

**Before the Hearings Panel  
At Waimakariri District Council**

**Under** Schedule 1 of the Resource Management Act 1991

**In the matter of** the Proposed Waimakariri District Plan

**Between** **Various**

**Submitters**

**And** **Waimakariri District Council**

**Respondent**

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**Council reply on Public Access - planner Bryony Steven on behalf of  
Waimakariri District Council**

**Date: 11/08/2023**

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## **INTRODUCTION:**

- 1 My full name is Bryony Annette Steven. I am employed as a Graduate Planner for Waimakariri District Council.
- 2 I have read the evidence and tabled statements provided by submitters relevant to the Section 42A Report – Public Access.
- 3 I have prepared this Council reply on behalf of the Waimakariri District Council (**Council**) in respect of matters raised through Hearing Stream 4.
- 4 Specifically, this statement of evidence relates to the matters in the Section 42A Report – Public Access.
- 5 I am authorised to provide this evidence on behalf of the District Council.

## **QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT**

- 6 Appendix C of my section 42A report sets out my qualifications and experience.
- 7 I confirm that I am continuing to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023.

## **SCOPE OF REPLY**

- 8 This reply follows Hearing Stream 4 held on 17 July 2023. Minute 6 of the Hearing Procedures allows for s42A report authors to submit a written reply within 18 working days of the adjournment of the hearing.
- 9 The main topics addressed in this reply include:
  - Answers to questions posed by the Panel;
  - Identification of an error in the S42A report; and
  - Changes to recommendations in s42A report.
- 10 **Appendix 1** has a list of materials provided by submitters including expert evidence, legal submissions, submitter statements etc. This information is all available on the Council website.

11 **Appendix 2** has recommended amendments to PDP provisions, with updated recommendations differentiated from those made in Appendix A of the s42A report.

12 **Appendix 3** has an updated table of recommended responses to submissions and further submissions, with updated recommendations differentiated from those made in Appendix B of the s42A report.

#### **Answers to questions posed by the Panel**

13 This reply follows Hearing Stream 4. Minute 6 has requested me to reply to questions by 11 August 2023.

14 The questions asked of myself in relation to the Public Access s42A report are:

- *Please respond to Federated Farmers and DoC's evidence on PA-P3, as to whether you recommend any further amendments.*

#### **Answers to questions posed by the Panel**

15 I have considered the Statement of Evidence by Ms Young and the Legal Submission by Ms Williams on behalf of the Department of Conservation.

*Ms Young Statement of Evidence on behalf of the Department of Conservation*

16 Ms Young does not support my recommended amendment to PA-P3 as she considers it should be covered by PA-P3(4) which provides for the restriction of public access to and along the CMA and water bodies with high values, for public health or safety.

17 I disagree with Ms Young that my recommended amendment to PA-P3 should be covered by PA-P3(4) as my recommended new clause seeks to address reverse sensitivity effects on primary production from the provision of public access which is not the same as restricting public access for public health and safety issues. My recommended clause is to provide for the consideration of how the provision of public access may adversely affect primary production activities.

18 During the hearing on 18 July 2023, Commissioner Cubitt asked Ms Young if she had considered issues arising from public access such as disturbance to stock, for example during lambing season. Ms Young confirmed she had not considered this issue and agreed that she would support such a restriction but was concerned the clause as proposed is too broad. In particular, Ms Young is concerned with the use of the term 'potential' which she considers is an outright restriction.

19 I understand Ms Young's concern with the term 'potential' as it is a broad and uncertain term. I consider that this concern may be appropriately resolved by deleting the term 'potential' and instead using the terms 'seasonal or temporary'.

*Ms Williams Legal Submission on behalf of the Department of Conservation*

20 Ms Williams also does not support my recommended amendment and considers clause (4) sufficiently provides for my recommended policy and also identifies clause (5) that enables the restriction of public access to protect the rights of private property owners. I consider PA-P3(5) partially provides for my recommended amendment, however, I consider PA-P3(5) cannot be fully relied upon to identify reverse sensitivity effects on primary production.

21 In particular, I note that PA-P3(5) is concerned with the rights of private property owners which would not apply to primary producers who are not land owners. Examples of this situation include someone who leases a farm or a share milker. In both situations, the primary producers do not own the land and therefore do not necessarily have the private property rights of a land owner. I consider the use of the land also warrants consideration when assessing a subdivision application with a requirement for an esplanade strip.

