

## PLANNING MAPS

This document contains a summary of decisions requested by persons making submissions on the Proposed Waitaki District Plan in accordance with clause 8 of Schedule 1 of the Resource Management Act 1991.

**IMPORTANT NOTE:** *Some provisions in this chapter have been withdrawn from the Proposed Waitaki District Plan (PDP). Further Submissions will not be accepted on withdrawn provisions. Please click [here](#) for further information on the topics that have been withdrawn from the PDP. You can also refer to the [Exemptions Version of the PDP](#) to confirm which specific provisions are withdrawn from this chapter.*

### Notes:

- Where submissions are unclear, the summary of decisions requested contain the word ‘*inferred*’.
- This summary is not a substitute for reading the full submission. If you think your interests may be affected, please review the full submission online [here](#).
- Submission numbers are unique identifiers and must be stated when making a further submission.
- Where specific wording changes have been requested in submissions, those changes are shown as:  
Underlined = new wording  
~~Strikethrough~~ = deletions

### How to Make a Further Submission

Paper copies of the Form 6 are available at Council offices and libraries or you can download a copy from [here](#).

You can submit your completed Form 6 in any of the following ways:

- Click [here](#) to use the online Form 6 for your further submission
- Download and email to: [planreview@waitaki.govt.nz](mailto:planreview@waitaki.govt.nz)
- Print and post to: Planning Department, Waitaki District Council, Private Bag 50058, Ōamaru, 9444
- In person: You can drop off a completed Form 6 at Council offices in Ōamaru or Palmerston (paper copies are available at these locations)

### IMPORTANT REQUIREMENT WHEN MAKING A FURTHER SUBMISSION

**If you make a further submission, you must also send a copy to the person who made the original submission within five (5) working days of lodging it with Council.**

Submitter contact details are available [here](#).

### Further Submissions close at 5pm on 18 May 2026.

**Disclaimer:** This summary of submissions has been prepared and published in accordance with the Resource Management Act to assist the public in understanding the points raised by submitters. Waitaki District Council has used its best endeavours to accurately summarise the relief sought in the submissions, however, we cannot guarantee the accuracy or completeness of the information provided in this document. Users are advised to take specific independent professional advice before taking any action as a result of information contained in this summary. Please note that all original submissions and names of submitters are publicly available on the Council website. Submitters should read the full submission for themselves.

| Sub No. | Submitter                    | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------|------------------------------|---------------|-----------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.1     | Alan Easton                  | Planning Maps | General   | Support  | Supports the status quo in relation to Plan changes that actively support and do not undermine the GRZ, GRUZ, SNA, RSL, OSZ Lake Ōhau Alpine Village amenity with any changes through Lake Ōhau Alpine Village consensus only.                                                                                                                                                                                                                                           | Retain the Lake Ōhau Alpine Village GRZ and surrounding GRUZ, SNA, RSL, OSZ amenity as notified with changes only where supported by the consensus of Lake Ōhau Village submissions.<br><br>[Inferred relief requested]                                                                                                                                                                                                                                         |
| 3.1     | Susan and Alastair Pennycook | Planning Maps | General   | Support  | Considers that 74 Weston Road, Ōamaru zoning should be amended from GRUZ to GRZ given its proximity to GRZ growth.                                                                                                                                                                                                                                                                                                                                                       | Seeks the inclusion of 74 Weston Road, Ōamaru as GRZ and its exclusion from the GRUZ.                                                                                                                                                                                                                                                                                                                                                                           |
| 4.1     | Andrew Harvey                | Planning Maps | General   | Oppose   | Considers that 28A, 28B, 28C, 28D, 30A, 30B, 30C, 30D and 30E Moeraki Boulders Road, Hampden should be amended from GRUZ to RLZ zoning as they do not meet the objectives and policies nor the lot characteristics for economic primary production. They also have natural environmental constraints. [refer to original submission for full reasons]                                                                                                                    | Seeks the inclusion of 28A, 28B, 28C, 28D, 30A, 30B, 30C, 30D and 30E Moeraki Boulders Road, Hampden as RLZ and their exclusion from the GRUZ.                                                                                                                                                                                                                                                                                                                  |
| 8.1     | danny webb                   | Planning Maps | General   | Oppose   | Opposes the proposed re-zoning of 7 Baker Street, Weston, Ōamaru from LCZ commercial to Residential Zone. Considers the negative impact of changing property values; quietness for a sole trader from the noisy east side of Baker Street; bulk and location controls; lack of infrastructure; flooding. Notes the lack of character for a residential property versus the current run-down condition of the LCZ commercial properties now proposed as Residential zone. | Inferred request to remove the Residential zoning and retain LCZ commercial zoning for 7 Baker Street, Weston, Ōamaru.                                                                                                                                                                                                                                                                                                                                          |
| 10.1    | Mark Kensington              | Planning Maps | General   | Oppose   | Considers that the Natural Hazard Alluvial Fan Awareness Overlay on part of the property is inaccurate as there has been a history of 6" of rain and yet still no flooding on the property in the past.                                                                                                                                                                                                                                                                  | Seeks to delete the Natural Hazard Alluvial Fan Awareness Overlay from the property.                                                                                                                                                                                                                                                                                                                                                                            |
| 10.2    | Mark Kensington              | Planning Maps | General   | Oppose   | Considers that there is no risk of the fragmentation of productive LUC:2 rural land and the loss of high class soils under the NPS-HPL.                                                                                                                                                                                                                                                                                                                                  | Delete the LUC:2 Overlay from the property as it wrongly imposes environmental constraints based upon an incorrect arbitrary distinction of the usefulness of the land.                                                                                                                                                                                                                                                                                         |
| 14.3    | Anthony Tweed                | Planning Maps | General   | Oppose   | Opposes rezoning Freyberg Avenue, Kurow (Lots 33-35 DP 19718) as GRZ from General Rural. Notes that the area itself is subject to surface flooding for which it provides finite capacity and increasing residential density will exacerbate traffic and drainage infrastructure. Supports NH-R6, NH-S1 and Map 13 of the Plan that identifies it as Waitaki River Floodplain Assessment and Canterbury Flood Assessment overlays.                                        | Seeks that the underlying GRZ is deleted for Paddys Flat in Freyberg Avenue, Kurow (Lots 33-35 DP 19718) prior to a traffic and drainage assessment and resultant upgrading of infrastructure. NH-R6, NH-S1 Flood Assessment Certificate and Map 13 that identifies Paddys Flat as the Waitaki River Floodplain Assessment and Canterbury Flood Assessment overlays regarding their floodwater ponding purpose is supported.<br><br>[Inferred relief requested] |
| 16.1    | Diane Rigby                  | Planning Maps | General   | Oppose   | Opposes Otago Flood Assessment and Alluvial Fan Awareness overlays as not being applicable to the 674 Palmerston-Waikouaiti Road, RD1, Palmerston property topography.                                                                                                                                                                                                                                                                                                   | Delete Otago Flood Assessment and Alluvial Fan Awareness overlays on 674 Palmerston-Waikouaiti Road, RD1, Palmerston property and reassess to ensure clarity and consistency.                                                                                                                                                                                                                                                                                   |

| Sub No. | Submitter       | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                               | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                               |
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| 22.1    | Matt Menzies    | Planning Maps | General   | Oppose   | Considers that the extent of the Flood Risk (Natural Hazards overlay) mapping is incorrect and should be removed. The land covered by the Natural Hazard (Map 40) is mitigated through 1m piles and Cirrus Place properties are distant from a watercourse. It appears the current ground level of the house was not taken into account and is not reflected in the Natural Hazard overlay in relation to flooding. | Seeks deletion of the Canterbury Flood Assessment (Natural Hazards Overlay) on the Planning Maps for the subject property as Flood Risk is mitigated through house 1m pile foundation height. There needs to be robust and transparent engagement.                                                                           |
| 22.2    | Matt Menzies    | Planning Maps | General   | Oppose   | Considers that community-based participation/consultation with regards to affected property owners prior to Proposed Plan Mapping, including Natural Hazards overlay identification, is necessary to ensure accuracy rather than a broad-brush approach. Albeit there would be potential costs associated with such an approach that Council would need to accept.                                                  | Opposes Plan Mapping that is not site specific due to the inaccuracies of a blanket modelling approach. There is a duty on the Council to consult each affected party.                                                                                                                                                       |
| 22.3    | Matt Menzies    | Planning Maps | General   | Oppose   | Considers that evidence for flooding should be included in the background Natural Hazard Assessment of Council for this location and 11 Cirrus Place, in order to support the introduction of a Flood (Natural Hazard) overlay.                                                                                                                                                                                     | Seeks to remove the Flooding (Natural Hazard) overlay from 11 Cirrus Place and properties in Cirrus Place.                                                                                                                                                                                                                   |
| 23.1    | Malcolm Cameron | Planning Maps | General   | Oppose   | Considers that the Liquefaction Assessment Overlay is not applicable to Omarama and will hinder local investment and lower property values.                                                                                                                                                                                                                                                                         | Delete the Liquefaction Assessment Overlay as notified from Omarama. Robust and transparent engagement with locals regarding risk is required.                                                                                                                                                                               |
| 24.1    | Denise Cochrane | Planning Maps | General   | Support  | Supports the rezoning of land adjoining Freyberg Avenue, Kurow as GRZ to provide for the growth of the Town.                                                                                                                                                                                                                                                                                                        | Seeks the rezoning of the land adjoining Freyberg Avenue, Kurow (Lots 33-35 DP 19718) as GRZ. The proposed changes progress the best value of land-use mix and presents an opportunity to provide for residential development at a greater density than previously enabled to allow for growth in Kurow.                     |
| 25.1    | Paul Bryant     | Planning Maps | General   | Oppose   | Opposes Otago Flood Assessment, Alluvial Fan Awareness and Liquefaction Awareness overlays as not being applicable to either the 42A Black Peak Road, Omarama subject property or else other similarly blighted Omarama property owners with compensation required by Council for any direct or indirect loss or damage arising from this.                                                                          | Seeks justification of the overlays being applicable to the 42A Black Peak Road, Omarama subject property and/or else other similar Omarama property owners. With deletion if they are inaccurate to ensure clarity and consistency. If they are confirmed, Council compensation is required for direct or indirect damages. |
| 28.1    | kevin peterson  | Planning Maps | General   | Oppose   | Considers that GRZ zoning as notified at 6 District Road, Weston is inappropriate. Considers that GRUZ Provisions are better suited for the site and were part of a previous subdivision consent conditions for reverse sensitivity reasons due to the encroachment of GRZ on surrounding GRUZ properties. As such, we believe that the proposed zoning is incorrect.                                               | Rezone the property at 6 District Road, Weston from GRZ back to GRUZ.                                                                                                                                                                                                                                                        |
| 28.2    | kevin peterson  | Planning Maps | General   | Oppose   | Considers that GRZ zoning as notified at 86B Weston Road, Weston is inappropriate. Considers that GRUZ Provisions are better suited for the site and were part of a previous subdivision consent conditions. For reverse sensitivity reasons due to the encroachment of GRZ on surrounding GRUZ properties. As such, we believe that the proposed zoning is incorrect.                                              | Rezone the property at 86B Weston Road, Weston from GRZ back to GRUZ as consented.                                                                                                                                                                                                                                           |
| 28.3    | kevin peterson  | Planning Maps | General   | Oppose   | Considers that GRZ zoning as notified at 88B Weston Road, Weston is inappropriate. Considers that GRUZ provisions are better suited for the site and were part of previous consent conditions for reverse sensitivity reasons due to the encroachment of GRZ on surrounding GRUZ properties. As such, we believe that the proposed zoning is incorrect.                                                             | Rezone 88B Weston Road, Weston from GRZ back to GRUZ.                                                                                                                                                                                                                                                                        |

| Sub No. | Submitter               | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Relief/Decision Sought Summary                                                                                                                                                                                                                                 |
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| 28.4    | kevin peterson          | Planning Maps | General   | Oppose   | Considers that GRZ zoning as notified at 88C Weston Road, Weston is inappropriate. Considers that GRUZ Provisions are better suited for the site and were part of previous subdivision consent conditions for reverse sensitivity reasons due to the encroachment of GRZ on surrounding GRUZ properties. As such, we maintain that the proposed zoning is incorrect.                                                                                                                                                               | Rezone the property at 88C Weston Road, Weston from GRZ back to GRUZ.                                                                                                                                                                                          |
| 28.5    | kevin peterson          | Planning Maps | General   | Oppose   | Considers that GRZ zoning as notified at 90B Weston Road, Weston is inappropriate. Considers that GRUZ provisions are better suited for the site and were part of a previous subdivision consent conditions for reverse sensitivity reasons due to the encroachment of GRZ on surrounding GRUZ properties. As such, we believe that the proposed Plan zoning is wrong.                                                                                                                                                             | Rezone the property at 90B Weston Road, Weston from GRZ back to GRUZ.                                                                                                                                                                                          |
| 29.1    | Adin May                | Planning Maps | General   | Oppose   | The submitter opposes the proposed Highly Productive Land LUC 2 overlay [NPS-HPL] for Duncan Road, Hampden (Lot 2 DP 394627) on Map 32 as it is not arable.                                                                                                                                                                                                                                                                                                                                                                        | Delete the Highly Productive Land LUC 2 overlay [NPS-HPL] for Duncan Road, Hampden (Lot 2 DP 394627) on Map 32 as the land has limited productive value.                                                                                                       |
| 30.1    | Garry and Desiree Jones | Planning Maps | General   | Oppose   | Opposes the Sites and Areas of Significance to Māori Overlay (SASM040) on Lot: 2 DP: 546534 (Bobbys Head Road, Goodwood). Considers that there is insufficient justification for the Overlay and it will impact private property rights and the ability to undertake farming activities. This is also the case with the Coastal Erosion Hazard; Coastal Protection; Coastal Environment; Coastal Areas with Opportunities for Restoration and Rehabilitation overlays together with Significant Natural Features (SNF64) overlays. | Delete SASM040, SNF64, Coastal Erosion Hazard; Coastal Protection; Coastal Environment and Coastal Areas with Opportunities for Restoration and Rehabilitation overlays from this property.<br><br>[Inferred relief sought]                                    |
| 32.1    | Otto Dogterom           | Planning Maps | General   | Amend    | Opposes SASM and SCHED5 SASM013 Maerewhenua on 40 Settlement Road, Duntroon (Secs: 56, 65, 68, 69, Blk: III SD: Maerewhenua) as rather than being finer grained mapping, the mapped extent is too large and impedes efforts to ensure the economic sustainability, potential and value of farming activities. Indirectly limiting economic activity through imposing costs and constraints it will adversely affect the economic base of the community.                                                                            | Seeks to amend SASM013 to ensure that it does not overlap productive irrigated land.                                                                                                                                                                           |
| 33.1    | Otto Dogterom           | Planning Maps | General   | Oppose   | Opposes proposed Planning Maps until Natural and Built Environment (NBA) and Spatial Planning Act (SPA) legislation replaces the RMA and prioritises private property rights.                                                                                                                                                                                                                                                                                                                                                      | Delete the Planning Maps as notified [including ONF28] until The Natural and Built Environment (NBA) and Spatial Planning Act (SPA) legislation replaces the RMA to ensure that they reflect the content of the provisions.<br><br>[Inferred relief requested] |
| 33.2    | Otto Dogterom           | Planning Maps | General   | Oppose   | Opposes SASM and SCHED5 SASM014 Te Kōakaumu on 525 Settlement Road, Duntroon as rather than being finer grained mapping, the mapped extent is too large (particularly on the southwestern side) and impedes efforts to ensure the economic sustainability, potential and value of farming activities. Indirectly limiting economic activity through imposing costs and constraints it will adversely affect the economic base of our community.                                                                                    | Amend SCHED5 SASM014 Te Kōakaumu on 525 Settlement Road, Duntroon and SASM implementation with finer grained mapping that identifies cultural knowledge without overlapping productive irrigated land with an overly broad overlay.                            |
| 34.1    | Nanne Otto Dogterom     | Planning Maps | General   | Oppose   | Opposes the extent of SCHED7 ONF29 Awamoko Stream Valley/Valley of the Whales on the 163 Prydes Gully Road, Island Cliff property as limiting their ability to offset greenhouse gas emissions. The ONF proposed land use management approach should be removed from the Proposed Plan.                                                                                                                                                                                                                                            | Delete the ONF Chapter (including SCHED7 ONF29 affecting 163 Prydes Gully Road, Island Cliff) as notified from the Plan and the Maps.                                                                                                                          |

| Sub No. | Submitter           | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Relief/Decision Sought Summary                                                                                                                                                                                                   |
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|         |                     |               |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | [n.b. 163 Prydes Gully Road, Island Cliff includes Sec: 45 SO 21446; Sec 2 SO 24132; PtS: 19 Blk II. SD: Maerewhenua; Sec: 44, 99. BLK II. SD: Maerewhenua]                                                                      |
| 34.2    | Nanne Otto Dogterom | Planning Maps | General   | Amend    | Opposes SCHED5 SASM015 Ōtewhakaui and SASM016 Te Awamoko on the 163 Prydes Gully Road, Island Cliff property as rather than being finer grained mapping, the mapped extent is too large and impedes efforts to ensure the economic sustainability, potential and value of farming activities. Indirectly limiting economic activity through imposing costs and constraints it will adversely affect the economic base of our community.                                                                   | Seeks to limit SASM016 and SASM015 mapping to the unproductive parts of the farm.                                                                                                                                                |
| 35.1    | Nanne Otto Dogterom | Planning Maps | General   | Amend    | Opposes SCHED5 SASM013 Maerewhenua on 646 Earthquake Rd, Duntroon (Pt Secs: 3-4, 17, 23, 24, 26-27, Blk: VI SD: Maerewhenua) as it overlaps some productive ground which could limit the way the land is farmed.                                                                                                                                                                                                                                                                                          | Amend SCHED5 SASM013 Maerewhenua on 646 Earthquake Rd, Duntroon (Pt Secs: 3-4, 17, 23, 24, 26-27, Blk: VI SD: Maerewhenua) to remove areas that overlap productive land.                                                         |
| 36.1    | Nanne Otto Dogterom | Planning Maps | General   | Oppose   | Opposes proposed NFL Chapter and SCHED9 (SNF15 Waipati Hill and Hummocks, SNF20 Basalt Hill) overlays on the 646 Earthquake Road, Duntroon property (Pt Secs: 3-4, 17, 23, 24, 26-27, Blk: VI SD: Maerewhenua).                                                                                                                                                                                                                                                                                           | Delete NFL Chapter and corresponding Planning Maps as notified [including SCHED9 (SNF15 Waipati Hill and Hummocks, SNF20 Basalt Hill) that affect the 646 Earthquake Road, Duntroon property.<br><br>[Inferred relief requested] |
| 37.1    | James White         | Planning Maps | General   | Oppose   | Considers that St Kevin's College (44A Redcastle Road / Taward Street, Ōamaru - PtS: 54 Blk: I SD: Ōamaru) zoned GRZ in the Plan for small scale educational facilities is not aligned with its educational use, scale nor foreseeable growth. Instead, the zoning should be amended to MUZ that more realistically reflects the Objectives, Policies, Rules and Standards appropriate to the school educational facility its size and attendance.<br><br>[Refer to original submission for full reasons] | Rezone St Kevin's College (44A Redcastle Road / Taward Street, Ōamaru - PtS: 54 Blk: I SD: Ōamaru) from GRZ to MUZ.                                                                                                              |
| 37.2    | James White         | Planning Maps | General   | Oppose   | Opposes proposed AFA Overlay for St Kevin's College (44A Redcastle Road / Taward Street, Ōamaru - Pt S: 54 Blk: I SD: Ōamaru) as there are inadequate standards of flood mitigation due to a lack of information covering areas that may not be subject to flooding. It is not effects based.<br><br>[Refer to original submission for full reasons]                                                                                                                                                      | Delete the AFA Overlay for St Kevin's College (44A Redcastle Road / Taward Street, Ōamaru - Pt S: 54 Blk: I SD: Ōamaru).                                                                                                         |
| 37.3    | James White         | Planning Maps | General   | Amend    | Seeks to amend the SCHED2 HH 85 extent and exclusions from protection on the St Kevin's College campus to avoid limitations on necessary operational upgrades that add unnecessary costs. Heritage Management Plan preparation                                                                                                                                                                                                                                                                            | HH 85 mapping<br><br>Seeks to refine the HH 85 overlay to include only the immediate surroundings (curtilage) of the three heritage items.                                                                                       |

| Sub No. | Submitter        | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|         |                  |               |           |          | <p>by St Kevin's College with WDC input and approval that has spatial and Permitted Activity exclusionary options should be introduced.</p> <p>[Refer to original submission for full reasons].</p>                                                                                                                                                                                                                                                                                        | <p>Seeks to exclude unrelated campus infrastructure and development areas such as sports courts, driveways, and modern educational facilities.</p> <p>Seeks to enable Permitted Activity Pathways:</p> <ul style="list-style-type: none"> <li>- Amend the provisions to explicitly permit low-impact and routine activities where they:</li> <li>- Are located more than a practical distance (e.g. 20 metres) from a heritage item, and</li> <li>- Do not alter or detract from the item's appearance, character, or setting.</li> </ul> <p>Seeks to introduce a Heritage Management Plan Option</p> <ul style="list-style-type: none"> <li>- Enable institutions like St Kevin's College to submit a Heritage Management Plan for Council approval, outlining site-specific protection and management strategies.</li> <li>- Where such a plan is in place, activities consistent with the plan should be permitted within the setting overlay.</li> </ul> |
| 37.4    | James White      | Planning Maps | General   | Amend    | <p>Seeks to amend the OMFPA through its removal from the school so that development at St Kevin's College is cohesive without compromising the functional and operational needs of the Airport; and / or providing site specific height limits through Council's GIS so that users of the Plan and landowners have clear guidance regarding the types of activities and building heights that are appropriate within their properties. [refer to original submission for full reasons]</p> | <p>Delete the OMFPA from St Kevin's College, 44A Taward Street, Oamaru North, Ōamaru and / or provide site specific height limits through Council's GIS so that development constraints and building heights are easily discerned.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 39.1    | Suzanne Bartlett | Planning Maps | General   | Oppose   | <p>Opposes proposed SASM040 Te Awaure as it covers a substantial part of the 120 Bobbys Head Road [Lot: 1 DP: 546534] property based upon imprecise cultural mapping without consultation. Unsure how the cultural landscape will impose costs and constraints upon ownership of the property.</p> <p>A detailed explanation of values and more accurate information on the areas of significance rather than broad brush future SASM mapping of overlays is necessary.</p>                | <p>Delete SASM040 from 120 Bobbys Head Road [Lot: 1 DP: 546534].</p> <p>Delete SASM040 [and inferred SASM041 Te Umukōau (Bobbys Head)] from surrounding land in the Tavora/Shag Point locality.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 40.13   | Jane Metcalfe    | Planning Maps | General   | Oppose   | <p>Considers that SASM013 should align with the fences already delineating the site rather than the larger size SASM013 arising from the Māori Art Project the additional areas / values of which have not been explained to the submitter.</p>                                                                                                                                                                                                                                            | <p>Delete SASM013 and request the SASM013 mapped extent instead be amended and redrawn to areas clearly defined by the fencelines as per the attached diagram.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Sub No. | Submitter   | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Relief/Decision Sought Summary                                                                                                                         |
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| 41.1    | James White | Planning Maps | General   | Oppose   | <p>The submitter opposes the proposed rezoning of 174 Awamoa Road to General Rural Zone and requests it be zoned Rural Lifestyle Zone.</p> <p>Key reasons include:</p> <ul style="list-style-type: none"> <li>• The site is currently zoned Rural Residential in the Operative District Plan and aligns with the low-density rural-residential character of surrounding properties.</li> <li>• It is physically separated from productive rural land by Awamoa Creek and Awamoa Road, making integration with large-scale farming impractical.</li> <li>• A 15-lot subdivision consent was granted in April 2025, supporting rural lifestyle development.</li> <li>• The General Rural Zone is inconsistent with the site's characteristics, use, and surrounding environment.</li> <li>• The Rural Lifestyle Zone better reflects the site's intended use, existing infrastructure, and planning context.</li> <li>• Environmental effects have been assessed as less than minor, and the rezoning aligns with national and regional policy.</li> <li>• Rezoning would ensure planning consistency with neighbouring properties and avoid regulatory misalignment.</li> </ul> | Seeks to rezone 174 Awamoa Road, Ōamaru (Lot 2 DP 413927, RT 452241) from General Rural Zone to Rural Lifestyle Zone and any consequential amendments. |
| 42.1    | James White | Planning Maps | General   | Oppose   | <p>The submitter opposes the split zoning of 34 Main Street, Weston (part General Rural, part General Residential) and requests the entire site be zoned General Residential Zone.</p> <p>Key reasons include:</p> <ul style="list-style-type: none"> <li>• Alignment with Spatial Planning: The site is within an identified residential growth area in the Ōamaru, Weston &amp; Kakanui Spatial Plan (2022), close to services like Weston School.</li> <li>• Efficient Land Use: Existing infrastructure supports residential development; rural zoning is inefficient and unnecessary.</li> <li>• Limited Productive Value: Although classified as LUC2, the land is not used productively and lacks viability for rural production.</li> <li>• Subdivision Consent Granted: A two-lot subdivision has already been approved, reflecting residential intent.</li> <li>• Policy Support: The rezoning aligns with the NPS-UD, NPS-HPL and the Proposed District Plan's Section 32 Evaluation.</li> </ul> <p>The submitter seeks a consistent residential zoning to reflect existing use, planning direction, and infrastructure availability.</p>                           | Seeks that 34 Main Street, Weston is zoned entirely as General Residential Zone.                                                                       |

