
- F004.84.41 M & J Syme*
- F005.02.41 Simon Chaffey*
- F030.01.41 W M Dowle*
- F028.02.42 Sandy Chaffey*
- F023.01.42 R & J King*
- F030.01.42 W M Dowle*
- F010.11.42 Federated Farmers (East Coast)*

<i>F004.84.42</i>	<i>M & J Syme</i>
<i>F009.01.42</i>	<i>Fed Farmers (NZ)</i>
<i>F005.02.42</i>	<i>Simon Chaffey</i>
<i>F020.66</i>	<i>Ecology Watch Kaikoura</i>

Reject the following submissions:

129.39	Royal Forest & Bird Protection Society of NZ
129.40	Royal Forest & Bird Protection Society of NZ
129.41	Royal Forest & Bird Protection Society of NZ
129.42	Royal Forest & Bird Protection Society of NZ

c. Reason

It is noted that these submissions seek to include new provisions in the Plan, which promote the development of a marine reserve network. It is considered inappropriate to provide the relief sought, as protection of marine areas and control of activities in marine areas is not a function of the District Council.

d. Amendments necessary

None.

4. New Conservation Zone

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
129.137	Royal Forest & Bird Protection Society of NZ	n/a	Add a Conservation Zone which encompasses all lands managed by the Department of Conservation and objectives, policies, methods and rules for that zone.
<i>F030.01.137</i>	<i>W M Dowle</i>	<i>oppose</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
<i>F004.84.137</i>	<i>M & J Syme</i>	<i>oppose</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>
<i>F005.02.137</i>	<i>Simon Chaffey</i>	<i>oppose</i>	<i>the Council will not enforce this condition</i>
<i>F009.01.137</i>	<i>Fed Farmers (NZ)</i>	<i>oppose</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
<i>F023.01.137</i>	<i>R & J King</i>	<i>oppose</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
<i>F028.02.137</i>	<i>Sandy Chaffey</i>	<i>oppose</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
<i>F010.11.137</i>	<i>Federated Farmers (East Coast)</i>	<i>oppose</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>

b. Decision

Accept the following further submissions:

- F030.01.137* *W M Dowle*
- F004.84.137* *M & J Syme*
- F005.02.137* *Simon Chaffey*
- F009.01.137* *Fed Farmers (NZ)*
- F023.01.137* *R & J King*
- F028.02.137* *Sandy Chaffey*
- F010.11.137* *Federated Farmers (East Coast)*

Reject the following submission:

- 129.137** **Royal Forest & Bird Protection Society of NZ**

c. Reason

The submission is rejected in order to ensure consistency with the decision made on Planning Map 5 not to include a new Conservation Zone.

d. Amendments necessary

None.

5. New Natural Environment and Ecosystems Section

a. Submitters and hearing

Sub No	Submitter	Status	Relief Sought
129.138	Royal Forest & Bird Protection Society of NZ	n/a	Add a "Natural Environments and Ecosystems" section which describes the natural resources of the district, etc, and add objectives, policies, implementation methods including rules, and anticipated environmental results. Can rename S 22.
<i>F030.01.138</i>	<i>W M Dowle</i>	<i>oppose</i>	<i>Submission is mostly restrictive, unrealistic & unjustifiable. proposed changes would make farming impossible.</i>
<i>F009.01.138</i>	<i>Fed Farmers (NZ)</i>	<i>oppose</i>	<i>Decisions, requests and actions sought are generally unjustifiable, unreasonable, overly restrictive, onerous and beyond the scope of the RMA.</i>
<i>F020.67</i>	<i>Ecology Watch Kaikoura</i>	<i>oppose</i>	<i>Amendments sought are more appropriately brought about by a variation.</i>
<i>F023.01.138</i>	<i>R & J King</i>	<i>oppose</i>	<i>Requests are unreasonable and socialistic and do not add value or improvement to the environment.</i>
<i>F005.02.138</i>	<i>Simon Chaffey</i>	<i>oppose</i>	<i>the Council will not enforce this condition</i>
<i>F010.11.138</i>	<i>Federated Farmers (East Coast)</i>	<i>oppose</i>	<i>Amendments & actions are excessive - practicalities of enforcement make the whole thing impossible.</i>
<i>F028.02.138</i>	<i>Sandy Chaffey</i>	<i>oppose</i>	<i>The decisions sought are generally unjustifiable, restrictive, onerous beyond the scope & intent of the RMA, unreasonable and unrealistic.</i>
<i>F004.84.138</i>	<i>M & J Syme</i>	<i>oppose</i>	<i>F & B submissions are overly restrictive and in many cases unrealistic adding to the bureaucracy.</i>

b. Decision

Accept the following further submissions:

- F030.01.138* *W M Dowle*
- F009.01.138* *Fed Farmers (NZ)*
- F020.67* *Ecology Watch Kaikoura*
- F023.01.138* *R & J King*
- F005.02.138* *Simon Chaffey*
- F010.11.138* *Federated Farmers (East Coast)*
- F028.02.138* *Sandy Chaffey*
- F004.84.138* *M & J Syme*

Reject the following submission:

- 129.138** **Royal Forest & Bird Protection Society of NZ**

c. Reason

It is considered unnecessary to include a new section as sought, as these issues are already adequately covered in Section 22 (Rural Zone).

d. Amendments necessary

None.