22 Ms Williams considers my recommended amendment to PA-P3 and my reliance on the NPS-HPL is misconceived and inappropriate.

23 The intention of my recommended new clause was to provide policy direction for when it may be appropriate to restrict public access

adjacent to primary production operations where there are likely reverse sensitivity effects arising from the public access on the primary production operation. The intention behind the recommended new clause was to provide guidance to consent officers to consider reverse sensitivity effects on primary production operations when considering subdivision applications with a requirement for esplanade strips. It is currently common practice that public access may be restricted for a specified period where such access has the potential to adversely affect typical farming activities such as lambing or calving. My recommended amendment to the policy provides specific guidance to consider this matter and I note that this is already commonly practiced.

24 With this intention in mind, I consider that the legal submission by Ms Williams is concerned that my recommended amendment will be misapplied and be used to unreasonably restrict public access. Upon consideration of Ms Williams' legal submission, I consider my recommended amendment could be applied in a manner that I did not intend, potentially resulting in adverse outcomes for public access.

25 Additionally, Ms Williams points out that the recommended amendment would apply to all land which does not reflect the NPS-HPL clause 3.9 which specifically applies to highly productive land. The intention of the recommended amendment was that it would apply to primary production operations across the district and not be limited to primary production on highly productive land. This is especially notable as not all primary production operations in the District, that may be subject to future esplanade provisions to provide public access, are located on highly productive land. Upon further consideration of the NPS-HPL and the intention of the recommended new clause, I agree with Ms Williams that the NPS-HPL should not be relied upon for this matter.

26 My view as to my recommended amendment has been changed in response to the issues raised by Ms Young and Ms Williams and through further consideration of the potential implications of the amendment and my reliance on the NPS-HPL. I continue to support an amendment to PA-P3 in a manner consistent with the intention of my recommended

policy. However, I consider it is necessary to change the wording of my recommended amendment to ensure that there would not be unintended adverse effects on public access. I consider my recommended clause PA-P3(6) should be changed as shown below.

27 Recommended new clause in the S42A Report:

Land-based primary production where potential reverse sensitivity effects cannot otherwise be mitigated.

Change to recommended amendment in response to submitter evidence:

Primary production (excluding mining and quarrying) from seasonal or temporary reverse sensitivity effects where it cannot otherwise be mitigated.

28 I consider “land-based” should be deleted from the recommended clause as this definition does not apply to primary production operations that are not land based such as indoor farming systems. I consider primary production is appropriate to use with the addition of “(excluding mining and quarrying)” as the intention of the clause is not to apply to mines and quarries.

29 I recommended “potential” is deleted and replaced with “seasonal or temporary” as this improves certainty as was raised as an issue by Ms Young. This change also more accurately reflects the seasonal nature of primary production activities where reverse sensitivity effects are more likely to be experienced during a specified time such as during lambing season. Additionally, the term ‘temporary’ catches any other reverse sensitivity effect that is not seasonal but may be experienced on a temporary basis.

30 Additionally, I would like to point out that the inclusion of the text “where it cannot otherwise be mitigated” sets what I consider to be a high threshold for restricting public access. My recommended amendment would require options to mitigate reverse sensitivity effects

to be considered before restricting public access for a specified period of time.

*Dr Hume and Mr Dean Statement of Evidence on behalf of Federated Farmers*

- 31 The Statement of Evidence by Dr Hume and Mr Dean states their support for my recommended amendment to PA-P3. Dr Hume and Mr Dean continue to seek that the Federated Farmers submissions to the Public Access chapter in the Proposed Plan are accepted. The statement of evidence presents no new information beyond what was stated in the original submission that would change my mind.
- 32 During the Panel's discussion with Dr Hume on 18 July 2023, Commissioner Cubitt questioned Dr Hume on whether he considered PA-P3 already provides sufficient policy direction for the waiving of esplanade areas as was sought in the submission by Federated Farmers [414.155]<sup>1</sup>. Dr Hume was concerned with the subjectivity of "significantly compromise" in PA-P3(5) and reiterated that access needs to be agreed with the landowner/manager. Dr Hume continued to seek that the Federated Farmers submission to include a new policy for the waiving of esplanade areas was accepted, and no new information as to this policy was provided beyond that which was stated in their original submission. I therefore continue to support my recommendation that the Federated Farmers submissions to amend the Public Access chapter be rejected [414.153, 414.155, and 414.156].