| Sub No. | Submitter            | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Relief/Decision Sought Summary                                                                                                            |
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| 43.1    | Tim Walton           | Planning Maps | General   | Amend    | <p>Seeks that 78 Awamoa Road be rezoned from Rural Lifestyle Zone to General Residential Zone. Key reasons:</p> <ul style="list-style-type: none"> <li>• The property is within the 50 km/h town speed limit and is treated as “in town” by NZ Post and uses urban street numbering.</li> <li>• It is connected to reticulated water and wastewater services.</li> <li>• The adjoining road has kerb and channel infrastructure and a formed entrance within the General Residential Zone.</li> <li>• The property opposite (103 Awamoa Road) is zoned Residential.</li> <li>• The eastern side of Awamoa Road is identified as Future Urban Growth Overlay.</li> <li>• The property is unsuited to productive rural use.</li> </ul> | Seeks that 78 Awamoa Road is rezoned to General Residential Zone.                                                                         |
| 44.1    | Henry Williamson     | Planning Maps | General   | Oppose   | <p>Opposes the Natural Environment Values overlays (SNA, ONL, ONF, SNF, RSL). Considers they should be revised to better reflect current land types and uses. Concerns that the current mapping may negatively impact future productivity and management of affected areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Seeks a review of the SNA, ONL, ONF, SNF and RSL overlays to address individual property owner concerns.                                  |
| 45.1    | Jane & Lyndon Strang | Planning Maps | General   | Amend    | <p>The submitters request a boundary adjustment to SASM025 along the stretch of the Kakanui River which borders their farm at 67-114 Dunrobin Road.</p> <p>Key points include:</p> <ul style="list-style-type: none"> <li>• The current overlay extends into productive pasture.</li> <li>• A community walkway and native regeneration project is already underway.</li> <li>• They propose adjusting the overlay to the existing fence line to balance environmental protection and farm productivity.</li> </ul>                                                                                                                                                                                                                  | Seeks to amend the boundary of SASM025 within the property 67-114 Dunrobin Road to the existing boundary fence line of the Kakanui River. |
| 46.1    | Andrew Rodwell       | Planning Maps | General   | Amend    | <p>Seeks to rezone property at 192 Beach Road to Rural Lifestyle Zone.</p> <p>Key reasons include:</p> <ul style="list-style-type: none"> <li>• Precedent: Adjacent land to the north (excluding the golf club) is zoned Rural Lifestyle Zone.</li> <li>• Infrastructure: The property has reticulated water and sewerage, supporting higher-density rural living.</li> <li>• Soil Classification: The land is not classified as High Class Soils.</li> <li>• Limited Farming Viability: At 14 hectares, the property is too small for viable farming, lacks irrigation, and cannot support intensive agriculture.</li> </ul>                                                                                                        | Rezone the property at 192 Beach Road to Rural Lifestyle Zone                                                                             |

| Sub No. | Submitter        | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|         |                  |               |           |          | <ul style="list-style-type: none"> <li>Location Context: It is the last occupied property on Beach Road, which is now closed, marking a logical end to the town belt.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 50.1    | Russell Gawn     | Planning Maps | General   | Amend    | Amend 148 Reservoir Road, Ōamaru in the EPlan, Property Report, Maps correctly as the subject property is erroneously described as straddling 2 parcels of land: OT7D/1229, Lot 63 DP: 402, 101949, 3390 - Reservoir Road (no address) and OT7D/1229, Lot 63 DP: 402, 101949, 30249 - 148 Reservoir Road that are zoned as both RLZ and GRUZ. Rezone from RLZ to GRZ and remove the LUC: 3 Highly Productive Land overlay as land in the area has been subdivided and is not a productive economic unit as well as allowing for subdivision that is sympathetic to landform, development and achieving overall density that is a natural extension to the existing GRZ along Reservoir Road. The subject property is inconsistent with RLZ Objectives and Policies. The Submitter requests discussion / modification of boundaries by the requiring authority to the rolled-over Reservoir Road-Widening: Designation WDC-47. [n.b. this may explain the 2 parcels of land]. | <p>Rezone 148 Reservoir Road, Ōamaru as GRZ from RLZ (and remove LUC: 3) to enable subdivision that better reflects the land use patterns of existing residential component allotments and is not inconsistent with GRZ Objectives and Policies in the Plan. Investigate development potential and discuss likely minor in nature modification to the WDC Designation WDC-47 boundaries with the Requiring Authority intended to simplify and clarify the Designation.</p> <p>[Refer to original submission for full reasons]</p> |
| 51.22   | James White      | Planning Maps | General   | Oppose   | <p>Considers that 30A-C Torridge Street, Ōamaru (in addition to 28 Torridge Street) should be rezoned from MRZ to MUZ (refer to map in full submission) along with the MUZ objectives, policies, rules and standards to better reflect the existing environment, the historical and lawful use of the site, and to enable the continued economic utility of the land.</p> <p>[Refer to original submission for full reasons]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rezone 30A-C Torridge Street, Ōamaru (in addition to 28 Torridge Street) from MRZ to MUZ (refer to map in full submission) along with all of the MUZ objectives, policies, rules and standards.                                                                                                                                                                                                                                                                                                                                   |
| 51.23   | James White      | Planning Maps | General   | Oppose   | <p>Considers that 28 Torridge Street, Ōamaru (in addition to 30A-C Torridge Street) should be rezoned from MRZ to MUZ (refer to map in full submission) along with the MUZ objectives, policies, rules and standards to better reflect the existing environment, the historical and lawful use of the site, and to enable the continued economic utility of the land.</p> <p>[Refer to original submission for full reasons]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rezone 28 Torridge Street, Ōamaru (in addition to 30A-C Torridge Street) from MRZ to MUZ (refer to map in full submission) along with all of the MUZ objectives, policies, rules and standards.                                                                                                                                                                                                                                                                                                                                   |
| 52.1    | James White      | Planning Maps | General   | Support  | <p>Parker Property 2021 Limited Partnership supports the proposed zoning of the subject land (Lots 33–35 DP 19718 Freyberg Avenue, Kurow) as GRZ.</p> <p>[Refer to original submission for full reasons]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Retain and confirm the GRZ zoning of Lots 33–35 DP 19718, Freyberg Avenue, Kurow and make any additional changes required to the text and Maps of the Plan to give effect to this submission (or words to [the same] effect).                                                                                                                                                                                                                                                                                                     |
| 53.1    | campbell barbour | Planning Maps | General   | Amend    | Considers that the area of the land Zoned GRUZ (Lot 14 DP 351850) should be rezoned to GRZ by approximately 4 ha (see Proposed Residential Boundary - 460m Line) reflecting the properties particular physical and locational characteristics. Namely, that it adjoins Residential Zoned Land and that it is a logical and quality extension / addition to Omarama's residential land capacity. We consider this additional residential capacity would provide positive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Amend the GRUZ (Lot 14 DP 351850) boundary by 4 Ha to GRZ rezoned land which would provide a high amenity location for new dwellings within the existing urban environment of Omarama.                                                                                                                                                                                                                                                                                                                                            |

| Sub No. | Submitter        | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|         |                  |               |           |          | <p>outcomes for the town of Omarama and the Waitaki District, increasing housing supply, choice and a competitive land and housing market.</p> <p>[Refer to original submission for full reasons]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 53.2    | campbell barbour | Planning Maps | General   | Amend    | Considers that the ONL-06 overlay should be rezoned instead to RSL06 overlay on Lot 14 DP 351850 as depicted on the attached Plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Seeks that the ONL-06 overlay should be rezoned instead to RSL06 overlay on Lot 14 DP 351850 as depicted on the attached Plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 54.1    | Gavin Wills      | Planning Maps | General   | Amend    | Considers that ECan's recent Omarama flood investigation results should be incorporated into the current CFAO through an amendment to remove the incorrect impression that most of Omarama town and its environs is in a potential flood zone. According to ECan this is not the case.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The submitter seeks that:</p> <p>1.The recent ECan flood hazard mapping should be included and an amendment accordingly made for all of Omarama town and its environs on the WDC CFAO Maps.</p> <p>2.The flood assessment boundary drawn through the property at 05 Ahuriri Heights should be redrawn to reflect the reality of its high elevation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                |
| 55.1    | James Kerr       | Planning Maps | General   | Oppose   | Opposes proposed CFAO affecting properties in the Ahuriri heights, Omarama area on the Maps as inconsistent with the revised ECan Map that was prepared in conjunction with a local property owner. The revised ECan CFAO map should be incorporated into the Plan and not the CFAO data as notified in the Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Seeks that the revised ECan CFAO map is incorporated into the Plan and not the out-of-date CFAO as has been notified in the Plan. Ahuriri Heights is not known to be subject to flooding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 63.1    | James White      | Planning Maps | General   | Oppose   | <p>The submitter opposes the proposed zoning to part RLZ (over Section 35 Block XXXIII TN OF Palmerston - a 5ha parcel contained in Record of Title OT177/62) and the remainder of their property proposed to be GRUZ.</p> <p>Considers that the zoning be changed to GRZ along the frontage of District Road extending approximately halfway along the property frontage to a depth of 50m from the road boundary (allowing for generous-sized residential sections), and the remainder of the property be zoned RLZ. The proposed zoning is illustrated on the rezone plan attached to this submission. That there be provision for new residential dwellings in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Permitted Activities subject to compliance with site controls. That there be provision for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Controlled Activities. Alternatively, should this not be acceptable then rezone the entire property to RLZ versus the proposed split-zoning as a fallback position.</p> <p>[Refer to original submission for full reasons]</p> | Seeks that part of the site at 46 District Road (Section 35 Block XXXIII TN OF Palmerston - also known as 68 District Road is rezoned GRZ to a depth of 50m along the road boundary for residential sections instead of the proposed RLZ with the remainder of the property zoned RLZ down to 5000m <sup>2</sup> as Permitted Activities subject to compliance with site controls. That there be provision for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m <sup>2</sup> as Controlled Activities. Alternatively, should this not be acceptable then rezone the entire property (Property also known as 46-66, 68 District Road and 1-21 Ronaldsay Street) to RLZ as a fallback position versus the proposed Plan split-zoning of RLZ, GRUZ. |
| 64.1    | James White      | Planning Maps | General   | Oppose   | <p>Opposes the proposed rezoning of the property from Rural Residential Zone (Operative Plan) to RLZ (Proposed Plan) in the Proposed Waitaki District Plan (PDP). We seek that the land be rezoned to GRZ.</p> <p>[Refer to original submission for full reasons]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Seeks that the property at 2 Manse Road, Kurow (Part Section 5 Block I Kurow SD, RT OT97/249) is rezoned from RLZ to GRZ in the Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Sub No. | Submitter           | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| 65.1    | Five Rivers Limited | Planning Maps | General   | Oppose   | Opposes as parts of the land owned by the Submitter were to be excluded from ONL based on previous discussions and agreement with Council staff, yet have been classified as ONL in the Plan.                                                                                                                                                                                                                                                                                                                                               | Seeks that User Assessment 114660 (Lots 1, 3 DP 550513) ONL-03, ONL-04 are deleted as notified from the property or else pared back to the extent commensurate with prior consultation held with WDC prior to notification of the Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 66.3    | Janeen Benny        | Planning Maps | General   | Oppose   | <p>Opposes the extent of SASM013 Maerewhenua in relation to Sec 75 Blk III Maerewhenua so that it only applies to the limestone escarpment. In general consult with farmers to both protect SASM values and farming productivity / livelihoods.</p> <p>Retain the limestone escarpment as an ONF while ensuring that the adjacent farmland is not included as part of the ONF and retain the removal of the Flood Assessment Overlay from the terraces in this block of land since the Plan was notified.</p>                               | <p>The Submitter seeks to:</p> <p>a. Retain the change that has removed the flood assessment overlay from the terraces in this block, since the plan was notified.</p> <p>b. Reduce the extent of the SASM013 overlay, so that it only applies to the limestone escarpment itself. As a general comment, work with farmers so they are aware of what management methods they undertake that could impact on the values that need to be protected, and work together to find practical solutions to protect values while retaining the ability to farm and live on the property.</p> <p>c. Retain the limestone escarpment as ONF27 but ensure that the adjacent farmland is not included as part of the ONF.</p> |
| 66.4    | Janeen Benny        | Planning Maps | General   | Amend    | <p>Opposes the extent of SASM013 Maerewhenua in relation to Sec 74 Blk III Maerewhenua so that it only applies to the limestone escarpment. In general consult with farmers to both protect SASM values and farming productivity / livelihoods.</p> <p>Retain the limestone escarpment as an ONF while ensuring that the adjacent farmland is not included as part of the ONF and retain the removal of the Flood Assessment Overlay from the terraces in this block of land since the Plan was notified.</p>                               | <p>The Submitter seeks to:</p> <p>a. Retain the change that has removed the flood assessment overlay from the terraces in this block, since the plan was notified.</p> <p>b. Reduce the extent of the SASM013 overlay, so that it only applies to the limestone escarpment itself. As a general comment, work with farmers so they are aware of what management methods they undertake that could impact on the values that need to be protected, and work together to find practical solutions to protect values while retaining the ability to farm and live on the property.</p> <p>c. Retain the limestone escarpment as ONF27 but ensure that the adjacent farmland is not included as part of the ONF.</p> |
| 66.5    | Janeen Benny        | Planning Maps | General   | Amend    | <p>Considers that while the Maerewhenua River has historically flooded over this land, the Waitaki River has not. There are unnecessary flooding overlays with resultant NH-R2 and NH-R3 duplication.</p> <p>Opposes the extent of SASM013 Maerewhenua in relation to Sec 76 Blk III Maerewhenua so that it only applies to the limestone escarpment.</p> <p>Retain the limestone escarpment as ONF27 while ensuring that the adjacent farmland is not included as part of the ONF.<br/>[Refer to original submission for full reasons]</p> | <p>The Submitter seeks that:</p> <p>The property is amended to retain a single flood overlay while considering deleting the other. If both flood layers are retained ensure consistency between applicable rules. An activity should not be permitted under one flood overlay and require resource consent under the other. Preference would be that the Canterbury Flood Assessment Overlay applies, providing an opportunity for a building to be considered as a Permitted Activity, if this is supported by a flood assessment as per NH-S1.</p>                                                                                                                                                             |

| Sub No. | Submitter    | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|         |              |               |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Reduce the extent of the SASM013 overlay so that it only applies to the limestone escarpment itself.</p> <p>Also retain the limestone escarpment as ONF27 while ensuring that the adjacent farmland is not included as part of the ONF.</p>                                                                                                                                                                                                                                                                                                                                     |
| 66.6    | Janeen Benny | Planning Maps | General   | Amend    | <p>Considers that the Canterbury Flood Assessment Overlay should be retained as notified given that there is no unnecessary competing Waitaki River Floodplain Assessment Overlay.</p> <p>Opposes the extent of SASM013 Maerewhenua in relation to Sec 2 SO 567298 so that it only applies to the limestone escarpment. The Livingstone-Duntroon Road runs between the limestone escarpment and the lot. In general consult with farmers to both protect SASM values and farming productivity / livelihoods.</p> | <p>The Submitter seeks to:</p> <p>a. Retain the change that has removed the Waitaki River Floodplain Assessment Overlay in this lot, since the plan was notified.</p> <p>b. Reduce the extent of the SASM013 overlay, so that it only applies to the limestone escarpment itself. As a general comment, work with farmers so they are aware of what management methods they undertake that could impact on the values that need to be protected, and work together to find practical solutions to protect values while retaining the ability to farm and live on the property.</p> |
| 66.7    | Janeen Benny | Planning Maps | General   | Support  | The majority of this land is now part of the Waitaki River riverbed, through historic flooding. The submitter therefore accepts the Flood overlays and approach of the WDP to this piece of land.                                                                                                                                                                                                                                                                                                                | Retain Map 17 with regards to Pt S: 17 Blk: IV SD: Maerewhenua as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 66.9    | Janeen Benny | Planning Maps | General   | Support  | The majority of this land is now part of the Waitaki River riverbed, through historic flooding. The submitter therefore accepts the Flood overlays and approach of the WDP to this piece of land.                                                                                                                                                                                                                                                                                                                | Retain Map 17 with regards to Pt S: 14 Blk: IV SD: Maerewhenua as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 68.1    | Chris Bell   | Planning Maps | General   | Oppose   | Opposes the proposed Canterbury Flood Assessment Overlay modelling on the Planning Maps (including 8 Totara Peak Crescent, Omarama) due to mistakes such as an area that encompasses State Highway 83 / Omarama-Otematata Road between Chain Hill and Benmore Village that is approximately 50 metres above Lake Benmore and has a small catchment.                                                                                                                                                              | Seeks the deletion of the Canterbury Flood Assessment Overlay as notified (including from 8 Totara Peak Crescent, Omarama) and its replacement with [the] Review of the Canterbury part of the Waitaki District Plan flood hazard mapping - June 2020. Report No. R20/26 ISBN 978-1-99-002788-8 as Report No. R20/26 is more detailed, accurate and the submitter believes ultimately less likely to be challenged.                                                                                                                                                                |
| 69.1    | Chris Bell   | Planning Maps | General   | Oppose   | Considers that as the Liquefaction Assessment Overlay for 8 Totara Peak Crescent, Omarama has now been deleted from the Planning Maps, given that the ECan updated liquefaction mapping for Waitaki 2023 under the 2 Method, 2.1 2017 MBIE/MfE guidance framework [that the] second paragraph is only a basic desktop assessment, it is their belief that this Overlay can easily be proved wrong.                                                                                                               | Seeks to remove the ECan updated liquefaction overlay for Waitaki 2023 from the supporting documents technical report.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 70.1    | James White  | Planning Maps | General   | Oppose   | <p>Opposes the proposed rezoning of the subject property from Rural Residential Zone in the ODP to General Rural Zone:</p> <p>The land is currently zoned Rural Residential in the Operative Waitaki District Plan and is consistent with the established low-density residential character of the surrounding area, reflective of more than a decade of Rural Residential zoning under the Operative Plan. This is a distinct development pattern not</p>                                                       | <p>Seeks to:</p> <p>Rezone the property at 207 Ardgowan Road, Oamaru (Section 153 Block II Oamaru SD, RT 132942) from GRUZ to RLZ in the Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                 |

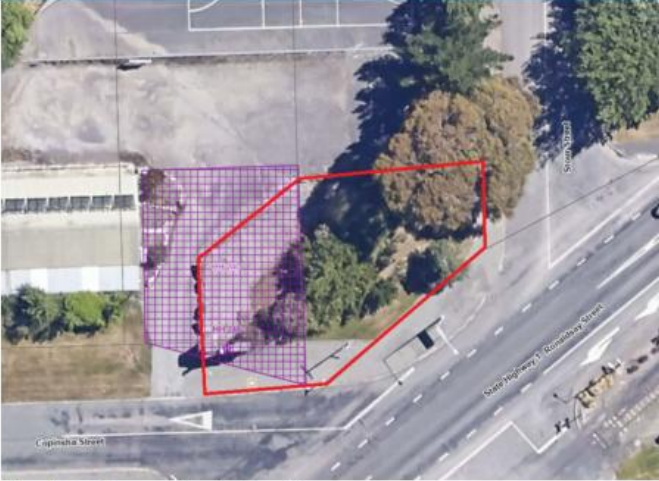
| Sub No. | Submitter        | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                 |
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|         |                  |               |           |          | <p>representative of the larger-scale productive farming land typically associated with the General Rural Zone. The site is effectively separated from larger-scale rural production land to the west by Grants Stream, which forms a clear physical and functional boundary along the western edge of the property. This natural barrier prevents practical integration of the subject land with adjoining rural production activities and limits any potential for the land to be utilised as part of larger farming operations. The existing surrounding environment is characterised by low-density rural-residential living. The existing environment includes similar-sized lots with residential dwellings and lifestyle block activities, a nearby school and community hall, urban infrastructure, and several recently granted subdivisions.</p> <p>[Refer to original submission / attachment for full reasons]</p> |                                                                                                                                                                                                                                                                                                                                                                                                                |
| 71.1    | Chris Bell       | Planning Maps | General   | Oppose   | Opposes the proposed Canterbury Flood Assessment Overlay modelling on the Planning Maps (including affecting 21 Pinot Noir Court, Omarama) due to mistakes. Instead, R20/26 should replace Flood Mapping [Report No. R23/47] as an overlay for the Plan. This I believe is more detailed and accurate and therefore less likely to be challenged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Seeks the deletion of the Canterbury Flood Assessment Overlay as notified (including from 21 Pinot Noir Court, Omarama) and its replacement with the Review of the Canterbury part of the Waitaki District Plan flood hazard mapping - June 2020. Report No. R20/26 ISBN 978-1-99-002788-8 as Report No. R20/26 is more detailed, accurate and the submitter believes ultimately less likely to be challenged. |
| 77.1    | HB               | Planning Maps | General   | Amend    | Considers that the northern edge beyond Eden Street should not be TCZ but rather MUZ or another appropriate zoning in order to consolidate retail activity in accordance with the Central Oamaru Masterplan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Seeks to reduce the TCZ in Ōamaru to no further than Eden Street to the north and replace this area with either the MUZ, or another appropriate zoning amendment.                                                                                                                                                                                                                                              |
| 77.3    | HB               | Planning Maps | General   | Oppose   | Considers that 29 - 3[7] Stuart Street and existing retail shops currently zoned GRZ should be zoned LCZ.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Seeks that 29 - 3[7] Stuart Street and existing retail shops currently zoned GRZ should instead be rezoned as LCZ.                                                                                                                                                                                                                                                                                             |
| 78.1    | Gabriella Durcan | Planning Maps | General   | Oppose   | <p>Opposes the RSL01 and ONL-01 delineation at 197 Lake Ohau Road that does not follow natural landscape patterns and appears to have been drawn from an outdated aerial.</p> <p>Any future development decisions around this site area will need to assess against a delineation that is incongruous with the landscape that is putting the ONL boundary itself [in]to question for the area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Seeks amendment to the RS[L] to ONL delineation on the maps around the Lake Ohau township (including 1957 Lake Ohau Road, Lake Ohau) based upon ground-truthing.                                                                                                                                                                                                                                               |
|         |                  |               |           |          | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>                                                                                                                                                                                                                                                                                                                                        |

| Sub No. | Submitter             | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|         |                       |               |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 80.1    | Jared Brensell        | Planning Maps | General   | Oppose   | <p>Opposes the decision to keep the zoning of the site as Rural General and believes it should be rezoned General Residential. Rezoning this underutilized land would:</p> <ul style="list-style-type: none"> <li>- Enable residential development, contributing to cohesive and logical urban growth in the Kakanui area. We note that there is no new land which has been set aside for residential development near the site;</li> <li>- Rezone land which has already been earmarked for future development;</li> <li>- Provide a logical transition between the rural environment and the township. The land to the south consists of 4-hectare blocks, creating a natural buffer that complements the shift from rural to residential zoning;</li> <li>- Address the lack of residential land suitable for development which is proposed to be rezoned as part of the proposed plan. This is a great opportunity for council to rezone land where the landowner is willing to develop it.</li> </ul> <p>[Refer to original submission for full reasons]</p> | <p>Seeks that Waianakarua Road, Kakanui 9495 (Lot 1 DP 366724) is rezoned from GRUZ to GRZ in order to rezone land which has already been earmarked for future development located between the rural environment and the township.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 80.2    | Jared Brensell        | Planning Maps | General   | Oppose   | <p>Opposes the CPA and CE Overlays within the GRUZ through their removal from Waianakarua Road, Kakanui (Lot 1 DP 366724) as the use and development of the CE is addressed in the underlying land use zone to the east of the site and does not need an additional level of control to the west.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Seeks that the CPA and CE Overlays are reduced in size in the CE through their removal from Waianakarua Road, Kakanui (Lot 1 DP 366724).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 81.1    | Bryce and Rachel Kane | Planning Maps | General   | Oppose   | <p>Opposes the GRUZ zoning of the property at 8[8] Bushy Beach Road, South Hill, Ōamaru and recommends a combination of GRZ and RLZ instead. Considers that limiting the number of one residential unit per one allotment makes sense for smaller lots. However, in larger lots, it actually makes more sense to locate buildings together (cluster) instead of spreading buildings across the landscape.</p> <p>Supports a structure or concept plan process that informs zoning and enables a collaborative approach to future development, balancing housing, ecological enhancements, public access, and cultural outcomes.</p> <p>Allow new residential dwellings in the RLZ down to 5000 m<sup>2</sup> as Permitted activities, subject to compliance with site standards.</p>                                                                                                                                                                                                                                                                              | <p>Seeks the GRUZ rezoning of the property at 8[8] Bushy Beach Road, South Hill, Ōamaru to a combination of GRZ and RLZ instead. Supports a structure or concept plan process (Ōamaru Spatial Strategy, Workshop 1 - Ōamaru and Weston) that informs zoning and enables a collaborative approach to future development, balancing housing, ecological enhancements, public access, and cultural outcomes.</p> <p>Amend new residential dwellings in the RLZ down to 5000m<sup>2</sup> as Permitted activities, subject to compliance with site standards. Also amend subdivision in the RLZ down to 5000m<sup>2</sup> as a Controlled activity subject to compliance with subdivision standards.</p> |

| Sub No. | Submitter                | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                   | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                      |
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|         |                          |               |           |          | Allow subdivision in the RLZ down to 5000 m <sup>2</sup> as a Controlled activity subject to compliance with subdivision standards.                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                     |
| 81.2    | Bryce and Rachel Kane    | Planning Maps | General   | Oppose   | Considers that the CE, CPA, ONF36, SASM022, [CAORR / CEH] Overlays (with their resultant Rules) require amendment on [88] Bushy Beach Road, South Hill, Ōamaru with consultation with the submitters.                                                                                                                   | Considers that the CE, CPA, ONF36 - Makotukutuku, SASM022 - Makotukutuku (Cape Wanbrow), [CAORR / CEH] Overlays (with their resultant Rules) are inaccurately modelled on [88] Bushy Beach Road, South Hill, Ōamaru and consultation with the submitters will be able to achieve better consistency with the associated provisions. |
| 81.3    | Bryce and Rachel Kane    | Planning Maps | General   | Oppose   | Opposes the SASM022 Makotukutuku (Cape Wanbrow) Overlay to the extent that it applies to 88 Bushy Beach Road, South Hill, Oamaru (PtL: 2 DP: 1392) as the submitters are concerned about their ongoing private property rights and the lack of clarity around the application of the planning framework upon extension. | Opposes SASM022 'Makotukutuku (Cape Wanbrow)' and seeks its deletion.                                                                                                                                                                                                                                                               |
| 81.4    | Bryce and Rachel Kane    | Planning Maps | General   | Oppose   | Opposes CE, CPA, CE, SASM022, HH 160, ONF36, OMFPA Overlays on the subject property (88 Bushy Beach Road, South Hill, Oamaru - PtL: 2 DP: 1392) and seeks amendment and consultation.                                                                                                                                   | Seeks that:<br><br>CE, CPA, CE, SASM022, HH 160, ONF36, OMFPA Overlays on 88 Bushy Beach Road, South Hill, Oamaru - PtL: 2 DP: 1392) are deleted and consultation is undertaken with the submitters.                                                                                                                                |
| 81.5    | Bryce and Rachel Kane    | Planning Maps | General   | Oppose   | Opposes CE, CPA, CE, SASM022, HH 160, ONF36, OMFPA Overlays on the subject property (88 Bushy Beach Road, South Hill, Oamaru - PtL: 2 DP: 1392) and seeks amendment and consultation.                                                                                                                                   | Seeks that:<br><br>CE, CPA, CE, SASM022, HH 160, ONF36, OMFPA Overlays on 88 Bushy Beach Road, South Hill, Oamaru - PtL: 2 DP: 1392) are deleted and consultation is undertaken with the submitters.                                                                                                                                |
| 82.1    | Athol Parks              | Planning Maps | General   | Oppose   | Considers that the HPL LUC: 2, 3 Overlay is incorrect on the Maps given that a quarry operated on the subject property (Coal Pit Road, Enfield-Airedale - Lot: 4 DP: 555020).                                                                                                                                           | Delete the HPL LUC: 2, 3 Overlay from the Maps for Coal Pit Road, Enfield-Airedale - Lot: 4 DP: 555020 as notified.                                                                                                                                                                                                                 |
| 83.9    | Waitaki District Council | Planning Maps | General   | Amend    | Seeks flood mapping is updated                                                                                                                                                                                                                                                                                          | Refer to map within full submission                                                                                                                                                                                                                                                                                                 |
| 83.20   | Waitaki District Council | Planning Maps | General   | Amend    | Submitter seeks rezoning properties to reflect existing use patterns and align with the spatial plan                                                                                                                                                                                                                    | Submitter seeks to rezone of 12-27 Chelmer Street from General Residential Zone (GRZ) to Light Industrial Zone (LIZ) t                                                                                                                                                                                                              |
| 83.22   | Waitaki District Council | Planning Maps | General   | Amend    | Submitter seeks the mapped extent of HH 155 to be reduced based upon expert advice.                                                                                                                                                                                                                                     | Amend the mapped extent of HH 155 to that shown outlined in red in the screenshot below:                                                                                                                                                                                                                                            |

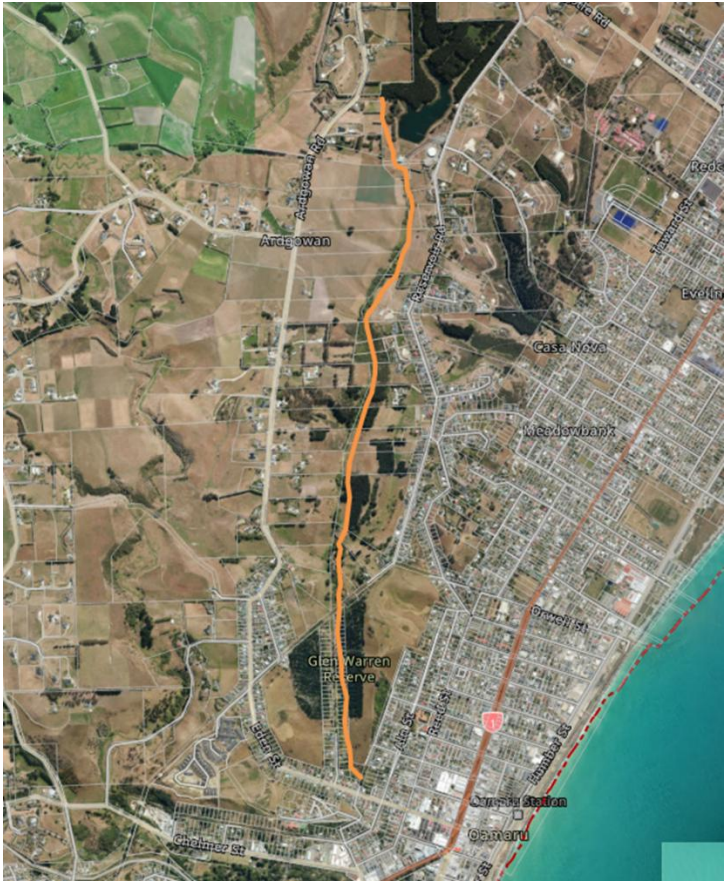
| Sub No. | Submitter                | Section       | Provision | Position | Summary of Submission                                                    | Relief/Decision Sought Summary                                                                                                                                                                                          |
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|         |                          |               |           |          |                                                                          | <p>Proposed District Plan extent HH 155</p>  <p>Purple hatch – existing PDP extent<br/>Red outline – officer recommended changes</p> |
| 83.23   | Waitaki District Council | Planning Maps | General   | Amend    | Submitter seeks to reduce mapped extent of HH 161 based on expert advice | Amend the mapped extent of HH 155 to that shown outlined in red in the screenshot below:                                                                                                                                |

| Sub No. | Submitter                | Section       | Provision | Position | Summary of Submission                                                   | Relief/Decision Sought Summary                                                                                                                                                                                                 |
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|         |                          |               |           |          |                                                                         | <p><b>Proposed District Plan extent HH 161</b></p>  <p>Purple hatch – existing PDP extent<br/>Red outline – officer recommended changes</p> |
| 83.24   | Waitaki District Council | Planning Maps | General   | Amend    | Submitter seeks to amend mapped extent of HH 240 based on expert advice | Amend the mapped extent of HH 240 to that shown outlined in red in the screenshot below:                                                                                                                                       |

| Sub No. | Submitter                | Section       | Provision | Position | Summary of Submission                                              | Relief/Decision Sought Summary                                                                                                                                                                                                    |
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|         |                          |               |           |          |                                                                    | <div>Proposed District Plan setting HH 240</div>  <div>Purple hatch – existing PDP setting<br/>Red outline – officer recommended changes</div> |
| 83.25   | Waitaki District Council | Planning Maps | General   | Amend    | Submitter seeks the mapped extent of HH 175 based on expert advice | Amend the mapped extent of HH 175 to that shown outlined in red in the screenshot below:                                                                                                                                          |

| Sub No. | Submitter                | Section       | Provision | Position | Summary of Submission                                                   | Relief/Decision Sought Summary                                                                                                                                                                                                   |
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|         |                          |               |           |          |                                                                         | <p><b>Proposed District Plan setting HH 175</b></p>  <p>Purple hatch – existing PDP setting<br/>Red outline – officer recommended changes</p> |
| 83.26   | Waitaki District Council | Planning Maps | General   | Amend    | Submitter seeks to amend mapped extent of HH 166 based on expert advice | <p>Amend the mapped extent of HH 166 to that shown outlined in red in the screenshot below:</p>                                                                                                                                  |

| Sub No. | Submitter                | Section       | Provision | Position | Summary of Submission                                                                                                           | Relief/Decision Sought Summary                                                                                                                                                                                                    |
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|         |                          |               |           |          |                                                                                                                                 | <div>Proposed District Plan setting HH 166</div>  <div>Purple hatch – existing PDP setting<br/>Red outline – officer recommended changes</div> |
| 83.27   | Waitaki District Council | Planning Maps | General   | Amend    | Submitter seeks to include the Oamaru Borough pipeline within HH 87 based on expert advice [report attached to full submission] | Amend the mapped extent of HH 87 to include the pipeline route from the Oamaru Reservoir to Warren Street as shown in the map below:                                                                                              |

| Sub No. | Submitter      | Section       | Provision | Position | Summary of Submission                                                                                      | Relief/Decision Sought Summary                                                                                                           |
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|         |                |               |           |          |                                                                                                            |                                                      |
| 84.1    | Jared Brensell | Planning Maps | General   | Oppose   | Considers that the CPA and CE extent is not appropriately recognised in the Maps for the subject property. | Amend the Maps for 1250-2 Waianakaru Road, Kakanui to correctly identify the CE / CPA extent.                                            |
| 84.2    | Jared Brensell | Planning Maps | General   | Oppose   | Considers that the CPA and CE extent is not appropriately recognised in the Maps for the subject property. | Amend the Maps for 1183 Waianakaru Road, Kakanui (Sec: 11 Blk: IV SD: Otepopo) to correctly identify the CE / CPA extent for protection. |
| 84.3    | Jared Brensell | Planning Maps | General   | Oppose   | Considers that the CPA and CE extent is not appropriately recognised in the Maps for the subject property. | Amend the Maps for 1183 Waianakaru Road, Kakanui (PtS: 12 Blk: IV SD: Otepopo) to correctly identify the CE / CPA extent for protection. |

| Sub No. | Submitter                          | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                          | Relief/Decision Sought Summary                                                                                                                                                                                                                             |
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|         |                                    |               |           |          |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                            |
| 84.4    | Jared Brensell                     | Planning Maps | General   | Oppose   | Considers that the CPA and CE extent is not appropriately recognised in the Maps for the subject property.                                                                                                                                                                                                     | Amend the Maps for Waianakaru Road, Kakanui (PtS: 12 Blk: IV SD: Otepopo) to correctly identify the CE / CPA extent for protection.                                                                                                                        |
| 84.5    | Jared Brensell                     | Planning Maps | General   | Oppose   | Considers that SASM026 should be removed as it more properly belongs in the All Day Bay Lagoon Area.                                                                                                                                                                                                           | Seeks to amend the Maps for 1183 Waianakaru Road, Kakanui (Sec: 11 Blk: IV SD: Otepopo) to correctly identify SASM026 Ōrore (Ōrore Point) instead in the All Day Bay Lagoon Area.                                                                          |
| 88.1    | Colin Leith Begg & Linda Rose Begg | Planning Maps | General   | Oppose   | Considers Planning Map 38 Goodwood - Waihemo showing an AFA Overlay on 977 Goodwood Road, Palmerston (Lot: 1 DP: 3099) is a longstanding existing drain that was present when the property was purchased by the submitters approximately 30 years ago and has existing use rights.                             | Seeks that clarity is sought in the mapping to show with the spatial extent of the drain on the AFA Overlay for 977 Goodwood Road, Palmerston (Lot: 1 DP: 3099) that existing use rights for the drain apply to the mapping layer on the subject property. |
| 90.1    | Nic Ruddenklau                     | Planning Maps | General   | Oppose   | Seeks not to have the [RSL12] mapped and scheduled on the back of the farm with zoning to remain as GRUZ.                                                                                                                                                                                                      | Delete [RSL12 Kakanui Ridge] Overlay from the farm [Valuation 2617/09401] - 21 Turnbolls Road, RD14C (Waynes 9483), Ōamaru and zoning to remain as GRUZ.<br><br>[Inferred relief requested]                                                                |
| 90.2    | Nic Ruddenklau                     | Planning Maps | General   | Oppose   | Considers that 664 Dunrobin Road, Five Forks should have the HPL LUC:3 Overlay removed from the Map as it is a rocky gully area planted in trees.                                                                                                                                                              | Delete the HPL LUC: 3 Overlay from the 664 Dunrobin Road, Five Forks property as notified in the Plan                                                                                                                                                      |
| 91.1    | James Ross Nimmo                   | Planning Maps | General   | Amend    | Support in general (SNA-115, SNA-116, ONF32) but considers the boundary lines are inaccurate and need to be amended in places.                                                                                                                                                                                 | Amend SNA-115, SNA-116, ONF32 Overlays on the property to existing fence lines rather than erroneously to existing bare paddocks on the maps.                                                                                                              |
| 93.2    | Ian Carter                         | Planning Maps | General   | Oppose   | Oppose as the SASM030 Te Kāhako ki Moeraki (Moeraki Coastline) Overlay will impose costs and constraints by overriding property rights, it has since been highly modified land, and there has been no iwi engagement to-date despite an invitation to do so.                                                   | Delete the SASM030 Te Kāhako ki Moeraki (Moeraki Coastline) Overlay, or else produce a more specific set of rationale justifying the significance of the SASM.                                                                                             |
| 93.3    | Ian Carter                         | Planning Maps | General   | Support  | Considers that SNA-80, SNA-81 Carter Southern Forest Overlays should be supported as these areas have been fenced to protect the regrowth of native flora.                                                                                                                                                     | Seeks that SNA-80, SNA-81 Overlays are retained.<br><br>[Inferred relief requested]                                                                                                                                                                        |
| 93.4    | Ian Carter                         | Planning Maps | General   | Amend    | Seeks that CEH, CPA, CE are amended for the property. The submitter acknowledges the risk that natural hazards pose to hazard sensitive activities. However, these areas need to be amended / ground-truthed to better reflect the actual area that is affected.                                               | Amend the extent of the area covered by CEH, CPA, CE on the maps for the property.                                                                                                                                                                         |
| 94.1    | Jenny Donohue                      | Planning Maps | General   | Oppose   | Oppose as the SASM030 Te Kāhako ki Moeraki (Moeraki Coastline) Overlay will impose costs and constraints upon owners who should be compensated as they were unaware of an Overlay when they bought and there has to-date been no specific detail provided as to why it is of particular significance to Māori. | Delete the SASM030 Te Kāhako ki Moeraki (Moeraki Coastline) Overlay.                                                                                                                                                                                       |

| Sub No. | Submitter      | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                | Relief/Decision Sought Summary                                                                                                                                                                                |
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| 98.1    | Duncan White   | Planning Maps | General   | Oppose   | Considers that the GRUZ zone of 132 Maudes Road, Ōamaru (Lot 1 DP 22882) should be rezoned to RLZ given surrounding property sizes, uses and its uneconomic primary production use.                                                                                                                                                                  | Seeks that the extent of the area covered by GRUZ of 132 Maudes Road, Ōamaru (Lot 1 DP 22882) is instead accurately rezoned as RLZ.                                                                           |
| 99.1    | Garry Mcleod   | Planning Maps | General   | Oppose   | Considers that 1386 Weston-Ngapara Road, Ngapara-Weston (Sec: 95 Blk: IX SD: Awamoko) should not be unnecessarily impacted by inaccurate modelling of the Otago Flood Assessment and Liquefaction Assessment Overlays.                                                                                                                               | Seeks that the NH Overlays are redrafted accurately to ensure that they reflect the new information in so far as 1386 Weston-Ngapara Road, Ngapara-Weston (Sec: 95 Blk: IX SD: Awamoko) is concerned.         |
| 100.1   | Kerri          | Planning Maps | General   | Oppose   | Oppose SASM030 Te Kākaho ki Moeraki (Moeraki coastline) as submitters had bought the property planning to investigate its development potential and extra restrictions of SASM are unfair when properties across Liverpool Street (SH1) do not have the same rules, nor public access rights.<br><br>[Refer to original submission for full reasons] | Delete SASM030 Te Kākaho ki Moeraki (Moeraki coastline) from the property at 32 Leicester Street, Hampden (Sec: 2 Blk: XI Twn: Hampden).                                                                      |
| 101.1   | Michael Lowe   | Planning Maps | General   | Oppose   | Considers that 64 Stuart Street, Holmes Hil, Ōamaru (Lot: 2 DP: 588488) zoned as proposed Rural Lifestyle Zone in the PDP maps is an error given adjoining subdivision, infrastructure and residential market demand.                                                                                                                                | Amend the proposed zoning of 64 Stuart Street, Holmes Hil, Ōamaru (Lot: 2 DP: 588488) from RLZ to GRZ.                                                                                                        |
| 101.2   | Michael Lowe   | Planning Maps | General   | Support  | Considers that Wansbeck Street, Ōamaru (Lot: 80 DP: 572425) zoned as proposed GRZ in the maps is supported given adjoining subdivision, infrastructure and residential market demand.                                                                                                                                                                | Seeks that Wansbeck Street, Ōamaru (Lot: 80 DP: 572425) zoned as proposed GRZ in the maps is retained.                                                                                                        |
| 101.3   | Michael Lowe   | Planning Maps | General   | Amend    | Considers that there is a lack of LIZ land for businesses that require yards with 156 Airedale Road, Airedale-Weston (Lot: 1 DP: 475532) and surrounding land would be more suitable for this than GRUZ zoning.                                                                                                                                      | Seeks that 156 Airedale Road, Airedale-Weston (Lot: 1 DP: 475532) and surrounding land is more appropriately rezoned from GRUZ to LIZ.                                                                        |
| 101.4   | Michael Lowe   | Planning Maps | General   | Amend    | Considers that split zoning (RLZ, GRZ) of 41 Charles Street, Weston (Lot: 2 DP: 454011) would unnecessarily limit a building reservoir within the site and area given servicing and size limits.                                                                                                                                                     | Seeks that the land is rezoned GRZ in its entirety to enable residential subdivision consent.                                                                                                                 |
| 101.5   | Michael Lowe   | Planning Maps | General   | Oppose   | The zoning of 280 Homestead Road, Weston-Ardgowan (Lot: 1 DP: 4016) as RLZ should instead be zoned GRZ to enable its development as large scale residential. This would be in keeping with the surrounding area and alleviate the residential housing market strain.                                                                                 | Rezone 280 Homestead Road, Weston-Ardgowan (Lot: 1 DP: 4016) as GRZ instead of RLZ.                                                                                                                           |
| 102.1   | Cameron Leckie | Planning Maps | General   | Oppose   | Opposes the extent and application of the CFA Overlay on 1 Highland Way, Omarama as it overstates the flood risk and will create regulatory burdens, costs and stifle much needed development unnecessarily.                                                                                                                                         | Seeks flood assessment certificates clarification in the Plan on timeframes / costs from ECan; better site-specific mapping of the CFA Overlay; freeboard standards and insurance implications consideration. |

| Sub No. | Submitter   | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                        | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|         |             |               |           |          |                                                                                                                                                                                                                                                                                                                                                                              | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 103.1   | james hurst | Planning Maps | General   | Oppose   | Considers that given the nature of the proposed Carbon forestry / Plantation forestry activities expected to be undertaken, the SNAs 117, 119 are opposed as they will decrease the landowner's ability to plant and hence the potential value of the land.                                                                                                                  | Seeks that SNAs 117, 119 are removed from 691 Tussocky Road, Georgetown-Elderslie (Pts: 5A) so that Carbon forestry / Plantation forestry activities can occur unimpeded.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 103.2   | james hurst | Planning Maps | General   | Oppose   | Considers that SASM018 Te Puna-a-Maru has been modified such that nothing of significance is left apart from a small cemetery (SASM018 Te una-a-Maru Overlay at King Road, Awamoko Sec: 96 ML: Puna-O-Maru).                                                                                                                                                                 | Seeks that the SASM018 Te Puna-a-Maru Overlay is removed from 74 Warepa Road, Awamoko farmland to incorporate only the cemetery instead.<br><br>[See Submission 124]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 104.1   | James White | Planning Maps | General   | Oppose   | Considers that the CEH, CIH, CPA, THA, LA Overlays on 9 Kakanui Bay Road, Kakanui (Lot: 2 DP: 518350) should be removed as a resource consent for the property has recently been granted (RC 202.2023.2301) with a supporting coastal erosion assessment showing very low risk of coastal erosion. The Overlays add unnecessary costs, delays, and burden on the landowners. | Seeks that:<br><br>1. Remove or reduce the Coastal Erosion and Inundation Hazard Overlays on the inland portion of our site, where there is little to no risk.<br><br>2. Refine the Coastal Environment and Coastal Protection Overlays to stop at the limit of actual coastal features. The overlays currently extend too far inland and include modified areas that do not show any natural coastal character.<br><br>3. Remove the Liquefaction Assessment Overlay unless backed by site-specific testing (by Council) or strong evidence of moderate to high risk.<br><br>4. Ensure that existing consents such as RC 202.2023.2301 are not undermined by the new overlays. Lawful, approved activity should not be made harder to continue.<br><br>5. Allow minor changes and maintenance of permitted activities without triggering additional consents, particularly where activities remain low impact and meet the purpose of the Plan.<br><br>6. Review, study and undertake maintenance of the existing stormwater network where it serves a public benefit, especially in areas not connected to formal Council systems.<br><br>7. Commission and use more accurate, site-specific information to define natural hazard areas, rather than broad district-wide mapping. Allow landowners to review the updated technical reports before overlays are finalised.<br><br>8. Take into account the upstream extraction of gravel from the Kakanui River, which may contribute to beach erosion. Do not overstate the risk on individual sites without recognising these wider causes. |