*Correction of S42A error*

- 33 In responding to the evidence received on the Public Access S42A report, I noticed an error in my recommended change to PA-P3 in the Public Access chapter. In paragraph 83 on page 9, my recommended amendment to the policy is recorded as: "6. land-based primary production from potential reverse sensitivity effects where it cannot

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<sup>1</sup> Federated Farmers proposed policy: "To provide for the waiving of requirements for esplanade areas (esplanade reserves, esplanade strips or access strips) where appropriate."

otherwise be mitigated." This same wording is repeated in paragraph 92 on page 10.

34 In Appendix A on page 15, I have incorrectly identified the recommended amendment as follows: "6. land-based primary production where potential reverse sensitivity effects cannot otherwise be mitigated." The correct wording for the recommended amendment is the wording identified in paragraphs 83 and 92 in the S42A report.

35 I have corrected this error in track changes in an updated version of the S42A report for Public Access which is available in the hearings portal on the Council website.

**Date:** 11/08/2023

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## **Appendix 1 – List of materials provided by submitters**

- Statement of evidence of Lionel John Hume and Karl Dean on behalf of the North Canterbury Province of Federated Farmers of New Zealand.
- Evidence of Amy Louise Young on behalf of the Director-General of Conservation / Tumuaki Ahurei Hearing Stream 4: Public Access, Natural Features and Landscapes, Coastal Environment, Natural Character of Freshwater Bodies.
- Legal Submissions on behalf of the Director-General of Conservation / Tumuaki Ahurei Hearing Stream 4: Public Access, Natural Features and Landscapes, Coastal Environment, Natural Character of Freshwater Bodies.

## Appendix 2 – Recommended amendments to PDP provisions

In order to distinguish between the recommendations made in the s42A report and the recommendations that arise from this report:

- s42A recommendations are shown in red text (with underline and ~~strike out~~ as appropriate); and
- Recommendations from this report in response to evidence are shown in blue text (with underline and ~~strike-out~~ as appropriate).

## PA - Tomonga mārea - Public Access

### Introduction

The maintenance and enhancement of public access to and along the CMA, lakes and rivers is a matter of national importance under the RMA. Public access to and along the coastal environment is a key requirement of the NZCPS. The District Plan has an important role in providing for public access to and along water bodies and the CMA throughout the District.

Public access to the outdoors contributes to the well-being of society in numerous ways. It encourages people to take part in recreation, it connects people to places and the natural environment, and importantly, it can connect people and communities in a way that underpins cultural identity – access to the outdoors is a stereo-typically integral part of what it is to 'be a Kiwi'. Access to the outdoors can be both a means to an end (health, fitness, therapy, customary access) and an end in itself (fun, satisfaction, connection).

Public access is facilitated by the District Plan through:

- The creation of an esplanade strip or esplanade reserve applied on private land through subdivision consent, especially where there is an opportunity to create, or add to a network for public access; and
- Access corridors or land access mechanisms, often associated with land owned by the Crown, the Regional Council, within Open Space and Recreation Zones, or land use or development related to an ODP.

The District Council may be required to manage public access to water bodies or the coastal environment if there are potential threats to conservation values or cultural values, where there are risks to public safety, or where the rights of private property owners are significantly compromised.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

### Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to public access include:

- Coastal Environment: this chapter contains provisions for managing public access in the coastal environment, and near the CMA.
- Natural Character of Freshwater Bodies: this chapter contains provisions for public access to and along water bodies and for structures located in natural character of scheduled freshwater bodies setbacks.
- Activities on the Surface of Water: this chapter contains provisions for managing houseboats where these compromise public access.
- Subdivision: this chapter contains provisions for the creation of esplanade reserves, strips and easements.
- Earthworks: this chapter contains provisions for managing earthworks where these may compromise public access.
- Sites and Areas of Significance to Māori: particularly in relation to ngā wai.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

<b>Objectives</b>	
<b>PA-O1</b>	<b>Provision of public access</b> Public access to and along the CMA, water bodies, and to reserves with high recreational, scenic or amenity values is provided for, maintained and enhanced, where this does not create adverse effects to natural character, landscape, indigenous biodiversity, cultural or recreational values, health and safety, or the rights of private property owners.
<b>Policies</b>	
<b>PA-P1</b>	<b>Maintaining and enhancing public access</b> Maintain and enhance existing public access to and along the CMA, surface freshwater bodies, and reserves by managing the adverse effects of activities and development, where these would limit public access, or compromise the use or enjoyment of these areas.
<b>PA-P2</b>	<b>Providing for public access</b> Provide for new and enhanced public access to and along the CMA, water bodies and reserves by:

	<ol style="list-style-type: none"> <li>1. encouraging or requiring the creation of esplanade reserves, strips or easements in areas where there are benefits for public access, recreation, cultural values for mana whenua (including customary harvesting) or maintenance;</li> <li>2. work with land owners to provide for safe and appropriate public access to reserves with high recreational, scenic, natural character and cultural values; and</li> <li>3. encouraging the use of mechanisms such as easements to provide for public walking access when a land use or development provides an opportunity for access.</li> </ol>
<b>PA-P3</b>	<p><b>Adverse effects of public access</b></p> <p>Restrict public access to and along the CMA and water bodies with high values, where it is necessary to protect:</p> <ol style="list-style-type: none"> <li>1. naturally rare or threatened indigenous flora and fauna; or</li> <li>2. dunes, estuaries, the margins of rivers, lakes and wetlands, or any other sensitive environments; or</li> <li>3. sites of cultural significance to Māori, including archaeological sites;</li> <li>4. public health or safety; or</li> <li>5. the rights of private property owners, where providing for public access would significantly compromise these rights.</li> </ol> <p><u>6. land-based primary production (excluding mining and quarrying) from potential seasonal or temporary reverse sensitivity effects where it cannot otherwise be mitigated<sup>2</sup>.</u></p>

**There are no rules in this chapter. The objectives and policies apply across the Plan.**

### Advice Notes

<b>PA-AN1</b>	<p>Activities and structures may also be subject to controls outside the District Plan. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:</p> <ol style="list-style-type: none"> <li>1. RPS</li> <li>2. NZCPS</li> <li>3. Reserves Act 1977</li> <li>4. Walking Access Act 2008</li> <li>5. Northern Pegasus Bay Bylaw 2016</li> </ol>
<b>PA-AN2</b>	<p>The District Council has jurisdiction over the northern half of the Waimakariri River. The Christchurch City Council and Selwyn District Council have jurisdiction over the southern half of the Waimakariri River.</p>

<sup>2</sup> Amendments in response to the Statement of Evidence by the Department of Conservation [419.113].

Original amendment in S42A Report in response to the submission by Horticulture New Zealand [295.97].

### Appendix 3 – Recommended responses to submissions and further submissions

In order to distinguish between the recommended responses in the s42A report and the recommended responses that arise from this report:

- Recommendations from this report in response to evidence are shown in blue text (with underline and ~~strike-out~~ as appropriate).