| Sub No. | Submitter                               | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                          |
|---------|-----------------------------------------|---------------|-----------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 105.1   | Waitaki Property Guardians Incorporated | Planning Maps | General   | Oppose   | Opposes SNF36 'Weston Wind Gap, Cormacks siding diatomite and Jacksons Paddock' from Fortification Road, Cormacks-Kakanui (PtL: 11 DP: 195) and submits that the ODP provisions should remain.                                                                                                                                                                                                                                                                       | Delete SNF36 'Weston Wind Gap, Cormacks siding diatomite and Jacksons Paddock' from SCHED9 and PDP Maps.                                                                                                                                                                                                                                                                                                                |
| 106.3   | James White                             | Planning Maps | General   | Oppose   | Considers that land in the Ardgowan Road, Reservoir Road, and Redcastle Road area should be rezoned from GRUZ to RLZ with resultant Map and PDP provision amendments.                                                                                                                                                                                                                                                                                                | Seeks to: <ol style="list-style-type: none"> <li>Rezone the area around Ardgowan Road, Reservoir Road, and Redcastle Road from GRUZ to RLZ in the PDP;</li> <li>Update the planning maps to reflect this change;</li> <li>Make any other changes needed to objectives, policies or rules so the zoning works correctly; and</li> <li>Grant any other relief needed to support the points in this submission.</li> </ol> |
| 108.1   | Gary Kircher                            | Planning Maps | General   | Amend    | Considers that 332 Homestead Rd, Weston-Ardgowan (Lot: 3 DP: 496300) and the extent of Residential zoning to the north of Homestead Road and Charles Street, from 322 Homestead Road to 29 Charles Street, should be rezoned from RLZ to GRZ. The future intentions attached to Weston, suggest residential construction in the future. A coherent plan should not contain any such discrepancy.<br><br>[Refer to original submission for full reasons]              | Amend the extent of RLZ to GRZ in the mapping for 332 Homestead Rd, Weston-Ardgowan (Lot: 3 DP: 496300) to the north of Homestead Road and Charles Street, from 322 Homestead Road to 29 Charles Street.                                                                                                                                                                                                                |
| 109.1   | Jeremy Blampied                         | Planning Maps | General   | Amend    | Amend 88 Bushy Beach Road, South Hill, Ōamaru (PtL: 2 DP: 1392) from GRUZ to RLZ as rezoning would provide more efficient use of space and enhance community life and growth.                                                                                                                                                                                                                                                                                        | Rezone 88 Bushy Beach Road, South Hill, Ōamaru (PtL: 2 DP: 1392) from GRUZ to RLZ.                                                                                                                                                                                                                                                                                                                                      |
| 112.1   | Gavin Simpson                           | Planning Maps | General   | Oppose   | Considers that is virtually impossible to flood this block of land (348 Prydes Gully Road, Island Cliff (Sec: 35 Blk: VII SD: Maerewhenua)) because there simply isn't the catchment on the uphill side of the ridge to deliver any significant volume of water. HPL of LUC: 3 is inaccurate on the Map due to a lack of rainfall and topography. SASM015 Ōtewhakaui is over arable land.                                                                            | Delete:<br><br>The CFA Overlay from the block;<br><br>HP LUC: 3 from the block;<br><br>Amend through reducing SASM015 down to 50 m2 around the single known rock art documented on the site.                                                                                                                                                                                                                            |
| 112.2   | Gavin Simpson                           | Planning Maps | General   | Oppose   | Considers that 311-443 Prydes Gully Road, Island Cliff (Sec: 88 Blk: VII SD: Maerewhenua) Scheduled as ONF29 'Awamoko Stream Valley/Valley of the Whales' in the Plan is incorrect as the land has been cultivated and is not a cliff face. HPL of LUC: 3 is similarly inaccurate on the Map as it is not highly productive land. SASM015 Ōtewhakaui extends beyond the rock art site and over arable land the values of which do not pertain to this block of land. | Delete:<br><br>ONF29 'Awamoko Stream Valley/Valley of the Whales' Overlay from the block;<br><br>HP LUC: 3 from the block;                                                                                                                                                                                                                                                                                              |

| Sub No. | Submitter     | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Relief/Decision Sought Summary                                                                                                           |
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|         |               |               |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Amend SASM015 down to 50m2 around the single known rock art documented on the site.                                                      |
| 112.3   | Gavin Simpson | Planning Maps | General   | Oppose   | Considers that 311-443 Prydes Gully Road, Island Cliff (Sec: 87 Blk: VII SD: Maerewhenua) HPL of LUC: 3 is inaccurate on the Map as it is not highly productive land given the limestone shelf and ponding.                                                                                                                                                                                                                                                                                                                       | Delete:<br><br>HP LUC: 3 from the block on the PDP Map.                                                                                  |
| 112.4   | Gavin Simpson | Planning Maps | General   | Amend    | Considers that the 47 Dip Hill Road, Tokarahi (PtL: 1 DP: 2561) Sec: 88 Blk: VII SD: Maerewhenua) Canterbury Flood Assessment Overlay in the Plan is incorrect as there is not enough land to form a catchment that would threaten the block. HPL of LUC: 3 is similarly inaccurate on the Map as there are basalt rock shelves that run through the upper & lower parts of this Block and you can clearly see the rock Islands that are solid rock to the surface devoid of soil coverage together with many adventives (weeds). | Seeks to delete:<br><br>Canterbury Flood Assessment Overlay from the block;<br><br>HP LUC: 3 from the block.                             |
| 113.1   | Duncan White  | Planning Maps | General   | Amend    | Considers 240 Thames Street, Ōamaru (Part Lot 2 DP 12196) which is part of the Oamaru Fire Station should be rezoned from MRZ to MUZ consistent with the remainder of the Oamaru Fire Station site (Sections 4 and 5 Block XIX Town of Ōamaru).                                                                                                                                                                                                                                                                                   | Amend mapping to reflect requested changes to the zones above.                                                                           |
| 113.2   | Duncan White  | Planning Maps | General   | Amend    | Considers the Otematata Fire Station - 2 Glendhu Crescent, Otematata (Lot 48 DP 12272) should be rezoned from GRZ to LCZ.                                                                                                                                                                                                                                                                                                                                                                                                         | Seeks that the Otematata Fire Station - 2 Glendhu Crescent, Otematata (Lot 48 DP 12272) is rezoned from GRZ to LCZ in the mapping layer. |
| 114.1   | Duncan White  | Planning Maps | General   | Amend    | Considers that Parsons Road, Ōamaru (Part DP: 5328) at the intersection of Saleyards Road and Waiareka Lane, Waiareka Junction RLZ with a FUG Overlay should be rezoned to GRZ as it has been identified for future residential development.                                                                                                                                                                                                                                                                                      | Seeks that the mapping of Parsons Road, Ōamaru (Part DP: 5328) is changed from RLZ to GRZ.                                               |
| 115.1   | Duncan White  | Planning Maps | General   | Amend    | Considers that 280 Homestead Road, Weston-Ardgowan's zoning is inadequate and should be amended to include additional properties. The balance between upzoning the area for increased density has not been stuck appropriately in the PDP and needs to be changed.                                                                                                                                                                                                                                                                | Seeks to rezone 280 Homestead Road, Weston-Ardgowan from RLZ to GRZ.                                                                     |
| 116.1   | Duncan White  | Planning Maps | General   | Amend    | Considers that Lighthouse Road, Moeraki (Secs: 2, 3 Blk: XIV Twn: Moeraki) should be rezoned from GRUZ to SETZ to allow for residential activities to occur and given that subdivision is already occurring.                                                                                                                                                                                                                                                                                                                      | Rezone Lighthouse Road, Moeraki (Secs: 2, 3 Blk: XIV Twn: Moeraki) from GRUZ to SETZ.                                                    |
| 118.1   | C Manson      | Planning Maps | General   | Oppose   | Opposes 2 Gordon St, Weston (Legal Description: PtL: 133 DP: 400) being zoned as GRUZ and wants it all rezoned as GRZ given that the diagonal zoning is impractical for split zoning.                                                                                                                                                                                                                                                                                                                                             | Rezone 2 Gordon St, Weston (Legal Description: PtL: 133 DP: 400) from GRUZ to GRZ.                                                       |

| Sub No. | Submitter                        | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                               | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                               |
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| 118.2   | C Manson                         | Planning Maps | General   | Oppose   | Considers that 2 Gordon St (Legal Description: PtL: 137 DP: 400) should be rezoned as GRZ to enable greater intensification of a finite resource (land) on a site that is favourably located in close proximity to Sussex Street forming a logical continuation. Also to align with the Submitter's 118.1 submission requesting that the rest of 2 Gordon Street (Legal Description: PtL: 133 DP: 400) is zoned GRZ and does not have split zoning. | Rezone 2 Gordon St (Legal Description: PtL: 137 DP: 400) from GRUZ to GRZ.                                                                                                                                                                                                                                                                                                   |
| 119.1   | Duncan White                     | Planning Maps | General   | Amend    | Oppose 41 Charles Street, Weston (Legal Description: Lot: 2 DP: 454011) being zoned as GRUZ and wants it all rezoned as GRZ given the impractical split zoning that runs through a building.                                                                                                                                                                                                                                                        | Rezone 41 Charles Street St, Weston (Legal Description: Lot: 2 DP: 454011) from GRUZ to GRZ.                                                                                                                                                                                                                                                                                 |
| 121.1   | Duncan White                     | Planning Maps | General   | Amend    | Considers that the RLZ should be extended to include the site at 64 Stuart St, Holmes Hill (Lot: 2 DP: 588488) as GRZ as will support intensification to better utilise land there will be less destruction of valuable farmland for housing and infrastructure is in place.                                                                                                                                                                        | Rezone 64 Stuart St, Holmes Hill (Lot: 2 DP: 588488) from RLZ to GRZ.                                                                                                                                                                                                                                                                                                        |
| 122.2   | Kitty Culp                       | Planning Maps | General   | Oppose   | Considers applying an AFA Overlay will preclude inconsistent application and the uncertainties in the mapped Overlay developed impose inaccurate and unnecessary geotechnical and development constraints that affect property value.                                                                                                                                                                                                               | Seeks that the AFA Overlay be removed from the river terrace area in the Waitaki Valley (1788 Georgetown-Pukeuri Road, Pukeuri-Georgetown PtS: 37 Blk: I SD: Awamoko) and that WDC re-evaluate this classification based on accurate geomorphological and hydrological evidence.                                                                                             |
| 127.17  | Revolution Forest Management Ltd | Planning Maps | General   | Oppose   | Considers the 100 metre wide extent of SASM037 to be unjustifiably more stringent than the NES-CF, which only requires a 10 metre setback from rivers. Considers this could result in significant economic and operational impacts on existing forestry activities.<br><br>[Refer to original submission for full reasons and Mapping at Appendix A]                                                                                                | Seeks that the mapped extent of overlay SASM037 is reduced from 50 metres either side of the centerline of the river to 10 metres either side of the centerline of the river along with amendments to SASM-R10 to specify a setback so that it does not rely on mapped overlay extents to determine if something is within a wāhi tupuna [refer to submission point 127.13]. |
| 129.15  | Sharne Adele Paton               | Planning Maps | General   | Amend    | Considers that the Waitaki River Floodplain Assessment Overlay is too broad brush. Use the Otago Flood Assessment Overlay instead.                                                                                                                                                                                                                                                                                                                  | Amend the Waitaki River Floodplain Assessment Overlay as it is too broad brush. Use the Otago Flood Assessment Overlay instead to include areas that have the potential for flooding.                                                                                                                                                                                        |
| 130.1   | Noel and Jill Davie              | Planning Maps | General   | Amend    | Considers that for the OFA Overlay for 24 Reading Street, Waynes has been applied inconsistently with the mapped Natural hazard Overlay requiring amendment as confirmed by ORC LIDAR data.                                                                                                                                                                                                                                                         | Amend the OFA Overlay mapping for the vicinity of 24 Reading Street, Waynes to that confirmed recently by ORC.                                                                                                                                                                                                                                                               |
| 131.1   | Melanie Kaye Searle              | Planning Maps | General   | Oppose   | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                     | Opposes rezoning Sections 2 & 3 Block XIV Town of Moeraki from SETZ to GRUZ and seeks the ODP area boundaries remain and the walkable catchment and spatial extent of the SETZ are extended.                                                                                                                                                                                 |
| 131.2   | Melanie Kaye Searle              | Planning Maps | General   | Oppose   | Opposes the CE Overlay for land parcels Sections 2 & 3 Block XIV Town of Moeraki as it is bare of vegetation or significant landforms and has a subdivision application pending. Considers the CE Overlay beyond the extent of the Significant Coastal Landscape mapped in the ODP should be deleted.                                                                                                                                               | Seeks to remove Sections 2 & 3 Block XIV Town of Moeraki from the Coastal Environment Overlay.                                                                                                                                                                                                                                                                               |

| Sub No. | Submitter                                     | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Relief/Decision Sought Summary                                                                                                                                                                    |
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|         |                                               |               |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Seeks to remove the additional areas of Coastal Environment Overlay in Moeraki that extend beyond the extent of the Significant Coastal Landscape identified the Operative Waitaki District Plan. |
| 133.1   | Wayne Fisher-Hewitt                           | Planning Maps | General   | Oppose   | Opposes the SASM overlay with concerns about access onto private land and considers that the Council should delay progression of the PDP to await RM reform.                                                                                                                                                                                                                                                                                                                                                   | Seeks to remove the SASM overlay in its entirety [inferred relief requested].                                                                                                                     |
| 136.1   | Alan John McLay and Christine Elizabeth McLay | Planning Maps | General   | Oppose   | Opposes the proposed zoning of General Rural Zone for 56B Weston Road and adjacent northern sites and considers it does not reflect current or anticipated land use. The area aligns more closely with residential development to the north and serves as a logical buffer between General Rural Zone land to the south/west and General Residential Zone land to the east. Considers that the site is already serviced by a shared accessway that can support two additional lots without requiring upgrades. | Rezone of 56B Weston Road and adjacent northern sites to Rural Lifestyle Zone.                                                                                                                    |
| 142.1   | Gary Douglas Hawkins                          | Planning Maps | General   | Oppose   | Seeks that Part Sec: 25 SO: 488182 and Sec: 2 SO: 23702 Kurow be rezoned from GRUZ to RLZ. Considers that the rezoning of this land would support RLZ-O2, RLZ-P2, NFL-P5, INF-P9 and NH-P2.                                                                                                                                                                                                                                                                                                                    | Rezone Part Sec: 25 SO: 488182 and Sec: 2 SO: 23702 Kurow to Rural Lifestyle Zone.                                                                                                                |
| 142.2   | Gary Douglas Hawkins                          | Planning Maps | General   | Oppose   | Considers that Part Sec: 25 SO: 488182 and Sec: 2 SO: 23702 - Kurow should not be identified as LUC3 due to stony ground and not being productive land.                                                                                                                                                                                                                                                                                                                                                        | Remove LUC3 classification from Part Sec: 25 SO: 488182 and Sec: 2 SO: 23702 - Kurow.                                                                                                             |
| 145.15  | Janene Mary and Warren Kenneth Kershaw        | Planning Maps | General   | Oppose   | Considers that the Open Space Zone over 2328 Herbert Hampden Road will have a direct impact on the existing business operating from the site resulting in increased consent costs to make the business compliant.                                                                                                                                                                                                                                                                                              | Seeks to remove the Open Space Zone from 2328 Herbert-Hampden Road and rezone as Rural General Zone.                                                                                              |
| 146.1   | Christopher Birchall                          | Planning Maps | General   | Oppose   | Considers that the RMA already provides sufficient protection and that the SASM overlay adds consent costs and delays. Opposes mana whenua access to property and the collection of food or resources on private land. Considers that the property at 4 Matfen Street, Oamaru should be considered urban and exempt from the SASM rules due to it being under 4ha in size. Considers that the SASM overlay undermines the principle of fee simple land ownership and does not require external intervention.   | Seeks to remove SASM022 Makotukutuku - Cape Wanbrow or amend the overlay to exclude developed areas.                                                                                              |
| 149.3   | Malcolm John McKenzie                         | Planning Maps | General   | Oppose   | Considers the property located at 60B Weston Road, Ōamaru should be rezoned to Rural Lifestyle Zone as it adjoins the General Residential Zone and is not highly productive land.                                                                                                                                                                                                                                                                                                                              | Seeks to rezone 60B Weston Road, Ōamaru to Rural Lifestyle Zone.                                                                                                                                  |
| 151.2   | Ben Gresson                                   | Planning Maps | General   | Oppose   | Considers that the SASM overlay must be justified under sections 6–8 of the RMA and consistent with the purpose and principles of the RMA. Considers that the SASM overlay is unsupported by sufficient evidence and therefore the costs to landowners cannot be said to be outweighed by any benefits in terms of protection of Māori values or Treaty of Waitangi principles.                                                                                                                                | Seeks that the overlay is amended as per submission point 151.1 and any other relief to address the submission point made in 151.2.                                                               |
| 157.3   | Conrad Anderson                               | Planning Maps | General   | Oppose   | Considers there is insufficient evidence for the Alluvial Fan Awareness Overlay to extend onto Part Section 2 of 61 Block IV Moeraki Survey District, held in OT331/149.                                                                                                                                                                                                                                                                                                                                       | Remove the Alluvial Fan Awareness Overlay from Part Section 2 of 61 Block IV Moeraki Survey District, held in OT331/149.                                                                          |

| Sub No. | Submitter                    | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Relief/Decision Sought Summary                                                                                                                                                                                                                                                               |
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| 157.4   | Conrad Anderson              | Planning Maps | General   | Oppose   | Considers that the General Rural Zone for Part Section 2 of 61 Block IV Moeraki Survey District, held in OT331/149 does not align with the consented environment (ref 202.2022.1930) for the site, which provides for 4 lots between 4 and 4.3ha.                                                                                                                                                                                                                                                                                                                                                                                                                      | Rezone Part Section 2 of 61 Block IV Moeraki Survey District, held in OT331/149 to Rural Lifestyle Zone or a bespoke zone that aligns with the consented environment.                                                                                                                        |
| 165.15  | Bryry Trust                  | Planning Maps | General   | Oppose   | Opposes additional inaccurate, inconsistent mapping and reclassification in the PDP of ODP Significant Natural Features, Skink Protection Zones, and extensive Rural Scenic landscapes and provisions. Central government has confirmed these will become obsolete once the RMA reform is complete. The upcoming Natural Environment Act and The Planning Act will introduce new provisions for identifying and protecting these features and Overlays. Until then, the PDP Overlays should be deleted with the ODP mapped Overlays and Provisions in effect in the interim.                                                                                           | Delete new mapped Overlays / locational extents relating to SHMA. Retain the ODP mapped overlays and protection zones until there is evidence or supporting data to prove their merits or otherwise.                                                                                         |
| 168.1   | Kāinga Ora                   | Planning Maps | General   | Support  | Supports extent of zoning as notified, in particular, the extent of Medium Density Residential Zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Retain (all) zoning as notified.                                                                                                                                                                                                                                                             |
| 169.1   | Neville and Michelle Kitchen | Planning Maps | General   | Oppose   | Objects to the Canterbury Flood Assessment overlay with particular focus on the Ahuriri Heights area of Ōmārama. Considers the mapping inaccurately represents flood risk for their property (5 Ahuriri Heights) and others in the area. Considers that historical data shows no flooding occurred in this area or during the 2022 floods and that the boundaries of the overlay are inconsistent with actual elevation data that shows the submitters property is significantly higher than surrounding areas. Considers that the natural topography of the area would divert floodwaters away from Ahuriri Heights. [Refer to original submission for full reasons]. | Seeks that the ECan flood risk assessments should be included for all of the Ōmārama area on the Canterbury Flood Assessment Overlay.<br><br>Seeks that the Canterbury Flood Assessment boundary drawn through the property at 5 Ahuriri Heights is amended to reflect its higher elevation. |
| 172.1   | Bog Roy Station Limited      | Planning Maps | General   | Oppose   | Objects to the proposed rezoning of Lot 2 DP 570687 (3570 Ōmārama-Otematata Road) from Rural Residential in the Operative District Plan to General Rural Zone (GRUZ) in the PDP. Considers that a Rural Lifestyle Zone would be more appropriate for the property as there was no compelling public interest or reasons identified in the section 32 evaluation to support the change to GRUZ. Considers that the existing zoning of Rural Residential has guided long-term investment and business planning and that the proposed down-zone to GRUZ could preclude reasonable economic use of the land.                                                               | Seeks to rezone Lot 2 DP 570687 (3570 Ōmārama-Otematata Road) to Rural Lifestyle Zone or an equivalent zoning/overlay/precinct to enable an equal or similar density of development.                                                                                                         |
| 178.6   | Alastair & Sandra Gibson     | Planning Maps | General   | Oppose   | Considers the Canterbury Flood Assessment Overlay to be inaccurate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Seeks for the Canterbury Flood Assessment Overlay to be reassessed to correctly reflect land topography.                                                                                                                                                                                     |
| 178.7   | Alastair & Sandra Gibson     | Planning Maps | General   | Oppose   | Considers the Waitaki River Floodplain Assessment Overlay to be inaccurate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Seeks for the Waitaki River Floodplain Assessment Overlay to be reassessed to correctly reflect land topography.                                                                                                                                                                             |
| 178.8   | Alastair & Sandra Gibson     | Planning Maps | General   | Oppose   | Considers the Liquefaction Assessment Overlay to be inaccurate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Seeks for the Liquefaction Assessment Overlay to be reassessed to correctly reflect land topography.                                                                                                                                                                                         |
| 181.1   | Warrego Pastoral Limited     | Planning Maps | General   | Oppose   | Considers that evidence (letter from Lizard Expert NZ dated 6 April 2023) for the Skink Habitat Management Area Overlay does not reflect landowner observations or current land use. The landowners have not observed the                                                                                                                                                                                                                                                                                                                                                                                                                                              | Seek to remove the Skink Habitat Management Area Overlay from the property known as 'Dochroyle'.                                                                                                                                                                                             |

| Sub No. | Submitter                         | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                             |
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|         |                                   |               |           |          | presence of skinks in the overlay area and consider the land to be highly modified reducing its ecological values.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                            |
| 182.1   | Clovelly Star Limited             | Planning Maps | General   | Support  | Generally supports the GRUZ zoning of 296 Teschemakers Road, Teschemakers-Reidston. However, visitor accommodation, function activities and facilities at the property should be recognised as existing without conflict nor reverse sensitivity operational constraints with primary production activities.                                                                                                                                                                                                                                                                  | Seeks that GRUZ zoning of 296 Teschemakers Road, Teschemakers-Reidston is retained as notified.                                                                                                                                                                                                                                                                                                            |
| 182.2   | Clovelly Star Limited             | Planning Maps | General   | Oppose   | Opposes the PDP lack of a Precinct Overlay for the site as 296 Teschemakers Road, Teschemakers-Reidston hasn't been used for Primary production since circa 1912.                                                                                                                                                                                                                                                                                                                                                                                                             | Seeks that 296 Teschemakers Road, Teschemakers-Reidston has a Precinct Overlay. A Precinct Overlay spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy and rule approach anticipated in the underlying zone.                                                                                                                  |
| 182.3   | Clovelly Star Limited             | Planning Maps | General   | Oppose   | Considers that a Teschemakers Precinct Overlay should be added to Part 3: Area Specific Matters of the PDP given that Teschemakers' homestead, chapel, entrance gates and their garden setting have a significant association with William and Eliza Teschemakers' Taipo Hill Estate, and with St Patrick's Dominican Convent and boarding school. Even though the main building was rebuilt following a fire in 2003, Teschemakers continues to have aesthetic, historical, archaeological, and community significance (SCHED 2 - HH 175).                                   | <p>Seeks that a reference to a new Teschemakers Precinct Overlay is added to the Plan. This could be by either:</p> <p>1. A reference to 'Teschemakers Precinct - PREC3' in either the Precinct section with the Ōamaru Harbour Precinct; or</p> <p>2.A new standalone Precinct schedule which references 'Teschemakers Precinct - PREC3'.</p> <p>Including amendment to the PDP Maps to reflect this.</p> |
| 184.51  | Lake Ohau Station Limited         | Planning Maps | General   | Oppose   | Opposes the CFA Overlay on the attached Lake Ohau Station Farm Base Area that is elevated above any floodplain area.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Seeks that the CFA Overlay is removed from the Lake Ohau Station Farm Base Area in Attachment [B] to this submission and recent LIDAR data mapping recently obtained from Canterbury Regional Council is mapped instead.                                                                                                                                                                                   |
| 185.1   | Resident's Association of Omarama | Planning Maps | General   | Oppose   | Considers the Canterbury Flood Assessment Overlay for the Ōmārama town and surrounding areas to be incomplete and inaccurate and does not incorporate the (site specific) detailed flood risk mapping undertaken by Environment Canterbury in 2020 and amended in 2022. Considers that the current PDP mapping misrepresents flood risk resulting in unnecessary costs for landowners (consents, insurance, adverse LIMs). Considers that the overlay implies a broader flood risk than what ECan's data supports, affecting land that is not considered flood-prone by ECan. | Seeks for the Canterbury Flood Assessment Overlay to be corrected for Ōmārama town and surrounding areas to align with ECan's flood hazard assessments.                                                                                                                                                                                                                                                    |
| 188.18  | Mackenzie District Council        | Planning Maps | General   | Amend    | Considers the PDP maps should grey out [with a key] Local Authorities beyond the jurisdiction of WDC to make it clearer for a user of the Plan and accompanying maps to see the boundaries.                                                                                                                                                                                                                                                                                                                                                                                   | Seeks that Local Authorities beyond the jurisdiction of WDC make it clearer for a user of the Plan and accompanying maps to see the boundaries. Grey out [with a Legend] Local Authorities beyond the jurisdiction of WDC to make it clearer for a user of the Plan and accompanying maps to see the boundaries as the jurisdictions are difficult to discern.                                             |
| 188.22  | Mackenzie District Council        | Planning Maps | General   | Support  | Considers the [Waitaki Power Scheme] Hydroelectricity Inundation Hazard / High Hazard Areas mapping is integrated including the Mackenzie District (in so far as it relates to the Ōhau Canal).                                                                                                                                                                                                                                                                                                                                                                               | Seeks that WDC makes any amendments necessary to ensure alignment with the mapping of this hazard [Waitaki Power Scheme Hydroelectricity Inundation Hazard / High Hazard Areas] in the Mackenzie District Plan (should any changes                                                                                                                                                                         |

| Sub No. | Submitter                              | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|         |                                        |               |           |          | Mackenzie District Council Plan Change 28 – Hazards and Risks, Historic Heritage and Notable Trees proposes to add a Hydro Inundation (HI) chapter to the Mackenzie District Plan within a new Hazards and Risks Section of Part 2 – District Wide Matters. Any changes to the Hydro Inundation Overlay that affects the WDP Plan mapping should be reflected in the PDP mapping for consistency for a mapped hazard that sits across the TA boundary.                                                                                                                                                                                                  | occur through the Schedule 1 process for Plan Change 28 – Hazards and Risks, Historic Heritage and Notable Trees).                                                                                                                                                                                                                                                                                                                                                                                       |
| 188.23  | Mackenzie District Council             | Planning Maps | General   | Support  | Considers that it is noted that the [Waitaki Power Scheme] Hydroelectricity Inundation Hazard / High Hazard Areas are a new mapping feature being introduced by the PDP. The Mackenzie ePlan also address this hazard. It may be beneficial for Plan users and a potential future Plan for the Canterbury region to have greater consistency in mapping appearance for what is a cross-boundary hazard.                                                                                                                                                                                                                                                 | Seeks that the PDP ePlan uses the same colour scheme / notation (diagonal strips as seen in the Mackenzie ePlan) that the Mackenzie ePlan uses for Hydro Inundation Hazard Overlay mapping. [Refer to original submission for full relief sought.]                                                                                                                                                                                                                                                       |
| 188.24  | Mackenzie District Council             | Planning Maps | General   | Support  | Considers that it is noted that the Surface Fault Rupture Hazard overlays are new mapping feature(s) being introduced by the PDP with a mapping notation for subdivision and a separate mapping notation for activities and buildings. The Mackenzie ePlan also address a Fault Hazard, being the Ostler Fault Hazard Overlay. It may be beneficial for Plan users to have greater consistency in mapping appearance for what is a cross-boundary hazard - the Ostler Fault Hazard Overlay.                                                                                                                                                             | Seeks that the PDP ePlan uses the same colour scheme / notation (orange strips as seen in the Mackenzie ePlan) that the Mackenzie ePlan uses for the Ostler Fault Hazard Overlay mapping. [Refer to original submission for full relief sought.]                                                                                                                                                                                                                                                         |
| 190.1   | Alliance Group Limited                 | Planning Maps | General   | Amend    | Amend through rezoning HIZ on the PDP Planning Maps as the wastewater treatment plant and composting facility are established industrial facilities wholly servicing Alliance's meat processing activity and do not align with the GRUZ zone. Alliance is of the view that it would be more appropriate to rezone the land containing these activities as Heavy Industrial because the Proposed Plan states that the purpose of the Heavy Industrial Zone “accommodate industrial activities... that contribute to the well-being and prosperity of the Waitaki District”. These activities are ancillary to the Plant which is zoned Heavy Industrial. | Amend the HIZ mapping to include the Alliance Pukeuri wastewater treatment plant and composting facility as indicated by the red outlined area in the figure attached to the submission. This would enable these activities to be maintained, operated and upgraded because the HIZ provisions would apply to these activities, rather [than] the less enabling General Rule Zone provisions.<br><br>The area of land proposed to be rezoned ensures the loss of HPL from those activities is minimised. |
| 190.2   | Alliance Group Limited                 | Planning Maps | General   | Amend    | Amend the GRUZ PDP mapping surrounding the Alliance Plant to reflect the requested HIZ mapping as outlined in Submission #190.1. Alliance supports the GRUZ of remaining land surrounding the Plant because it is reflective of the predominant land use type and is less sensitive to Industrial activities than other zone types.                                                                                                                                                                                                                                                                                                                     | Amend the GRUZ mapping to exclude the Alliance Pukeuri wastewater treatment plant and composting facility indicated by the red outlined area attached to the submission.                                                                                                                                                                                                                                                                                                                                 |
| 191.1   | Hadleigh Bognuda and Magdalena Stanuch | Planning Maps | General   | Oppose   | Considers the General Rural Zone over Lot 2 DP 570687 to be a significant down-zoning from the current Rural Residential Zone in the Operative District Plan. Considers this change undermines expectations based on long-standing zoning provisions and that no compelling public interest or problems have been identified in the section 32 evaluation to justify the down-zoning. Considers that the section 32 analysis lacks consideration of economic impacts on landowners and that the proposed zoning may unreasonably restrict economic use of the land without proportional public benefit.                                                 | Seeks for Lots 1 and 2 DP 570687 to be zoned Rural Lifestyle Zone or an equivalent zoning or overlay/precinct to achieve the same, or similar, site densities.                                                                                                                                                                                                                                                                                                                                           |
| 191.2   | Hadleigh Bognuda and                   | Planning Maps | General   | Oppose   | Considers that Lot 2 DP 570687 and the adjoining Lot 1 DP 570687 are not susceptible to flooding due to their topography (ranging from 2 metres to over 40 metres above lake level) and no significant flow paths affect the site. Refers                                                                                                                                                                                                                                                                                                                                                                                                               | Seeks to remove the Canterbury Flood Assessment Overlay from Lot 2 DP 570687 and Lot 1 DP 570687.                                                                                                                                                                                                                                                                                                                                                                                                        |

| Sub No. | Submitter                                  | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                     | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                   |
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|         | Magdalena Stanuch                          |               |           |          | to recent flood events in Ōmārama that did not affect the site. Considers that the mapped Canterbury Flood Assessment Overlay does not accurately reflect the actual flood risk for the lots.                                                             |                                                                                                                                                                                                                                                                                                                                                                                                  |
| 193.21  | Ohau Company Trust (Shelton Downs Station) | Planning Maps | General   | Oppose   | Delete the Canterbury Flood Assessment Overlay from Shelton Downs.                                                                                                                                                                                        | Delete the Canterbury Flood Assessment Overlay from Shelton Downs as notified.                                                                                                                                                                                                                                                                                                                   |
| 196.7   | Mark and Jayne Strachan                    | Planning Maps | General   | Oppose   | Considers the Liquefaction Assessment Overlay to be inaccurate.                                                                                                                                                                                           | Seeks for the Liquefaction Assessment Overlay to be reassessed to correctly reflect land topography.                                                                                                                                                                                                                                                                                             |
| 196.8   | Mark and Jayne Strachan                    | Planning Maps | General   | Oppose   | Considers the Waitaki River Floodplain Assessment Overlay to be inaccurate.                                                                                                                                                                               | Seeks for the Waitaki River Floodplain Assessment Overlay to be reassessed to correctly reflect land topography.                                                                                                                                                                                                                                                                                 |
| 196.9   | Mark and Jayne Strachan                    | Planning Maps | General   | Oppose   | Considers the Canterbury Flood Assessment Overlay to be inaccurate.                                                                                                                                                                                       | Seeks for the Canterbury Flood Assessment Overlay to be reassessed to correctly reflect land topography.                                                                                                                                                                                                                                                                                         |
| 197.66  | PowerNet Limited                           | Planning Maps | General   | Oppose   | The submitter seeks amendments to the Electricity Distribution Lines annotated on the Planning maps to reflect that there are different voltages for these lines. [refer to original submission for full reasons]                                         | Seeks updates to the Planning Maps to identify OJV's 66kV and 33 kV Electricity Distribution Lines, as set out in Annexure B, Figures 1 and 2, in the planning maps as 'Electricity Distribution Lines'<br><br>Seeks that the reference to annotation for Electricity Distribution Lines identified on the Planning Maps is amended to "Electricity Distribution Lines 33kV <u>or greater</u> ". |
| 201.1   | Wansbeck Developments Ltd                  | Planning Maps | General   | Support  | Supports the GRZ zoning provisions for Wansbeck Street, Ōamaru (Lot 80 DP 572425) as it enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.<br><br>[Inferred relief requested] | Retain the GRZ mapping for Wansbeck Street, Ōamaru (Lot 80 DP 572425) as notified.                                                                                                                                                                                                                                                                                                               |
| 203.1   | Z Energy Limited                           | Planning Maps | General   | Support  | Supports the General Industrial Zone of [6 Pukeuri-Oamaru Road]                                                                                                                                                                                           | Retain the General Industrial Zone of [6 Pukeuri-Oamaru Road] as notified.                                                                                                                                                                                                                                                                                                                       |
| 203.2   | Z Energy Limited                           | Planning Maps | General   | Support  | Supports the Alluvial Fan Awareness Overlay of [6 Pukeuri-Oamaru Road].                                                                                                                                                                                   | Retain the Alluvial Fan Awareness Overlay of [6 Pukeuri-Oamaru Road] as notified.                                                                                                                                                                                                                                                                                                                |
| 203.3   | Z Energy Limited                           | Planning Maps | General   | Support  | Supports the Flood Assessment Overlay of [6 Pukeuri-Oamaru Road].                                                                                                                                                                                         | Retain the Flood Assessment Overlay of [6 Pukeuri-Oamaru Road] as notified.                                                                                                                                                                                                                                                                                                                      |
| 203.4   | Z Energy Limited                           | Planning Maps | General   | Support  | Supports the Oamaru Flight Protection Area of [6 Pukeuri-Oamaru Road].                                                                                                                                                                                    | Retain the Oamaru Flight Protection Area of [6 Pukeuri-Oamaru Road] as notified.                                                                                                                                                                                                                                                                                                                 |

| Sub No. | Submitter                       | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                  | Relief/Decision Sought Summary                                                    |
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| 203.5   | Z Energy Limited                | Planning Maps | General   | Support  | Supports the Highly Productive Land of [6 Pukeuri-Oamaru Road].                                                                                                                                        | Retain the Highly Productive Land of [6 Pukeuri-Oamaru Road] as notified          |
| 203.6   | Z Energy Limited                | Planning Maps | General   | Support  | Supports the Town Centre Zone of [22 Severn Street].                                                                                                                                                   | Retain the Town Centre Zone of [22 Severn Street] as notified.                    |
| 203.9   | Z Energy Limited                | Planning Maps | General   | Support  | Supports the Liquefaction Assessment Overlay of [22 Severn Street].                                                                                                                                    | Retain the Liquefaction Assessment Overlay of [22 Severn Street] as notified.     |
| 203.10  | Z Energy Limited                | Planning Maps | General   | Support  | Supports the Oamaru Flight Protection Area of [22 Severn Street].                                                                                                                                      | Retain the Oamaru Flight Protection Area of [22 Severn Street] as notified.       |
| 203.11  | Z Energy Limited                | Planning Maps | General   | Support  | Supports the Local Centre Zone of [112 Ronaldsay Street].                                                                                                                                              | Retain the Local Centre Zone of [112 Ronaldsay Street] as notified.               |
| 203.12  | Z Energy Limited                | Planning Maps | General   | Support  | Supports the Liquefaction Assessment Overlay of [112 Ronaldsay Street].                                                                                                                                | Retain the Liquefaction Assessment Overlay of [112 Ronaldsay Street] as notified. |
| 203.13  | Z Energy Limited                | Planning Maps | General   | Support  | Supports the Alluvial Fan Awareness Overlay of [112 Ronaldsay Street].                                                                                                                                 | Retain the Alluvial Fan Awareness Overlay of [112 Ronaldsay Street] as notified.  |
| 203.14  | Z Energy Limited                | Planning Maps | General   | Support  | Supports the Mixed Use Zone of [457A Thames Highway].                                                                                                                                                  | Retain the Mixed Use Zone of [457A Thames Highway] as notified                    |
| 203.15  | Z Energy Limited                | Planning Maps | General   | Support  | Supports the Oamaru Flight Protection Area of [457A Thames Highway].                                                                                                                                   | Retain the Oamaru Flight Protection Area of [457A Thames Highway] as notified     |
| 204.3   | River-T Wines                   | Planning Maps | General   | Amend    | Considers that a Viticulture Protection Area in the Waitaki Valley should be identified to guide and prioritise viticultural land use as in the Hastings District Plan Te Mata Special Character Zone. | Seeks the introduction of a Viticulture Protection Area in the Waitaki Valley.    |
| 205.3   | Waitaki Winegrowers Association | Planning Maps | General   | Amend    | Considers that a Viticulture Protection Area in the Waitaki Valley should be identified to guide and prioritise viticultural land use as in the Hastings District Plan Te Mata Special Character Zone. | Seeks the introduction of a Viticulture Protection Area in the Waitaki Valley.    |
| 206.3   | Sublime Wine                    | Planning Maps | General   | Amend    | Considers that a Viticulture Protection Area in the Waitaki Valley should be identified to guide and prioritise viticultural land use as in the Hastings District Plan Te Mata Special Character Zone. | Seeks the introduction of a Viticulture Protection Area in the Waitaki Valley.    |
| 207.3   | Little Domett Estate            | Planning Maps | General   | Amend    | Considers that a Viticulture Protection Area in the Waitaki Valley should be identified to guide and prioritise viticultural land use as in the Hastings District Plan Te Mata Special Character Zone. | Seeks the introduction of a Viticulture Protection Area in the Waitaki Valley.    |
| 208.3   | Black Stilt Wines Ltd           | Planning Maps | General   | Amend    | Considers that a Viticulture Protection Area in the Waitaki Valley should be identified to guide and prioritise viticultural land use as in the Hastings District Plan Te Mata Special Character Zone. | Seeks the introduction of a Viticulture Protection Area in the Waitaki Valley.    |
| 209.3   | ACG Wines – Clos Ostler         | Planning Maps | General   | Amend    | Considers that a Viticulture Protection Area in the Waitaki Valley should be identified to guide and prioritise viticultural land use as in the Hastings District Plan Te Mata Special Character Zone. | Seeks the introduction of a Viticulture Protection Area in the Waitaki Valley.    |

| Sub No. | Submitter             | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                      | Relief/Decision Sought Summary                                                                                                                     |
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| 210.3   | Dragon Bones Vineyard | Planning Maps | General   | Amend    | Considers that a Viticulture Protection Area in the Waitaki Valley should be identified to guide and prioritise viticultural land use as in the Hastings District Plan Te Mata Special Character Zone.                                                                                                                     | Seeks the introduction of a Viticulture Protection Area in the Waitaki Valley.                                                                     |
| 211.3   | Valli Vines LTD       | Planning Maps | General   | Amend    | Considers that a Viticulture Protection Area in the Waitaki Valley should be identified to guide and prioritise viticultural land use as in the Hastings District Plan Te Mata Special Character Zone.                                                                                                                     | Seeks the introduction of a Viticulture Protection Area in the Waitaki Valley.                                                                     |
| 212.36  | Glenbrook Station     | Planning Maps | General   | Oppose   | Considers that all the SASM overlays should be removed until such time as the current resource management reform is completed.                                                                                                                                                                                             | Seeks to remove the SASM overlay.                                                                                                                  |
| 213.1   | Leslie McAuley        | Planning Maps | General   | Oppose   | Opposes CFA, flood assessment static mapping and LA Overlays that are inaccurate and create uncertainty for current and potential landowners. Considers that WDC must accept responsibility for accuracy and lay the groundwork through conversations with communities and affected property owners about their placement. | Seeks that CFA, flood assessments and LA Overlays mapping is accurate and agreed to by affected property owners with WDC responsible for accuracy. |
| 214.1   | Julie FAMILTON        | Planning Maps | General   | Oppose   | Does not support RLZ on [64 Stuart Street, Holmes Hill, Oamaru 9401, Legal Description: Lot: 2 DP: 588488] and considers GRZ is a more appropriate zone. Considers there is a shortage of residential sections in Oamaru and the demand for new homes is high.                                                             | Rezone 64 Stuart Street, Holmes Hill, Ōamaru 9401, Legal Description: Lot: 2 DP: 588488 from RLZ to GRZ.                                           |
| 214.2   | Julie FAMILTON        | Planning Maps | General   | Support  | Support GRZ for Wansbeck Street, Oamaru 9401 Legal Description: Lot: 80 DP: 572425. Considers there is a shortage of residential sections in Oamaru and the demand for new homes is high.                                                                                                                                  | Retain Wansbeck Street, Ōamaru 9401 Legal Description: Lot: 80 DP: 572425 as GRZ as notified in the PDP.                                           |
| 214.3   | Julie FAMILTON        | Planning Maps | General   | Amend    | Considers the zoning for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 should be changed from GRUZ to LIZ as there is a high need for Light Industrial Zoning in the Weston area and this would allow businesses to operate without restrictions of Resource Consent requirements etc.      | Delete GRUZ for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 and rezone to LIZ.                                    |
| 214.4   | Julie FAMILTON        | Planning Maps | General   | Amend    | Considers 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 should be rezoned from a split zoning to all GRZ as there is high demand for larger residential lots in the Weston Oamaru area and this property would provide this.                                                                         | Rezone 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 from split zoning to GRZ.                                               |
| 214.5   | Julie FAMILTON        | Planning Maps | General   | Oppose   | Considers 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 should be rezoned from RLZ to GRZ as there is a need for larger residential sections (1000m <sup>2</sup> – 2000m <sup>2</sup> ) in the district and the site is close to town with a rural aspect.                                   | Rezone 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 from RLZ zoning to GRZ.                                         |
| 215.1   | Courtney Martin       | Planning Maps | General   | Oppose   | Does not support RLZ on [64 Stuart Street, Holmes Hill, Oamaru 9401, Legal Description: Lot: 2 DP: 588488] and considers GRZ is a more appropriate zone. Considers there is a shortage of residential sections in Oamaru and the demand for new homes is high.                                                             | Rezone 64 Stuart Street, Holmes Hill, Ōamaru 9401, Legal Description: Lot: 2 DP: 588488 from RLZ to GRZ.                                           |
| 215.2   | Courtney Martin       | Planning Maps | General   | Support  | Support GRZ for Wansbeck Street, Oamaru 9401 Legal Description: Lot: 80 DP: 572425. Considers there is a shortage of residential sections in Oamaru and                                                                                                                                                                    | Retain Wansbeck Street, Ōamaru 9401 Legal Description: Lot: 80 DP: 572425 as GRZ as notified in the PDP.                                           |

| Sub No. | Submitter                     | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                              | Relief/Decision Sought Summary                                                                                              |
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|         |                               |               |           |          | the demand for new homes is high and this land is ready to develop right away (services to boundary etc.)                                                                                                                                                                                                                                                                          |                                                                                                                             |
| 215.3   | Courtney Martin               | Planning Maps | General   | Amend    | Considers the zoning for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 should be changed from GRUZ to LIZ as there is a need for Light Industrial Zoning in the Weston area and not North Oamaru, and this would allow businesses to operate without restrictions.                                                                                  | Delete GRUZ for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 and rezone to LIZ.             |
| 215.4   | Courtney Martin               | Planning Maps | General   | Amend    | Considers 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 should be rezoned from a split zoning to all GRZ as considers you cannot have a Rural Lifestyle lot within the current size limits, given the split of zones. Considers there is a high demand for larger residential sections, which this property would provide.                                   | Rezone 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 from split zoning to GRZ.                        |
| 215.5   | Courtney Martin               | Planning Maps | General   | Oppose   | Considers 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 should be rezoned from RLZ to GRZ as there is a lack of demand for sections around 1000m <sup>2</sup> - 2500m <sup>2</sup> . Considers that limited supply pushes buyers into 1 ha lifestyle blocks, which wastes land; people prefer lower-maintenance properties that retain a rural feel. | Rezone 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 from RLZ zoning to GRZ.                  |
| 216.8   | Livingstone Creek Farming Ltd | Planning Maps | General   | Oppose   | Opposes all Overlays in the PDP Maps as WDC does not have the resources nor expertise to audit these for clarity and consistency.                                                                                                                                                                                                                                                  | Seeks a complete halt on all Overlays and associated provisions in the PDP Maps.                                            |
| 216.9   | Livingstone Creek Farming Ltd | Planning Maps | General   | Oppose   | Opposes all layers in current form as it is an inconsistent approach to significance yet destroys private property rights.                                                                                                                                                                                                                                                         | Seeks a halt to all section 6 [RMA Section 6 - Matters of National Importance, inferred relief requested] Overlay Chapters. |
| 217.1   | Peter Clark                   | Planning Maps | General   | Oppose   | Considers 64 Stuart Street, Holmes Hill, Oamaru 9401, Legal Description: Lot: 2 DP: 588488 should be rezoned GRZ as there is a shortage of residential sections in Oamaru, with demand for residential sections in particular on South Hill.                                                                                                                                       | Rezone 64 Stuart Street, Holmes Hill, Oamaru 9401, Legal Description: Lot: 2 DP: 588488 from RLZ to GRZ.                    |
| 217.2   | Peter Clark                   | Planning Maps | General   | Support  | Retain GRZ for Wansbeck Street, Oamaru 9401 Legal Description: Lot: 80 DP: 572425 as the demand for residential sections is high and there exists a shortage of sections.                                                                                                                                                                                                          | Retain Wansbeck Street, Oamaru 9401 Legal Description: Lot: 80 DP: 572425 as GRZ as notified in the PDP.                    |
| 217.3   | Peter Clark                   | Planning Maps | General   | Amend    | Considers the zoning for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 should be changed from GRUZ to LIZ as there is a high need for Light Industrial Zoning in the Weston area and this would allow businesses to operate without restrictions of Resource Consent requirements etc.                                                              | Delete GRUZ for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 and rezone to LIZ.             |
| 217.4   | Peter Clark                   | Planning Maps | General   | Amend    | Considers 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 should be rezoned from a split zoning to all GRZ as demand exists for larger                                                                                                                                                                                                                         | Rezone 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 from split zoning to GRZ.                        |

| Sub No. | Submitter             | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                             | Relief/Decision Sought Summary                                                                                  |
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|         |                       |               |           |          | residential lots within Weston/Oamaru areas and this property would provide this.                                                                                                                                                                                                                                                                                                                 |                                                                                                                 |
| 217.5   | Peter Clark           | Planning Maps | General   | Oppose   | Considers 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 should be rezoned from RLZ to GRZ as people are looking for larger residential sections that are close to town and offer a rural aspect and this lot would support this.                                                                                                                                    | Rezone 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 from RLZ to GRZ.             |
| 221.1   | Graeme Allan Blackler | Planning Maps | General   | Oppose   | Considers 2767 Otematata-Kurow Road Area 0.67Ha, Legal Description Lot: 20DP384516 should be zoned MUZ rather than GRZ given the current lack of business road frontage and the need for confidence and ability to provide on-going, employment in Otematata.                                                                                                                                     | Rezone 2767 Otematata-Kurow Road Area 0.67Ha, Legal Description Lot: 20DP384516 to MUZ.                         |
| 222.1   | Wendy Larsen          | Planning Maps | General   | Oppose   | Does not support RLZ on [64 Stuart Street, Holmes Hill, Oamaru 9401, Legal Description: Lot: 2 DP: 588488] and considers GRZ is a more appropriate zone. Considers there is a shortage of suitable residential sections in Oamaru and the demand for new homes is high and that this land is ready to develop right away (services to boundary).                                                  | Rezone 64 Stuart Street, Holmes Hill, Ōamaru 9401, Legal Description: Lot: 2 DP: 588488 from RLZ to GRZ.        |
| 222.2   | Wendy Larsen          | Planning Maps | General   | Support  | Support GRZ for Wansbeck Street, Oamaru 9401 Legal Description: Lot: 80 DP: 572425. Considers there is a shortage of residential sections in Oamaru and the demand for new homes is high.                                                                                                                                                                                                         | Retain Wansbeck Street, Ōamaru 9401 Legal Description: Lot: 80 DP: 572425 as GRZ as notified in the PDP.        |
| 222.3   | Wendy Larsen          | Planning Maps | General   | Amend    | Considers the zoning for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 should be changed from GRUZ to LIZ as there is a need for Light Industrial Zoning in the Weston area, not North Oamaru, and this would allow businesses to operate without restrictions of Resource Consent requirements etc.                                                               | Delete GRUZ for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 and rezone to LIZ. |
| 222.4   | Wendy Larsen          | Planning Maps | General   | Amend    | Considers 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 should be rezoned from a split zoning to all GRZ as considers you cannot have a Rural Lifestyle lot within the current size limits, given the split of zones. Considers there is a high demand for larger residential sections, which this property would provide.                                                  | Rezone 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 from split zoning to GRZ.            |
| 222.5   | Wendy Larsen          | Planning Maps | General   | Oppose   | Considers 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 should be rezoned from RLZ to GRZ as there is a lack of demand for sections around 1000m <sup>2</sup> - 2500m <sup>2</sup> . Considers that limited supply pushes buyers into 1 ha lifestyle blocks, which wastes land; people prefer lower-maintenance properties that retain a rural feel.                | Rezone 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 from RLZ zoning to GRZ.      |
| 224.1   | Kristina Lowe         | Planning Maps | General   | Oppose   | In regards to 64 Stuart Street, Holmes Hill, Oamaru 9401, Legal Description: Lot: 2 DP: 588488, the submitter considers that experienced local developers are ready to extend existing development and there is a strong waitlist demand, but after Council indicated a private plan change wasn't needed (as rezoning to residential was expected), the area was not rezoned while steeper, less | Rezone 64 Stuart Street, Holmes Hill, Ōamaru 9401, Legal Description: Lot: 2 DP: 588488 from RLZ to GRZ.        |

| Sub No. | Submitter     | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                      | Relief/Decision Sought Summary                                                                                  |
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|         |               |               |           |          | buildable neighbouring land was proposed as residential—an inconsistent outcome.                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                 |
| 224.2   | Kristina Lowe | Planning Maps | General   | Support  | Support GRZ for Wansbeck Street, Oamaru 9401 Legal Description: Lot: 80 DP: 572425. Considers that experienced local developers own this land and are ready to develop it and they have an extensive wait list of people wanting these sites. Considers that services are in place at the boundary ready to go.                                                                                                                                            | Retain Wansbeck Street, Ōamaru 9401 Legal Description: Lot: 80 DP: 572425 as GRZ as notified in the PDP.        |
| 224.3   | Kristina Lowe | Planning Maps | General   | Amend    | Considers the zoning for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 should be changed from GRUZ to LIZ as there needs to be an area near Weston for light industrial, particularly one where multiple businesses can all operate out of one area.                                                                                                                                                                        | Delete GRUZ for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 and rezone to LIZ. |
| 224.4   | Kristina Lowe | Planning Maps | General   | Amend    | Considers 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 should be rezoned from a split zoning to all GRZ as there is high market demand for larger residential lots. Smaller developments such as this residential portion are now too expensive to be viable.                                                                                                                                                                       | Rezone 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 from split zoning to GRZ.            |
| 224.5   | Kristina Lowe | Planning Maps | General   | Oppose   | Considers 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 should be rezoned from RLZ to GRZ as the proximity to Weston (and services) makes this block perfect for larger residential blocks. Considers that few buyers want 1 ha blocks as they want space for a shed without animals or admin and that developing this block would improve pedestrian and cyclist safety at the corner (including for many school students). | Rezone 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 from RLZ zoning to GRZ.      |
| 225.1   | Matt Cooper   | Planning Maps | General   | Oppose   | Considers that 64 Stuart Street, Holmes Hill, Oamaru 9401, Legal Description: Lot: 2 DP: 588488 is prime development land for new housing and is next to an already established subdivision. Considers that the developers of this land have already put resources in place to begin the development and that NZ in general currently has a severe lack of new housing and more should be done to combat this issue.                                       | Rezone 64 Stuart Street, Holmes Hill, Ōamaru 9401, Legal Description: Lot: 2 DP: 588488 from RLZ to GRZ.        |
| 225.2   | Matt Cooper   | Planning Maps | General   | Support  | Support for GRZ for Wansbeck Street, Oamaru 9401 Legal Description: Lot: 80 DP: 572425 as it is prime development land for new housing and is next to an already established subdivision. Considers that the developers of this land have already put resources in place to begin the development and that NZ in general currently has a severe lack of new housing and more should be done to combat this issue.                                          | Retain Wansbeck Street, Ōamaru 9401 Legal Description: Lot: 80 DP: 572425 as GRZ as notified in the PDP.        |
| 225.3   | Matt Cooper   | Planning Maps | General   | Amend    | Considers 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 is prime development land for new industrial land for trade businesses and that the area could be developed into a suitable business park to promote better operations of existing & potential new trade businesses within close proximity to Oamaru & the surrounding areas.                                                                                       | Delete GRUZ for 156 Airedale Road, Airedale-Weston 9492 Legal Description: Lot: 1 DP: 475532 and rezone to LIZ. |
| 225.4   | Matt Cooper   | Planning Maps | General   | Amend    | Considers 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 should be rezoned from a split zoning to all GRZ as the current split zoning is wasted space unless the rural section of the lot is used for farmland. Considers                                                                                                                                                                                                             | Rezone 41 Charles Street, Weston 9401 Legal Description: Lot: 2 DP: 454011 from split zoning to GRZ.            |

| Sub No.  | Submitter                 | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Relief/Decision Sought Summary                                                                                                                                                                                                                   |
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|          |                           |               |           |          | that the section would be better suited to general residential to allow for suitable development, providing more new housing in the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                  |
| 225.5    | Matt Cooper               | Planning Maps | General   | Oppose   | Considers 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 should be rezoned from RLZ to GRZ as the current zoning provides far bigger lots than what people are generally seeking and that 1ha sections are too big for a lifestyle lot that people/families can adequately maintain. Considers more development opportunities for lots 1000m <sup>2</sup> –2000m <sup>2</sup> are needed.                                                                                                                                                                                                                                                                                                                                  | Rezone 280 Homestead Road, Weston-Ardgowan 9491 Legal Description: Lot: 1 DP: 4016 from RLZ zoning to GRZ.                                                                                                                                       |
| 226.8    | Rachael Bason             | Planning Maps | General   | Support  | Considers that the ONL mapping should include Lot: 1 DP: 570687 and Lot: 2 DP: 570687 as they contain sufficient values to warrant mapping, if not entirely, then in part. [refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Seeks that the ONL mapping include Lot: 1 DP: 570687 and Lot: 2 DP: 570687 if not entirely, then in part. [Refer to original submission for full relief sought.]                                                                                 |
| 226.9    | Rachael Bason             | Planning Maps | General   | Amend    | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Seeks that reduced cadastral markings of the GRZ boundaries in Kurow (Lot 33-35 DP 19718) are provided so all parties are clear about the boundaries and where the PDP rules will apply as the site is mapped HPL, CFA Overlay and WRFA Overlay. |
| 231.6    | Riverstone Farms Ltd      | Planning Maps | General   | Oppose   | The Submitter opposes SNA Mapping of SCHED6 - Significant Natural Areas as APP5 is / will be inconsistent with higher order NPS-IB SNA future nationally developed criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Delete SCHED6 - Significant Natural Areas from the PDP Maps.                                                                                                                                                                                     |
| 233.1    | KiwiRail Holdings Limited | Planning Maps | General   | Amend    | Considers that a Vibration Alert Area Overlay should be included in the plan to show the area potentially affected by vibration between a railway corridor boundary at the distance of 60 meters either side of the rail corridor boundary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Seeks to include a Vibration Alert Area Overlay that is 60m either side of the railway corridor boundaries.                                                                                                                                      |
| 233.13 1 | KiwiRail Holdings Limited | Planning Maps | General   | Amend    | Considers an amendment is required to the KRH-01 designation shapefile to accurately reflect the operational railway network and correct mapping errors, ensuring only actual rail land is designated. Minor offsets between KiwiRail's data and the cadastre may exist due to discrepancies with LINZ's Core Record System. KiwiRail does not intend to designate neighbouring private land unless landowners have been consulted and agreed, or the land is already designated under the Operative District Plan in accordance with the Resource Management Act 1991. [refer to original submission for updated shapefile]                                                                                                                            | Seeks to amend the planning maps to update the rail corridor designation in line with provided shapefile [refer to original submission].                                                                                                         |
| 233.13 2 | KiwiRail Holdings Limited | Planning Maps | General   | Amend    | Considers that the rail corridor should be zoned General Industrial Zone, rather than a mix of zones based on adjoining land, to better reflect its established and intended use for rail activities. Considers that although the corridor is designated, underlying zoning affects whether outline plans or waivers are needed for works, and an industrial zoning aligns more appropriately with rail operations. The submitter has faced issues with corridors being zoned as 'Open Space', which misrepresents the land as amenity space and can unintentionally restrict rail development and considers that to avoid such conflicts and ensure zoning supports the corridor's operational purpose, it should be zoned as General Industrial Zone. | Seeks to amend the planning maps to rezone the rail corridor General Industrial Zone.                                                                                                                                                            |
| 233.13 3 | KiwiRail Holdings Limited | Planning Maps | General   | Amend    | Considers that the addition of a Rail Corridor Noise Control Overlay is required to clearly define the area between 100m of the rail corridor, which NOISE-R2 applies to.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Seeks to amend the planning maps to add the Rail Corridor Noise Control Overlay [refer to original submission]                                                                                                                                   |

| Sub No. | Submitter                                                         | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                             |
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| 233.134 | KiwiRail Holdings Limited                                         | Planning Maps | General   | Amend    | Considers the inclusion of a new Vibration Alert Area Overlay is required to identify areas susceptible to rail vibration, within 60m of the rail corridor boundary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Seeks to amend the planning maps to add a Vibration Alert Area Overlay [refer to original submission]                                                                                                                                                                                                                      |
| 235.17  | Cormorants on Waterfront Limited                                  | Planning Maps | General   | Oppose   | <p>Considers that the Tsunami Hazard Area Information layer should be removed from 7-8 Waterfront Road and the District Plan maps, given its information-only purpose and absence of corresponding rules.</p> <p>Considers that the inclusion of this information layer could create unnecessary burdens on the property title during the building consent process and constraints on financing and insurance.</p> <p>Considers that this information be retained in Council's mapping databases or policies rather than the District Plan.</p>                                                                                                                                                                                                                                            | Seeks to remove the Tsunami Hazard Area information layer only overlay from the Planning maps and in particular from 7-8 Waterfront Road.                                                                                                                                                                                  |
| 235.18  | Cormorants on Waterfront Limited                                  | Planning Maps | General   | Oppose   | <p>Considers that the eastern portion of Ōamaru Harbour Precinct Sub-Precinct B, extending from 7-8 Waterfront Road, is spatially separated from the working port and suitable for a broader range of compatible mixed-use activities, including residential use. Requests that this area be removed from the Planning Maps or alternatively identified as a new Sub-Precinct C to encourage mixed-use development.</p> <p>Considers that through appropriate design and performance standards, compatible mixed-use outcomes could be achieved in a Sub-Precinct B area. Recognises the potential for reverse sensitivity effects in harbour areas; however, considers that the area identified in pink is sufficiently distant from incompatible activities to avoid such conflicts.</p> | <p>Seeks to remove the eastern portion of the Ōamaru Harbour Precinct Sub-Precinct B from the Planning Maps, which extends from 7-8 Waterfront Road to the headland and retain the mixed-use zoning only, as shown in pink below:</p>  |
| 236.4   | Schultz Enterprises Limited and EN & MJ Schultz Trust Partnership | Planning Maps | General   | Amend    | Amend through rezoning the land adjoining RLZ as a 'Rural Handy Zone' within 2km's of urban areas / settlements with HPL soils ideal for growing ventures and 4Ha minimum lot size amongst other provisions in a new PDP Chapter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Seeks a new 'Rural Handy Zone' with a 4ha minimum lot size.                                                                                                                                                                                                                                                                |

| Sub No. | Submitter                                                                        | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| 237.1   | Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited | Planning Maps | General   | Amend    | <p>Considers that MRZ zoning as notified at [8 Arundel Street, Oamaru. Lot 11 DP 6427 (OT17A/851,766m<sup>2</sup>)] is inappropriate. Considers that zoning and rule framework for the subject land is inadequate. Considers that MUZ Provisions are better suited for a site of this area and is more reflective of the development characteristics in the surrounding area.</p> <p>Irrespective of the commercial zone applied to the NW Waitaki Site and 8 Arundel Street to address this submission, the bulk and location provisions of the respective commercial zones (MUZ, LCZ and LFRZ) will ensure that the amenity of adjoining properties and the role of the Town Centre Zone will be maintained. It will enable local services to be provided to the local community subject to its position in the Town Centre Zone hierarchy.</p> <p>[Refer to original submission for full reasons]</p> | <p>Seeks to amend Planning Maps to rezone [8 Arundel Street, Oamaru. Lot 11 DP 6427 (OT17A/851,766m<sup>2</sup>)] from Medium Density Residential to Mixed Use Zone.</p> <p>Seeks such other relief as may be required to give effect to this submission, including alternative, consequential or necessary amendments to the Proposed Plan that address the matters raised by Foodstuffs.</p>                                                           |
| 237.4   | Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited | Planning Maps | General   | Amend    | <p>Considers given the MUZ does not provide for or anticipate supermarkets, amendments are required to recognise the NW Waitaki Site and allow for its ongoing operations and future limited expansion, and to better respond to the NPS-UD.</p> <p>As an alternative to MUZ with an exemption for the supermarket, the NW Waitaki Site and 8 Arundel Street (as has already been submitted) could be rezoned LFRZ (which provides for supermarkets as permitted activities).</p> <p>Irrespective of the commercial zone applied to the NW Waitaki Site and 8 Arundel Street to address this submission and points, the bulk and location provisions of the respective commercial zones (MUZ, LCZ and LFRZ) will ensure that the amenity of adjoining properties and the role of the TCZ will be maintained.</p> <p>[Refer to original submission for full reasons]</p>                                  | <p>Seeks that New World Waitaki Site Lots 1 &amp; 3 Block III DP 3808 and Lots 1 &amp; 2 DP 18683 (OT13A/61, 1937m<sup>2</sup>), Lots 12-14 DP 6427 (OT19C/92, 2705m<sup>2</sup>) 8 Arundel Street, Oamaru Lot 11 DP 6427 (OT17A/851, 766m<sup>2</sup>) is rezoned LFRZ from MRZ or MUZ with resultant changes to LFRZ-S13 'Hours of operation' as per submission point 1 (c) [refer to #237.3].</p>                                                     |
| 237.7   | Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited | Planning Maps | General   | Amend    | <p>Given the LCZ does not provide for nor anticipate supermarkets (being a 'large format retail activity' by definition), amendments are required to recognise the NW Ōamaru Site and allow for its ongoing operations and future limited expansion, and to better respond to the NPS-UD.</p> <p>As an alternative to LCZ and Submission Points 2(a)-(b) [Submission Points 237.5-6] with an exemption for the supermarket, the NW Ōamaru Site could be rezoned LFRZ (which provides for supermarkets as permitted activities) with associated amendments to opening hours as outlined in Submission Point 2(b) [Submission Point 237.6].</p>                                                                                                                                                                                                                                                            | <p>Seeks that the NW Ōamaru Site [Lot 6 DP 7022 (OT351/156, 1,138m<sup>2</sup>), Lot 2 DP 12238 (OT4C/279, 923m<sup>2</sup>), Lot 1 DP 12238 (OT4C/278, 923m<sup>2</sup>), Lot 1 DP 8953 and Lots 2-4 DP 8275 (OT1D/524, 3,487m<sup>2</sup>), and Lot 2 DP 11091 (QT2C/424, 506m<sup>2</sup>)] is rezoned from LCZ to LFRZ in the PDP with resultant changes to LFRZ-S13 'Hours of operation' as per Submission Point 2(b) [Submission Point 237.6].</p> |
| 241.1   | Omarama Station Limited                                                          | Planning Maps | General   | Oppose   | <p>Opposes the PDP for not providing sufficient housing development capacity under the NPS-UD for housing as the Ōmārama Masterplan 2020 / Section 32 are based upon outdated population projections arising from the 2013 census. The currently bare RLZ zoned land at Ōmārama is below SH83 with low amenity values as a result. The submitter considers that there are much better options</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Seeks that:</p> <p>(a) that the western block of land shown in Appendix 1 as 36.5 Ha, more or less, be rezoned to General Residential 1.</p>                                                                                                                                                                                                                                                                                                          |

| Sub No.     | Submitter                                     | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|             |                                               |               |           |          | <p>for urban growth for Ōmārama that better relate to the existing township form and demand. Considers PDP zoning to be restrictive and limiting the building reservoir within the area.</p> <p>The eastern block of the Submitter's land shown in Appendix 1 of the submission (approx. 55 Ha) is well suited to RLZ development due to it being free from natural hazards and its location adjacent to existing land zoned for that use. The western block of land shown in Appendix 1 as 36.5 Ha, more or less, should be rezoned GR[Z]. Alternatively, the western block of land could be rezoned RLZ with a FUG Overlay.</p> <p>[Refer to original submission for full reasons]</p>                                                                                         | <p>(b) that the eastern block of land shown in Appendix 1 as 55 Ha, more or less, be zoned Rural Lifestyle.</p> <p>(c) In the alternative, that the western block of land shown in Appendix 1 as 36.5 Ha, more or less, be zoned Rural Lifestyle with a Future Urban Growth overlay.</p> <p>[Part Sec: 1 SO: 486878 Omarama-Lindis Pass Road, Omarama 9412]</p> <p>[See Submission, Appendix 1]</p>                                                                                                                          |
| 245.11      | Becky Martin                                  | Planning Maps | General   | Oppose   | Considers that that [SNF] overlay on neighboring properties may hinder essential earthworks and access resulting in operational restrictions for their farm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Seeks to remove new mapped overlays relating to ONF, ONL, SASM, SNF, SNA, Rural Scenic, Skink Management Areas and retention of the current operative plan overlays, protection zones, and associated provisions.                                                                                                                                                                                                                                                                                                            |
| 246.36<br>4 | Federated Farmers of New Zealand Incorporated | Planning Maps | General   | Support  | <p>Support in part:</p> <p>The submitters are generally supportive of protecting SASMs, it is critical that the SASM overlays are not conservatively mapped, and that rules are practicable and not overly onerous, and allow farmers to continue with their day-to-day farming operations without the need to unnecessarily apply for consent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              | the submitters seek that the mapped SASM overlays on private land are limited to the immediate area that contains the value, with as small a buffer zone as possible.                                                                                                                                                                                                                                                                                                                                                        |
| 246.36<br>5 | Federated Farmers of New Zealand Incorporated | Planning Maps | General   | Oppose   | The submitters note the Government has suspended key NPS-IB requirements and is reviewing SNA criteria, assessment methods, and management. Despite this, the Council has proceeded to map 329 SNAs over large portions of land, with 76% on private land, affecting 186 farms. The submitters consider that landowners affected by SNA overlays should have compensation considered, given the Government's direction on regulatory takings. Highlighting that under s78(5) RMA, any SNA identified during the suspension period is not an NPS-IB SNA, meaning a future plan change will be required once the national review is complete. They view this as creating unnecessary future cost and uncertainty for the district. [refer to original submission for full reasons] | <p>The submitters seek that the Council withdraw the ECO chapter and associated mapped SNA from the PDP until the direction, form and timing of legislation to replace the RMA becomes clear, and any further amendments to the NPS-IB.</p> <p>Alternatively, if the Council does not want to withdraw the ECO chapter and associated mapped SNA, the submitters seek the Council only proceed with mapping SNA on public land, or where landowner agreement has been provided.</p>                                          |
| 246.36<br>6 | Federated Farmers of New Zealand Incorporated | Planning Maps | General   | Oppose   | <p>Opposes</p> <p>The submitters oppose the ONF mapping as proposed. Noting that the Government's direction on property rights and regulatory takings and consider that compensation should be explored for landowners affected by ONF overlays. They are concerned that some mapped landscapes may not be genuinely outstanding, with criteria that allow for subjective application. They also acknowledge that many landowners already act as stewards of ONFs and that some areas are not suited to farming regardless. Supporting ONF identification where there is clear national significance, private land use for primary production is excluded, mapping occurs with landowner consultation</p>                                                                        | <p>The submitters seek that the Council withdraws the NFL chapter and associated mapped ONF from the PDP until the direction, form and timing of legislation to replace the RMA becomes clear.</p> <p>Alternatively, if the Council does not want to withdraw the NFL chapter and associated mapped ONF, the submitters seek the Council only proceed with mapping ONF on public land, or where landowner agreement has been provided. Further, we seek the Council ensure that the mapped ONF overlays on private land:</p> |

| Sub No. | Submitter                                     | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|         |                                               |               |           |          | and agreement and the role of farming within the landscape or feature is recognised and provided for.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>1. are of indisputable national significance</p> <p>2. exclude private land used for primary production</p> <p>3. are established in consultation and agreement with landowners</p> <p>4. that the role of farming within that landscape or feature is appropriately recognised and provided for.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 246.367 | Federated Farmers of New Zealand Incorporated | Planning Maps | General   | Oppose   | The submitters oppose the ONL mapping as proposed. Noting the Government's direction on property rights and regulatory takings and consider that compensation should be explored for landowners affected by ONL overlays. They are concerned that some mapped landscapes may not be genuinely outstanding, with criteria that allow for subjective application. They also acknowledge that many landowners already act as stewards of these areas, and some landscapes are not suited to farming regardless. Supporting ONF identification where there is clear national significance, private land use for primary production is excluded, mapping occurs with landowner consultation and agreement and the role of farming within the landscape or feature is recognised and provided for. | <p>The submitters seek that the Council withdraws the NFL chapter and associated mapped ONL from the PDP until the direction, form and timing of legislation to replace the RMA becomes clear.</p> <p>Alternatively, if the Council does not want to withdraw the NFL chapter and associated mapped ONL, the submitters seek the Council only proceed with mapping ONL on public land, or where landowner agreement has been provided. Further, we seek the Council ensure that the mapped ONL overlays on private land:</p> <p>1. are of indisputable national significance</p> <p>2. exclude private land used for primary production</p> <p>3. are established in consultation and agreement with landowners</p> <p>4. that the role of farming within that landscape or feature is appropriately recognised and provided for.</p> |
| 246.368 | Federated Farmers of New Zealand Incorporated | Planning Maps | General   | Oppose   | <p>Opposes</p> <p>The submitters oppose the inclusion of SNF in the PDP. They note the Government's direction on property rights and regulatory takings and consider that compensation should be explored for landowners affected by SNF overlays. Supporting some SNF as long as boundaries clearly align with the feature, without including production land and are established in consultation and agreement with landowners.</p>                                                                                                                                                                                                                                                                                                                                                        | <p>The submitters seek that the Council withdraw the NFL chapter and associated mapped SNF from the PDP until the direction, form and timing of legislation to replace the RMA becomes clear.</p> <p>Alternatively, if the Council does not want to withdraw the NFL chapter and associated mapped SNF, the submitters seek the Council ensure that the mapped SNF overlays on private land are limited to the immediate area that contains the feature, do not include production land, and the boundaries are agreed with the landowner.</p>                                                                                                                                                                                                                                                                                        |
| 246.369 | Federated Farmers of New Zealand Incorporated | Planning Maps | General   | Oppose   | The submitters oppose the RSL mapping as proposed. Noting the Government's direction on property rights and regulatory takings and consider that restrictions arising from RSL overlays may warrant compensation for affected landowners. They oppose approaches that restrict land use to the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The submitters seek that the Council withdraws the NFL chapter and associated mapped RSL from the PDP until the direction, form and timing of legislation to replace the RMA becomes clear.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Sub No. | Submitter                                                           | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|         |                                                                     |               |           |          | current farming type or intensity, limiting farmers' ability to adapt or develop their operations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Alternatively, if the Council does not want to withdraw the NFL chapter and associated mapped RSL, the submitters seek deletion of the RSL maps from the PDP in their entirety.                                                                                                                                                                                                                                                                                                                                                     |
| 246.370 | Federated Farmers of New Zealand Incorporated                       | Planning Maps | General   | Oppose   | The submitters oppose the Coastal Environment overlay as mapped. The CE overlay extends up to 3 km inland in places and applies blanket restrictions across large areas of private rural land. Seek clarification on whether the Council has adequately recognised the role of farming in shaping these coastal landscapes and if additional regulation is necessary. They consider the approach overly risk-averse, imposing significant costs and limiting landowners' ability to use or develop their land, without achieving a balanced outcome between coastal protection and sustainable rural land use. | The submitters seek that the Council remap the Coastal Environment overlay, ensuring it enables appropriate use of natural and physical resources in the coastal environment, rather than imposing blanket restrictions on all subdivision, new buildings or structures, earthworks, vegetation clearance and planting of exotic vegetation across the entire overlay.                                                                                                                                                              |
| 246.371 | Federated Farmers of New Zealand Incorporated                       | Planning Maps | General   | Oppose   | The submitters oppose the Coastal Protection overlay as mapped. The overlay places broad areas of private land under additional restrictions, even where land is not affected by natural hazards and may be suitable for development. Also noting there is little distinction between the Coastal Protection and Coastal Environment overlays, resulting in overlapping controls. Given the Government's direction on property rights and regulatory takings, the submitters consider compensation should be explored for landowners affected by this mapping.                                                 | The submitters seek that the Council remap the Coastal Protection overlay, ensuring it enables appropriate use of natural and physical resources in the coastal environment, rather than imposing blanket restrictions on all subdivision, and new buildings or structures across the entire overlay.                                                                                                                                                                                                                               |
| 247.9   | Douglas Robert McIntyre and Waitaki Trustees (Golden Acres) Limited | Planning Maps | General   | Oppose   | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Seeks that the CPA is deleted from the Twizel, Moeraki (48 and 50 Hillgrove-Moeraki Road) and 37 Cardiff Street subject properties.                                                                                                                                                                                                                                                                                                                                                                                                 |
| 248.1   | Benmore, Ahuriri Downs, Clay Cliffs Stations                        | Planning Maps | General   | Oppose   | Opposes PDP's ONL identification of areas and considers there is a need to amend the boundaries back to the ODP as the inclusion of highly modified areas is an error with little linkage to the existing overlay nor landowners consultation to reflect that reality.                                                                                                                                                                                                                                                                                                                                         | Seeks that the ONL [ONL-02 Ahuriri Basin; ONL-03 - Ōhau Moraines; ONL-04 - Henburn-Quailburn; ONL-05 - Benmore Range and Ōmārama - Twizel Corridor; ONL-05 - Lake Benmore (East Arm); ONL-06 - Ōmārama Flats] and RSL [RSL03 - Twizel Corridor; RSL04 - Quailburn] Overlays are amended back from the PDP to that in the ODP on Benmore Station [377-701 Henburn Rd, Quailburn; 928 Henburn Rd, Quailburn; 73 Lake Ohau Rd, Lake Ohau; 1567 Twizel-Omarama Rd, Omarama; Twizel-Omarama Rd] along with adjoining properties / maps.  |
| 248.2   | Benmore, Ahuriri Downs, Clay Cliffs Stations                        | Planning Maps | General   | Oppose   | Opposes the PDP's RSL and ONL identification of areas on Benmore Station and considers there is a need to amend the boundaries back to the ODP as the inclusion of historically highly modified areas and farm buildings is an error with little linkage to the existing overlays nor consultation with landowners and does not reflect the reality of the situation nor the previous ODP mapping refinement work that was undertaken.                                                                                                                                                                         | Seeks that the ONL [ONL-02 Ahuriri Basin; ONL-03 - Ōhau Moraines; ONL-04 - Henburn-Quailburn; ONL-05 - Benmore Range and Ōmārama - Twizel Corridor; ONL-05 - Lake Benmore (East Arm); ONL-06 - Ōmārama Flats] and RSL [RSL03 - Twizel Corridor; RSL04 - Quailburn] Overlays are amended from the PDP maps to those in the ODP on Benmore Station [377-701 Henburn Rd, Quailburn; 928 Henburn Rd, Quailburn; 73 Lake Ohau Rd, Lake Ohau; 1567 Twizel-Omarama Rd, Omarama; Twizel-Omarama Rd] along with adjoining properties / maps. |

| Sub No. | Submitter                                                                       | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| 250.10  | Alister and Janine Bremner                                                      | Planning Maps | General   | Oppose   | The submitter considers that the RMA reforms will likely require a variation to the NFL chapter, and that including the overlay now would result in unnecessary cost and duplicated effort. The ePlan does not clearly identify the boundary between ONL-09 and ONL-10, making the extent of the overlay uncertain. The mapping is also inconsistent, with ONL-09 applied to land below 800 m. In addition, the s32 analysis is insufficient and does not adequately assess the economic impacts of the proposed landscape overlay.                    | <p>The submitter requests the removal of ONL 09 until the RMA reform is complete to ensure it is consistent with the updated criteria; and retention of the existing Rural Scenic Zones managed with the current Operative Plan provisions.</p> <p>The submitter requests that if the mapping of Natural Features and Landscapes is required under the new Natural Environment Act then this is done in consultation with landowners.</p>                                                 |
| 250.11  | Alister and Janine Bremner                                                      | Planning Maps | General   | Oppose   | The submitter considers that the RMA reforms will likely require a variation to the NFL chapter, and that including the overlay now would result in unnecessary cost and duplicated effort. The ePlan does not clearly identify the boundary between ONL-09 and ONL-10, making the extent of the overlay uncertain. The mapping is also inconsistent, with ONL-09 applied to land below 800 m rather than ONL-10. In addition, the s32 analysis is insufficient and does not adequately assess the economic impacts of the proposed landscape overlay. | <p>The submitter requests removal of ONL 09* until the RMA reform is complete to ensure it is consistent with the updated criteria; and retention of the existing Rural Scenic Zones managed with the current Operative Plan provisions;</p> <p>The submitter requests that if the mapping of Natural Features and Landscapes is required under the new Natural Environment Act then this is done in consultation with landowners.</p> <p>[*Assumed submitter is referring to ONL-10]</p> |
| 250.12  | Alister and Janine Bremner                                                      | Planning Maps | General   | Oppose   | The submitter seeks the SNA mapping be withdrawn aligning with recent national direction. Seeks that should SNA 148 meet the criteria under new national direction further engagement with landowners will be required.                                                                                                                                                                                                                                                                                                                                | <p>Seeks to remove SNA 148 from the Proposed District Plan until October 2027 when the review of the NPS: IB has been completed; and</p> <p>If the SNA meets the new criteria under the NPS: IB then further engagement with landowners is required.</p>                                                                                                                                                                                                                                  |
| 250.13  | Alister and Janine Bremner                                                      | Planning Maps | General   | Oppose   | The submitter seeks the SNA mapping be withdrawn aligning with recent national direction. Seeks that should SNA 149 meet the criteria under new national direction further engagement with landowners will be required.                                                                                                                                                                                                                                                                                                                                | <p>Seeks to remove SNA 149 from the Proposed District Plan until October 2027 when the review of the NPS: IB has been completed;</p> <p>Review the area against the updated NPS: IB criteria to determine if it still qualifies to be included as an SNA</p>                                                                                                                                                                                                                              |
| 250.14  | Alister and Janine Bremner                                                      | Planning Maps | General   | Oppose   | Submitter considers the overlay has been developed under the RMA and will be superseded by the RMA reforms. Including the overlay now would result in unnecessary cost and duplicated effort.                                                                                                                                                                                                                                                                                                                                                          | <p>Seeks removal of any new mapped overlays relating to ONF, ONL, SASM, SNF, SNA, Rural Scenic and Skink Management Areas.</p> <p>Retain the current operative plan mapped overlays and protection zones.</p>                                                                                                                                                                                                                                                                             |
| 251.367 | Te Rūnanga o Waihao, Te Rūnanga o Moeraki and Kāti Huirapa Rūnaka ki Puketeraki | Planning Maps | General   | Oppose   | Opposes in part. Considers that mapped mining zones include land without a minerals permit, which is inappropriate. The submitter seeks removal of areas lacking permits from the identified zone. [refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                     | <p>Seeks to exclude areas for which there is no minerals permit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 251.405 | Te Rūnanga o Waihao, Te Rūnanga o Moeraki and Kāti Huirapa                      | Planning Maps | General   | Amend    | Considers that there is a gap in SASM mapping for the Waitaki River between existing mapped sections. The submitter considers that the unmapped reach, including artificial lakes, holds the same ancestral values and should be connected within SASM004. [refer to original submission for full reasons]                                                                                                                                                                                                                                             | <p>Seeks to extend mapping of SASM004 to connect to SASM007 Waitaki River.</p> <p>Seeks to amend SASM004 Description in SCHED5 as follows:</p>                                                                                                                                                                                                                                                                                                                                            |

| Sub No. | Submitter                                 | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                            | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|         | Rūnaka ki Puketeraki                      |               |           |          |                                                                                                                                                                                                                                                                                                                                                                                                  | The man-made lakes of Benmore, <del>and</del> Aviemore <del>and</del> Waitaki overlay the path of the Waitaki River, which is very significant to Kāi Tahu as the pathway of the waters from Aoraki to the sea.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 254.1   | Elizabeth Bell                            | Planning Maps | General   | Oppose   | Opposes the Plan for displaying an incorrect Floodplain Overlay on the PDP Planning Maps (Hardcopy Maps 7, 40) that compromised development of Ōmārama as the data proposed did not provide certainty nor confidence to landowners and developers. This was followed by a Liquefaction Susceptibility Overlay and then the current Canterbury Flood Assessment Overlay.                          | Seeks that all Overlays are deleted from the Ōmārama township properties and that the review of the Canterbury part of the Waitaki District Plan Flood Hazard mapping - June 2020. Report No. R20/26 is overlaid instead with Flood mapping for the Mackenzie and Waitaki District Plan Reviews Report No. R23/47 as this would resolve the current limitations of the proposed overlays.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 259.91  | Otago Regional Council                    | Planning Maps | General   | Support  | Consistency with Ōamaru, Weston and Kakanui Spatial Plan is supported.                                                                                                                                                                                                                                                                                                                           | Seeks to retain as notified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 259.92  | Otago Regional Council                    | Planning Maps | General   | Support  | Considers that inclusion of the Otago Flood Assessment Overlay is appropriate but notes that recent ORC work indicates parts of the mapping may be inaccurate in some areas. The submitter considers that updated findings and upcoming community engagement will support WDC in determining necessary map changes ahead of the hearing process. [refer to original submission for full reasons] | Seeks the following: <ul style="list-style-type: none"> <li>• reconsiders the Otago Flood Assessment Overlay in the proposed WDP maps (or any other relevant provisions in the proposed WDP) once provided with new information on flood overlay mapping from ORC.</li> <li>• Consider all available procedural options to ensure the information, once available, can be appropriately considered by any interested parties within the draft plan process.</li> </ul>                                                                                                                                                                                                                                                                                                                                            |
| 262.1   | Otamatapaio Station Limited               | Planning Maps | General   | Oppose   | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                  | Seeks the following decisions from the WDC: <p>(a)the proposed re-zoning of the Glenburn Development Area to GRUZ, with a Rural Scenic Overlay is rejected; and</p> <p>1.the Operative Zoning be re-instated over the Glenburn Development Area;3 or 2.the notified Rural Lifestyle Zone be applied to the Glenburn Development Area;4 and</p> <p>(b)the proposed re-zoning of the Site (identified in Appendix 1) to GRUZ and Rural Scenic Overlay is rejected; and</p> <p>(c)either the Operative Zoning, or the notified Rural Lifestyle Zone (whichever is applied to the Glenburn Development Area), be enlarged to cover the Site; and</p> <p>(d)any alternative, consequential, or necessary additional amendments to give effect to the matters raised generally by the Submitter in this submission.</p> |
| 263.1   | Warrego Pastoral Limited (Lyndale / Site) | Planning Maps | General   | Oppose   | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                  | Opposes the SHMA overlay and seeks to remove the SHMA overlay from this property [1220 Nenthorn Road, Moonlight] together as Lyndale / Site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Sub No.     | Submitter                                 | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Relief/Decision Sought Summary                                                                                                                                                                                           |
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| 263.17      | Warrego Pastoral Limited (Lyndale / Site) | Planning Maps | General   | Oppose   | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Opposes the ONL overlay and extent insofar as it relates to the Site identified in this submission and seeks to remove the ONL overlay from this property.                                                               |
| 263.18      | Warrego Pastoral Limited (Lyndale / Site) | Planning Maps | General   | Oppose   | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Opposes the SNA overlay areas and extent insofar as it relates to the Site identified in this submission and seeks to remove the SNA overlays from this property.                                                        |
| 264.53      | Mackenzie Guardians Incorporated          | Planning Maps | General   | Support  | <p>Considers that the proposed mapping overlays of ONFLs and other significant landscapes, features and zones are appropriate.</p> <p>Seeks mapping to illustrate the extent of converted land in the district to improve clarity for indigenous vegetation removal, with an example provided in Appendix 1.</p> <p>Also supports the mapping of Sites and Areas of Significance to Māori.</p>                                                                                                                                                            | Retain [inferred relief requested].                                                                                                                                                                                      |
| 265.75      | Geoff and Katrina Taylor                  | Planning Maps | General   | Oppose   | Oppose SASM007 [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Seeks to amend the boundaries of SASM 007 and SASM 019 to the existing boundaries of the identified significant sites being the river boundary, river mouth, waterways, coast, archaeological site and urupa.            |
| 265.76      | Geoff and Katrina Taylor                  | Planning Maps | General   | Oppose   | Oppose SASM019 [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Seeks to amend the boundaries of SASM 007 and SASM 019 to the existing boundaries of the identified significant sites being the river boundary, river mouth, waterways, coast, archaeological site and urupa.            |
| 267.74      | Kelvin and Debbie Weir                    | Planning Maps | General   | Oppose   | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Seeks to amend the boundaries of SASM014 [refer to original submission for relief sought]                                                                                                                                |
| 267.33<br>3 | Kelvin and Debbie Weir                    | Planning Maps | General   | Oppose   | Considers that the Canterbury Flood overlay is inaccurate because it extends over land at elevations far above any realistic flood level. Considers that flooding is effectively prevented by the existing dam system, which has been recently re-consented, making widespread flooding or dam decommissioning highly unlikely. Considers that even in a dam failure scenario it is implausible that floodwaters could retain sufficient height over long distances to justify the extent of the overlay. [refer to original submission for full reasons] | Seeks for a reassessment of the flooding overlays, particularly the lower Maerewhenua, and all along the northern side of Smillies Rd.                                                                                   |
| 268.10      | Ryan and Hayley Ambler                    | Planning Maps | General   | Oppose   | Considers the Operative District Plan includes provisions to protect and enhance SNF, SHMA, RSL overlays. Opposes any changes to these overlays until the Resource Management Act (RMA) reform is finalized and clear guidance is issued under the Natural Environment Act and The Planning Act in order to reduce increased costs, complexity and administrative burden from both ratepayers and the Council.                                                                                                                                            | <p>Seeks to remove any new mapped overlays relating to ONF</p> <p>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.</p> |
| 268.10<br>8 | Ryan and Hayley Ambler                    | Planning Maps | General   | Oppose   | Considers the Operative District Plan includes provisions to protect and enhance SNF, SHMA, RSL overlays. Opposes any changes to these overlays until the Resource Management Act (RMA) reform is finalized and clear guidance is issued under the Natural Environment Act and The Planning Act in                                                                                                                                                                                                                                                        | Seeks to remove any new mapped overlays relating to ONL                                                                                                                                                                  |

| Sub No. | Submitter                   | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                          | Relief/Decision Sought Summary                                                                                                                                                                                                        |
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|         |                             |               |           |          | order to reduce increased costs, complexity and administrative burden from both ratepayers and the Council.                                                                                                                                                                                                                                                                                                    | Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.                                                                                    |
| 268.109 | Ryan and Hayley Ambler      | Planning Maps | General   | Oppose   | Considers the Operative District Plan includes provisions to protect and enhance SNF, SHMA, RSL overlays. Opposes any changes to these overlays until the Resource Management Act (RMA) reform is finalized and clear guidance is issued under the Natural Environment Act and The Planning Act in order to reduce increased costs, complexity and administrative burden from both ratepayers and the Council. | Seeks to remove any new mapped overlays relating to SASM<br><br>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.                    |
| 268.110 | Ryan and Hayley Ambler      | Planning Maps | General   | Oppose   | Considers the Operative District Plan includes provisions to protect and enhance SNF, SHMA, RSL overlays. Opposes any changes to these overlays until the Resource Management Act (RMA) reform is finalized and clear guidance is issued under the Natural Environment Act and The Planning Act in order to reduce increased costs, complexity and administrative burden from both ratepayers and the Council. | Seeks to remove any new mapped overlays relating to SNF<br><br>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.                     |
| 268.111 | Ryan and Hayley Ambler      | Planning Maps | General   | Oppose   | Considers the Operative District Plan includes provisions to protect and enhance SNF, SHMA, RSL overlays. Opposes any changes to these overlays until the Resource Management Act (RMA) reform is finalized and clear guidance is issued under the Natural Environment Act and The Planning Act in order to reduce increased costs, complexity and administrative burden from both ratepayers and the Council. | Seeks to remove any new mapped overlays relating to SNA<br><br>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.                     |
| 268.112 | Ryan and Hayley Ambler      | Planning Maps | General   | Oppose   | Considers the Operative District Plan includes provisions to protect and enhance SNF, SHMA, RSL overlays. Opposes any changes to these overlays until the Resource Management Act (RMA) reform is finalized and clear guidance is issued under the Natural Environment Act and The Planning Act in order to reduce increased costs, complexity and administrative burden from both ratepayers and the Council. | Seeks to remove any new mapped overlays relating to RSL<br><br>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.                     |
| 268.113 | Ryan and Hayley Ambler      | Planning Maps | General   | Oppose   | Considers the Operative District Plan includes provisions to protect and enhance SNF, SHMA, RSL overlays. Opposes any changes to these overlays until the Resource Management Act (RMA) reform is finalized and clear guidance is issued under the Natural Environment Act and The Planning Act in order to reduce increased costs, complexity and administrative burden from both ratepayers and the Council. | Seeks to remove any new mapped overlays relating to Skink Management Areas.<br><br>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete. |
| 269.74  | Brenda & Ken McLeod         | Planning Maps | General   | Oppose   | [Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                | Seeks to amend the boundaries of SASM015 to more closely match the boundaries of SNF22 [refer to original submission for relief sought]                                                                                               |
| 271.271 | Canterbury Regional Council | Planning Maps | General   | Support  | Generally, supports the Planning Maps. However, notes that the WRFA Overlay Overlaps with the Canterbury part of the Flood Hazard Assessment Overlay which means duplication of rules, and makes building in the overlapping areas much more onerous than is necessary. Considers it necessary that the WRFA Overlay needs to be removed from the Canterbury part of the District.                             | Delete the WRFA Overlay in the Planning Maps from the Canterbury part of the District.                                                                                                                                                |

| Sub No. | Submitter                   | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Relief/Decision Sought Summary                                                                                                                                                                                            |
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| 271.308 | Canterbury Regional Council | Planning Maps | General   | Support  | Generally, supports PDP Planning Maps. However, the Policy and Rules in the SASM Chapter refer to wāhi tūpuna but the maps identify SASM sites without labelling them as wāhi tūpuna.                                                                                                                                                                                                                                                                                                                                                                                               | Amend Maps to ensure that 'wāhi tūpuna' are clearly identified to allow consistency with the rule framework.                                                                                                              |
| 272.11  | Dave and Karen Ellis        | Planning Maps | General   | Oppose   | <p>Opposes in part PDP mapping that is additional to the ODP mapping and proposes the classification of new features yet Central Government has confirmed the RMA will soon be obsolete due to reform. The proposed Natural Environment Act will include new provisions on the identification and protection of these features and overlays.</p> <p>Opposes the inclusion of any changes to these natural features and cultural overlays until such as the RMA reform is complete or clear guidance is provided to WDC on changes that will occur specific to mapping criteria.</p> | <p>Seeks to remove ONF overlay</p> <p>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.</p>                              |
| 272.129 | Dave and Karen Ellis        | Planning Maps | General   | Oppose   | <p>Opposes in part PDP mapping that is additional to the ODP mapping and proposes the classification of new features yet Central Government has confirmed the RMA will soon be obsolete due to reform. The proposed Natural Environment Act will include new provisions on the identification and protection of these features and overlays.</p> <p>Opposes the inclusion of any changes to these natural features and cultural overlays until such as the RMA reform is complete or clear guidance is provided to WDC on changes that will occur specific to mapping criteria.</p> | <p>Seeks to remove any new mapped overlays relating to ONL.</p> <p>Seeks to retain the current operative plan mapped overlays and protection zones.</p>                                                                   |
| 272.130 | Dave and Karen Ellis        | Planning Maps | General   | Oppose   | <p>Opposes in part PDP mapping that is additional to the ODP mapping and proposes the classification of new features yet Central Government has confirmed the RMA will soon be obsolete due to reform. The proposed Natural Environment Act will include new provisions on the identification and protection of these features and overlays.</p> <p>Opposes the inclusion of any changes to these natural features and cultural overlays until such as the RMA reform is complete or clear guidance is provided to WDC on changes that will occur specific to mapping criteria.</p> | <p>Seeks to remove any new mapped overlays relating to SASM</p> <p>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.</p> |
| 272.131 | Dave and Karen Ellis        | Planning Maps | General   | Oppose   | <p>Opposes in part PDP mapping that is additional to the ODP mapping and proposes the classification of new features yet Central Government has confirmed the RMA will soon be obsolete due to reform. The proposed Natural Environment Act will include new provisions on the identification and protection of these features and overlays.</p> <p>Opposes the inclusion of any changes to these natural features and cultural overlays until such as the RMA reform is complete or clear guidance is provided to WDC on changes that will occur specific to mapping criteria.</p> | <p>Seeks to remove any new mapped overlays relating to SNF.</p> <p>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.</p> |
| 272.132 | Dave and Karen Ellis        | Planning Maps | General   | Oppose   | <p>Opposes in part PDP mapping that is additional to the ODP mapping and proposes the classification of new features yet Central Government has confirmed the RMA will soon be obsolete due to reform. The proposed Natural Environment Act will include new provisions on the identification and protection of these features and overlays.</p> <p>Opposes the inclusion of any changes to these natural features and cultural overlays until such as the RMA reform is complete or clear guidance is provided to WDC on changes that will occur specific to mapping criteria.</p> | <p>Seeks to remove any new mapped overlays relating to SNA</p> <p>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.</p>  |

| Sub No. | Submitter                                      | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Relief/Decision Sought Summary                                                                                                                                                                                             |
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|         |                                                |               |           |          | <p>Environment Act will include new provisions on the identification and protection of these features and overlays.</p> <p>Opposes the inclusion of any changes to these natural features and cultural overlays until such as the RMA reform is complete or clear guidance is provided to WDC on changes that will occur specific to mapping criteria.</p>                                                                                                                                                                                                                          |                                                                                                                                                                                                                            |
| 272.133 | Dave and Karen Ellis                           | Planning Maps | General   | Oppose   | <p>Opposes in part PDP mapping that is additional to the ODP mapping and proposes the classification of new features yet Central Government has confirmed the RMA will soon be obsolete due to reform. The proposed Natural Environment Act will include new provisions on the identification and protection of these features and overlays.</p> <p>Opposes the inclusion of any changes to these natural features and cultural overlays until such as the RMA reform is complete or clear guidance is provided to WDC on changes that will occur specific to mapping criteria.</p> | <p>Seeks to remove any new mapped overlays relating to RSL</p> <p>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.</p>   |
| 272.134 | Dave and Karen Ellis                           | Planning Maps | General   | Oppose   | <p>Opposes in part PDP mapping that is additional to the ODP mapping and proposes the classification of new features yet Central Government has confirmed the RMA will soon be obsolete due to reform. The proposed Natural Environment Act will include new provisions on the identification and protection of these features and overlays.</p> <p>Opposes the inclusion of any changes to these natural features and cultural overlays until such as the RMA reform is complete or clear guidance is provided to WDC on changes that will occur specific to mapping criteria.</p> | <p>Seeks to remove any new mapped overlays relating to SHMA.</p> <p>Seeks to retain the current operative plan mapped overlays and protection zones with their associated provisions until the RMA reform is complete.</p> |
| 276.66  | Patrick Ronald Winders & Joan Patricia Winders | Planning Maps | General   | Oppose   | <p>Considers that the property in size and used as a residence since 1990 with full connection to Oamaru town services, is unsuitable for agricultural or pastoral use and is not classified as Highly Productive Land.</p> <p>Considers that the current General Rural Zoning is no longer appropriate, given the property's location adjacent to the existing General Residential Zone and the likelihood of rural activities causing nuisance effects for neighbouring residents.</p>                                                                                            | Seeks to rezone [15 Brinkburn Street, South Hill, Oamaru] [Lot 1 DP21871] from General Rural Zone to General Residential Zone                                                                                              |
| 281.24  | Mainland Poultry Limited                       | Planning Maps | General   | Oppose   | Considers that the Alluvial Fans Awareness overlay is low risk, and not based on robust evidence and do not affect land use and serve no useful purpose [refer to original submission section 4.1]                                                                                                                                                                                                                                                                                                                                                                                  | Seeks removal of AFA's from the PDP entirely, or in the alternative from the Sites. [1555 Horse Range Road, 193 McKerrow Road, and 69 Pillbrow Road - see original submissions for full details of sites].                 |

| Sub No.     | Submitter                        | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| 281.28      | Mainland Poultry Limited         | Planning Maps | General   | Amend    | Considers that poultry farming, particularly egg laying facilities, is a specialised sector of primary production and that the submitters sites are the largest egg laying operations in the Waitaki District and play a significant role in both the local economy and as a major protein source for New Zealand. [refer to original submission]                                                                                                                                                           | Seeks for a new Precinct be located over the submitters sites [refer to original submission for full relief sought].                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 287.12      | P K M Farms Limited              | Planning Maps | General   | Oppose   | Opposes new mapping and reclassification of natural features and overlays until the RMA reform is complete, as current overlays in the Operative District Plan already identify such areas. Considers that introducing changes now adds unnecessary cost, complexity, and workload for both ratepayers and council staff, especially since future legislation will require a comprehensive review of these overlays.                                                                                        | Seeks to remove new mapped overlays relating to ONF, ONL, SASM, SNF, SNA, Rural Scenic and Skink Management Areas.<br><br>Seeks to retain the current operative plan mapped overlays and protection zones.                                                                                                                                                                                                                                                                                                                                                             |
| 287.18<br>1 | P K M Farms Limited              | Planning Maps | General   | Oppose   | Opposes further changes, and considers that the Operative District Plan already identifies Outstanding and Significant Natural Features and Landscapes, Skink Protection Zones and extensive landscapes of Rural Scenic, and that new mapping under the RMA will become obsolete after upcoming reforms. Considers that adding or changing overlays now would increase costs and complexity for ratepayers and staff, and recommend waiting until the RMA reform is complete or clear guidance is provided. | Seeks for the removal of any new mapped overlays relating to ONF, ONL, SASM, SNF, SNA, Rural Scenic and Skink Management Areas.<br><br>Seeks to retain the Operative District Plan mapped overlays and protection zones.                                                                                                                                                                                                                                                                                                                                               |
| 288.10<br>8 | Network Waitaki Limited          | Planning Maps | General   | Support  | Considers that the electricity distribution line that is designed and built to operate at 33kV or greater from Papakaio substation to Awamoko substation with a confirmed route extension to Blackpoint.<br><br>Seeks the Planning Maps are updated to identify this electricity distribution line route supported by Annexure B and a GIS shapefile as attached.<br><br>Notes that a portion of existing electricity distribution line shown in Annexure C missing from the Proposed Planning Maps.        | Seeks to update the Planning Maps to identify the electricity distribution line that is greater than 33kV as set out in Annexure B and Annexure C.<br><br>Seeks to amend the reference to annotation for Electricity Distribution Lines identified on the Planning Maps to “Electricity Distribution Lines 33kV or greater”.                                                                                                                                                                                                                                           |
| 294.99      | Meridian Energy Limited          | Planning Maps | General   | Oppose   | Opposes the inconsistent use of terms for hydroelectricity inundation hazard areas across the planning maps and plan provisions and these should be referred to as the Waitaki Power Scheme Hydroelectricity Inundation Hazard Areas and Waitaki Power Scheme Hydroelectricity Inundation High Hazard Areas. Also considers the map layers should be moved from the Infrastructure section to a renamed Hazards and Risks section for clarity and consistency.                                              | Seeks to amend the map legend as follows:<br><br>1. Rename the Natural Hazards section as Hazard and Risks; and<br>2. Rename the WPS Hydroelectricity Inundation Hazard Areas and WPS Hydroelectricity Inundation High Hazard Areas as Waitaki Power Scheme Hydroelectricity Inundation Hazard Areas and Waitaki Power Scheme Hydroelectricity Inundation High Hazard; and<br>3. Locate the Waitaki Power Scheme Hydroelectricity Inundation Hazard Areas and Waitaki Power Scheme Hydroelectricity Inundation High Hazard layers under the heading Hazards and Risks. |
| 295.13<br>5 | OceanaGold (New Zealand) Limited | Planning Maps | General   | Amend    | The submitter understands the intent of this policy, however questions how it could be applicable to subdivision activities that may be undertaken within the Macraes Mining Zone, which are unlikely to be developed for housing / residential type land use activities                                                                                                                                                                                                                                    | Seeks to ensure that the Surface Fault Rupture Hazard Awareness Overlay is correct in its application through the Macraes Mining Zone.<br><br>Seeks to ensure that the Macraes Mining Zone is a ‘stand alone’ chapter of the Plan, such that subdivision for the purposes of mining activities would not be subject to this provision.                                                                                                                                                                                                                                 |

| Sub No. | Submitter                        | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Relief/Decision Sought Summary                                                                                                                                                                          |
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| 295.137 | OceanaGold (New Zealand) Limited | Planning Maps | General   | Amend    | The submitter questions the accuracy of the proposed Surface Fault Rupture Hazard Awareness Overlay within the SPZMM.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Seeks to ensure that the Surface Fault Rupture Hazard Awareness Overlay is correct in its application through the SPZMM.                                                                                |
| 295.187 | OceanaGold (New Zealand) Limited | Planning Maps | General   | Oppose   | Parts of the SPZMM are identified as ONL and Rural Scenic Landscape, despite existing mine workings in these areas. The submitter considers that landscape assessments should take into account existing modifications and consents, and that further analysis is needed to justify applying landscape overlays within a zone specifically designed for mining.                                                                                                                                                                                                                                                             | Seeks to remove the ONL and Rural Scenic Landscape overlays from within the SPZMM and from land adjacent to existing mining activities.                                                                 |
| 295.231 | OceanaGold (New Zealand) Limited | Planning Maps | General   | Amend    | <p>Considers that the SPZMM should include all of the following land in the vicinity of the Hyde-Macraes Shear Zone:</p> <ul style="list-style-type: none"> <li>- Land that is owned by OceanaGold;</li> <li>- Land that is covered by minerals permits issued by the government and held by OceanaGold;</li> <li>- Land that is covered by resource consents held by OceanaGold for mining or mining related activities; and</li> <li>- Land over which OceanaGold holds the rights to minerals. Annexure 1 to this submission indicatively illustrates the extent of such land [refer to original submission].</li> </ul> | Seeks to retain the maps relating to the SPZMM subject to amending the boundary of the zone to that indicatively illustrated in Annexure 1 to this submission [refer to original submission].           |
| 295.232 | OceanaGold (New Zealand) Limited | Planning Maps | General   | Oppose   | Opposes the ONL overlay across part of the SPZMM as it is a highly modified mining environment and it is difficult to determine how ONL status has been derived at in this location.                                                                                                                                                                                                                                                                                                                                                                                                                                        | Seeks to remove the ONL status within the SPZMM                                                                                                                                                         |
| 295.233 | OceanaGold (New Zealand) Limited | Planning Maps | General   | Oppose   | Opposes the Rural Scenic Landscape overlay across parts of the SPZMM as this conflicts with the intended enabling purpose of the zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Seeks to remove the RSL overlay from the SPZMM                                                                                                                                                          |
| 295.234 | OceanaGold (New Zealand) Limited | Planning Maps | General   | Oppose   | Considers natural hazard overlays may impose unnecessary constraints, as risks are already well understood and managed in an operational mining environment and that the associated rules could create unnecssary limitations on current activities.                                                                                                                                                                                                                                                                                                                                                                        | Seeks to remove the natural hazard overlays from within the SPZMM.                                                                                                                                      |
| 295.235 | OceanaGold (New Zealand) Limited | Planning Maps | General   | Oppose   | Some SNAs within the SPZMM were identified through OceanaGold's own consent-related studies. These areas are in a highly modified environment, and the submitter considers it inappropriate to designate them for indigenous biodiversity protection, as this conflicts with the zone's intent.                                                                                                                                                                                                                                                                                                                             | Seeks to remove SNA and Skink Habitat Management Area overlays from within the SPZMM.                                                                                                                   |
| 295.236 | OceanaGold (New Zealand) Limited | Planning Maps | General   | Oppose   | The submitter notes the plan includes a wide range of heritage items, including Category A sites within the SPZMM and considers this high level of protection must be based on accurate identification and genuine heritage value, as it may conflict with the zone's purpose. Considers that as many of these sites reflect                                                                                                                                                                                                                                                                                                | Seeks to ensure heritage items and setting areas that are not properly categorised do not inadvertently impact on the ability to operate or develop the mine and ancillary activities within the SPZMM. |

| Sub No.     | Submitter                                | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                | Relief/Decision Sought Summary                                                                                                             |
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|             |                                          |               |           |          | historic mining, there is an opportunity to recognise heritage while enabling modern mining to continue the legacy of Otago's pioneers.                                                                                                                                                                                                                              |                                                                                                                                            |
| 296.33<br>1 | Gavin Simpson                            | Planning Maps | General   | Amend    | Oppose in part the Canterbury Flood Overlay due to elevation-based anomalies and mapping inaccuracies, particularly around Maerewhenua River, Grants Rd, Little Rd, and Dip Hill Rd, and considers that this raise doubts about the overlay's validity and consistency with known plan errors such as those at Ōmārama.                                              | Seeks for a review of the Canterbury Flood Assessment overlay mapping.                                                                     |
| 298.31<br>0 | Alastair and Carrie Gibson               | Planning Maps | General   | Oppose   | Opposes in part the Canterbury Flood Overlay due to elevation-based anomalies and mapping inaccuracies, particularly around Maerewhenua River, Grants Rd, Little Rd, and Dip Hill Rd, and considers that this raise doubts about the overlay's validity and consistency with known plan errors such as those at Ōmārama.                                             | Seeks for a review of the Canterbury Flood Assessment overlay mapping.                                                                     |
| 299.31<br>0 | Twin Terraces Ltd & Cayuga Ltd           | Planning Maps | General   | Support  | Supports the Otago Flood Assessment. Considers that this model appears to overestimate areas that may flood compared to the GNS geomorphology report.<br><br>[Refer to original submission for full reasons]                                                                                                                                                         | Seeks for a review of the Otago Flood Plain overlay mapping.                                                                               |
| 299.33<br>1 | Twin Terraces Ltd & Cayuga Ltd           | Planning Maps | General   | Oppose   | Opposes the Waitaki Plains Flood Assessment. Considers the Otago Flood overlay which is based more on expertise and experience should be used for rules instead of the Waitaki Plains model. Considers that both models appear to overestimate areas that may flood compared to the GNS geomorphology report.<br><br>[Refer to original submission for full reasons] | Seeks the removal of the Waitaki Plains Flood Assessment overlay mapping, or alternatively for the removal of its rules by deleting NH-R3. |
| 300.31<br>0 | Adrianus and Francisca Verbakel & others | Planning Maps | General   | Oppose   | Opposes the Canterbury Flood Assessment in part, due to elevation-based anomalies and mapping inaccuracies, particularly around the river, and considers that this raises doubts about the overlay's validity and consistency with known plan errors such as those at Ōmārama.                                                                                       | Seeks for a review of the Canterbury Flood Assessment overlay mapping.                                                                     |
| 300.33<br>6 | Adrianus and Francisca Verbakel & others | Planning Maps | General   | Oppose   | Considers that overlapping landscape ONL, ONF and RSL overlays create a compounding effect on activities that may need consent.                                                                                                                                                                                                                                      | Seeks to remap overlays to remove overlap between ONF and ONL and ONF and RSL.                                                             |
| 302.33<br>4 | Peter and Sandra Mitchell                | Planning Maps | General   | Support  | Supports RLZ zone maps<br><br>[refer to original submission]                                                                                                                                                                                                                                                                                                         | [refer to original submission]                                                                                                             |
| 305.36<br>6 | Erin Nivonne Schultz                     | Planning Maps | General   | Oppose   | Considers that the extension of the skink overlay is not justified due to a lack of supporting surveys and that the mapped extent should be reduced to match the Operative District Plan boundaries.                                                                                                                                                                 | Seeks to amend maps to exclude extended skink areas and retain mapped extent of Operative District Plan.                                   |
| 306.36<br>6 | Waitaki Property                         | Planning Maps | General   | Oppose   | Considers that the extension of the skink overlay is not justified due to a lack of supporting surveys and that the mapped extent should be reduced to match the Operative District Plan boundaries.                                                                                                                                                                 | Seeks to amend maps to exclude extended skink areas and retain mapped extent of Operative District Plan.                                   |

| Sub No. | Submitter                      | Section       | Provision | Position | Summary of Submission                                                                                                                                                                         | Relief/Decision Sought Summary                                                                                                                                                                                                                                                                                                                               |
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|         | Guardians Incorporated         |               |           |          |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                              |
| 309.117 | Transpower New Zealand Limited | Planning Maps | General   | Amend    | Supports mapping National Grid lines but requests inclusion of the Benmore-Bog Roy A line, which is currently omitted [refer to original submission]                                          | Seeks to amend the planning maps to include the National Grid transmission line Benmore-Bog Roy A [refer to original submission].                                                                                                                                                                                                                            |
| 309.118 | Transpower New Zealand Limited | Planning Maps | General   | Amend    | Requests deletion of the map symbol for “66kV” National Grid transmission lines, as none exist in the Waitaki District.                                                                       | Seeks to delete the map symbol reference for “66kV” National Grid transmission lines.                                                                                                                                                                                                                                                                        |
| 311.26  | Helen Jansen                   | Planning Maps | General   | Amend    | Identifies Prydes Gulley Road Quarry [44:55:58.854, 170:37:46.967] as a geosite under the Waitaki Whitestone UNESCO Global Geopark and under the Heritage New Zealand Pouhere Taonga Act 2014 | Seeks to identify Prydes Gulley Road Quarry [44:55:58.854, 170:37:46.967] as an SNF or ONF to recognise its heritage values and significance of Otekaieke limestone outcrop and assessability of fossil record as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission]. |
| 311.27  | Helen Jansen                   | Planning Maps | General   | Amend    | Identifies Huttons Bridge [44:55:58.854, 170:37:46.967] as a geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                            | Seeks to identify Huttons Bridge [44:55:58.854, 170:37:46.967], including the exposed schist in the river bed and banks, as an SNF or ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                                   |
| 311.29  | Helen Jansen                   | Planning Maps | General   | Amend    | Identifies Landon Creek Bank [45:01:51.391, 170:59:44.014] as a geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                         | Seeks to identify Landon Creek Bank [45:01:51.391, 170:59:44.014] as an ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                                                                                                 |
| 311.38  | Helen Jansen                   | Planning Maps | General   | Amend    | Identifies Beach Road Erosion [45:09:13.109, 170:55:19.954] as a geosite under the Waitaki Whitestone UNESCO Global Geopark for its active geohazard values.                                  | Seeks to identify Beach Road Erosion [45:09:13.109, 170:55:19.954] as an SNF or ONF to recognise its active geohazard values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                                                                                   |
| 311.39  | Helen Jansen                   | Planning Maps | General   | Amend    | Identifies Otepopo (Mt Dasher) slate [45:08:30.327, 170:56:06.324] as a geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological and historical values.                  | Seeks to identify Otepopo (Mt Dasher) slate [45:08:30.327, 170:56:06.324] as an ONF to recognise its heritage and geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                                                                            |
| 311.67  | Helen Jansen                   | Planning Maps | General   | Amend    | Identifies Bortons Eocene Fossils [exact location unknown by the submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.             | Seeks to identify Bortons Eocene Fossils [exact location unknown by the submitter] as an ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                                                                                |
| 311.92  | Helen Jansen                   | Planning Maps | General   | Amend    | Identifies Flume Gulley diatomite [location unknown by submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                       | Seeks to identify Flume Gulley diatomite [location unknown by submitter] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                                                                                             |
| 311.93  | Helen Jansen                   | Planning Maps | General   | Amend    | Identifies Teaneraki Escarpment [exact location not provided by the submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.          | Seeks to identify Teaneraki Escarpment [exact location not provided by the submitter] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                                                                                |

| Sub No. | Submitter    | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                    | Relief/Decision Sought Summary                                                                                                                                                                                                                                                             |
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| 311.94  | Helen Jansen | Planning Maps | General   | Amend    | Identifies Mavors diatomite site [location unknown by the submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                                                               | Seeks to identify Flume Gulley diatomite [location unknown by submitter] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                           |
| 311.95  | Helen Jansen | Planning Maps | General   | Amend    | Identifies Langdon Creek Bluff [location not provided by submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                                                                | Seeks to identify Langdon Creek Bluff [location not provided by submitter] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                         |
| 311.96  | Helen Jansen | Planning Maps | General   | Amend    | Identifies Pukeuri Miocene fossils [located 300m North of Pukeuri on Pukeuri Duntroon road] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                                        | Seeks to identify Pukeuri Miocene fossils [located 300m North of Pukeuri on Pukeuri Duntroon road] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission]. |
| 311.97  | Helen Jansen | Planning Maps | General   | Amend    | Identifies Ardgowan Fossils [location unknown by submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                                                                        | Seeks to identify Ardgowan Fossils [location unknown by submitter] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                                 |
| 311.98  | Helen Jansen | Planning Maps | General   | Amend    | Identifies Williams Bluff diatomite site [location unknown by submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                                                           | Seeks to identify Williams Bluff diatomite site [location unknown by submitter] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                    |
| 311.99  | Helen Jansen | Planning Maps | General   | Amend    | Identifies Lorne Molluscan fossils [location unknown by submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                                                                 | Seeks to identify Lorne Molluscan fossils [location unknown by submitter] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                          |
| 311.100 | Helen Jansen | Planning Maps | General   | Amend    | Identifies Target Gully Shell Pit [exact location unknown by submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                                                            | Seeks to identify Target Gully Shell Pit [exact location unknown by submitter] as ONF to recognise its geological and historical values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].      |
| 311.101 | Helen Jansen | Planning Maps | General   | Amend    | Identifies Ototara Limestone Cliffs [location unknown by submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                                                                | Seeks to identify Ototara Limestone Cliffs [location unknown by submitter] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                         |
| 311.103 | Helen Jansen | Planning Maps | General   | Amend    | Identifies Taieri Peak [exact location unknown by submitter] as a supporting geosite under the Waitaki Whitestone UNESCO Global Geopark for its geological values.                                                                                       | Seeks to identify Taieri Peak [exact location unknown by submitter] as ONF to recognise its geological values as per Annex 8 of the Waitaki Whitestone Geopark Trust application to UNESCO for UNESCO Global Geopark status [refer to original submission].                                |
| 312.112 | Springbank   | Planning Maps | General   | Oppose   | Opposes<br><br>The objective is more restrictive than what the NZCPS requires for managing natural character in the coastal environment. The NZCPS requires councils to identify specific areas where subdivision, use, or development is inappropriate, | Seeks the following amendments<br><br>The Coastal Environment overlay be remapped using the NZ CPS criteria only to be as permissive as possible by removing CE from inland areas not explicitly required for inclusion by the NZ CPS.                                                     |

| Sub No.     | Submitter                                     | Section       | Provision | Position | Summary of Submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Relief/Decision Sought Summary                                                                                                                                                                        |
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|             |                                               |               |           |          | but Waitaki District Council has instead mapped almost the entire coastline, despite acknowledging that much of it is heavily modified. The ASLA report notes that the coastline is not outstanding and that much of it has degraded character, meaning the NZCPS only requires avoiding significant adverse effects—not all adverse effects. CE-O1 therefore exceeds national policy direction and should be amended to align with NZCPS requirements. Natural character is not defined, and the Anne Steven report shows intensively farmed land has low natural character, yet such land is still included in the overlay simply because it falls within 150 m of the coast. The submitters support excluding Oamaru from the coastal environment overlay and argue the same logic should apply to coastal farmland, given its modified state.                                                                                                                                                               |                                                                                                                                                                                                       |
| 312.12<br>3 | Springbank                                    | Planning Maps | General   | Amend    | Supports in part . The coastal environment (CE) mapping was carried out by a single landscape architect and self-reviewed, with no independent peer review. The mapping method uses a fixed rule: the inland boundary is drawn at the first main seaward-facing ridgeline, which determines how the CE appears on the planning maps. This ridgeline-based approach is not supported by case law, which requires a context-specific assessment rather than a single topographical criterion. As a result, the CE mapping has produced a massive increase in mapped coastal environment, extending far inland in some areas. The approach is inconsistent with the NZCPS and CE-P1, meaning the planning maps may not accurately reflect natural character, landscape, ecological, or cultural values. The 2015 CE mapping was also apparently inconsistent with NZCPS Policy 1, yet no updated peer-reviewed methodology has been provided for the current maps. [refer to original submission for full reasons] | Seeks for the Coastal Environment overlay to be remapped by peer review using the NZ CPS criteria only and thereby removing CE from inland areas not explicitly required for inclusion by the NZ CPS. |
| 313.25      | Geoff & Jan Keeling - Keeling Dairies Limited | Planning Maps | General   | Amend    | Opposes the Canterbury Flood Assessment as it applies to the submitter's site, due to elevation-based anomalies and mapping inaccuracies. Considers that this raise doubts about the overlay's validity and consistency with known plan errors.<br><br>[Refer to original submission for full reasons]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Seeks for a review of the Canterbury Flood Assessment overlay mapping.                                                                                                                                |
| 314.2       | Fe Heffernan                                  | Planning Maps | General   | Oppose   | Considers that the PDP has incorrectly zoned part of their land as RLZ despite it having been residential for years and part of a single legal title. This has resulted in a split zone of RLZ/GRZ on a single title.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Seeks to rezone all of 77 Awamoa Road as GRZ.                                                                                                                                                         |