**Table B 1: Recommended responses to submissions and further submissions relating to Public Access chapter**

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
<b>General</b>							
147.15	Kaiapoi-Tuahiwi Community Board	Public Access General	Retain Public Access section as notified.	3.2	Accept in part	I agree with submitter, subject to recommended amendments made in response to other submissions on the PA chapter.	No
<b>PA-O1 Provision of public access</b>							
41.28	Fulton Hogan Limited	PA-O1	Retain PA-O1 as notified.	3.3	Accept	Agree with submitter.	No
195.91	Transpower New Zealand Limited	PA-O1	Retain PA-O1 as notified.	3.3	Accept	Agree with submitter.	No
295.96	Horticulture New Zealand	PA-O1	Retain PA-O1 as notified.	3.3	Accept	Agree with submitter.	No
<i>FS80</i>	<i>Christchurch International Airport Ltd</i>		<i>Allow the submission</i>		<i>Accept</i>		<i>No</i>
316.120	Canterbury Regional Council	PA-O1	Retain PA-O1 as notified or retain the original intent.	3.3	Accept	Agree with submitter.	No
<i>FS37</i>	<i>Richard and Geoff Spark</i>		<i>Reject the submission</i>		<i>Reject</i>		<i>No</i>
<i>FS41</i>	<i>David Cowley</i>		<i>Reject the submission</i>		<i>Reject</i>		<i>No</i>
<i>FS80</i>	<i>Christchurch International Airport Ltd</i>		<i>Allow the submission</i>		<i>Accept</i>		<i>No</i>
326.332	Rolleston Industrial Developments Limited	PA-O1	Retain PA-O1 as notified.	3.3	Accept	Agree with submitter.	No
<i>FS137</i>	<i>Ohoka Residents Association</i>		<i>Reject the submission</i>		<i>Reject</i>		<i>No</i>
414.152	Federated Farmers of New Zealand Inc	PA-O1	Retain PA-O1 as notified.	3.3	Accept	Agree with submitter.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
419.110	Department of Conservation	PA-O1	Retain PA-O1 as notified.	3.3	Accept	Agree with submitter.	No
FS78	Royal Forest and Bird protection Society of New Zealand Inc		Allow the submission		Accept		No
<b>PA-P1 Maintaining and enhancing public access</b>							
326.333	Rolleston Industrial Developments Limited	PA-P1	Retain PA-P1 as notified.	3.4	Accept	Agree with submitter.	No
FS137	Ohoka Residents Association		Reject the submission		Reject		No
419.111	Department of Conservation	PA-P1	Retain PA-P1 as notified.	3.4	Accept	Agree with submitter.	No
FS78	Royal Forest and Bird protection Society of New Zealand Inc		Allow the submission		Accept		No
<b>PA-P2 Providing for public access</b>							
295.97	Horticulture New Zealand	PA-P2	Amend PA-P2 by inserting a new clause: "... <u>4. ensuring access avoids adverse effects on productive soils and established rural production activities.</u> "	3.5	Accept in part	See body of the report for the assessment of this submission point.  Note I have recommended an amendment to PA-P3 not PA-P2 as requested.  <a href="#">Also, I recommend subsequent changes to my S42A recommendation on the Hort NZ [295.97] submission. These subsequent changes are introduced through this Right of Reply Report and are in response to the evidence presented at Hearing Stream 4 by the Department of Conservation.</a>	Yes
FS80	Christchurch International Airport Ltd		Allow the submission		Accept in part		No
316.121	Canterbury Regional Council	PA-P2	Retain PA-P2 as notified or retain the original intent.	3.5	Accept	Agree with submitter.	No
FS37	Richard and Geoff Spark		Reject the submission		Reject		No
FS41	David Cowley		Reject the submission		Reject		No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS80	Christchurch International Airport Ltd		Allow the submission		Accept		No
326.334	Rolleston Industrial Developments Limited	PA-P2	Retain PA-P2 as notified.	3.5	Accept	Agree with submitter.	No
FS137	Ohoka Residents Association		Reject the submission		Reject		No
414.153	Federated Farmers of New Zealand Inc	PA-P2	Amend PA-P2 by adding a new clause:  "Provide for new and enhanced public access to and along the CMA, water bodies and reserves by:  ...  4. <u>Compensation will be payable for esplanades reserves and strips vested in accordance with Section 237E and 237F of the RMA, unless agreed otherwise.</u> "	3.5	Reject	See body of the report for the assessment of this submission point.	No
419.112	Department of Conservation	PA-P2	Retain PA-P2 as notified.	3.5	Accept	Agree with submitter.	No
FS78	Royal Forest and Bird protection Society of New Zealand Inc		Allow the submission		Accept		No
<b>PA-P3 Adverse effects of public access</b>							
41.29	Fulton Hogan Limited	PA-P3	Retain PA-P3 as notified.	3.6	Accept in part	I agree with the submitter, subject to recommended amendments to PA-P3 in response to Hort NZ [295.97].  <a href="#">Also subject to recommended amendments as a result of submitter evidence presented in Hearing Stream 4 and introduced through this Right of Reply Report.</a>	No
122.4	Canterbury Botanical Society	PA-P3	Retain PA-P3 as notified.	3.6	Accept in part	I agree with the submitter, subject to recommended amendments to PA-P3 in response to Hort NZ [295.97].  <a href="#">Also subject to recommended amendments as a result of submitter evidence presented in</a>	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						<a href="#">Hearing Stream 4 and introduced through this Right of Reply Report.</a>	
FS78	Royal Forest and Bird protection Society of New Zealand Inc		Allow the submission		Accept in part		No
195.92	Transpower New Zealand Limited	PA-P3	Retain PA-P3 as notified.	3.6	Accept in part	I agree with the submitter, subject to recommended amendments to PA-P3 in response to Hort NZ [295.97].  <a href="#">Also subject to recommended amendments as a result of submitter evidence presented in Hearing Stream 4 and introduced through this Right of Reply Report.</a>	No
295.98	Horticulture New Zealand	PA-P3	Retain PA-P3 as notified.	3.6	Accept in part	I agree with the submitter, subject to recommended amendments to PA-P3 in response to Hort NZ [295.97].  <a href="#">Also subject to recommended amendments as a result of submitter evidence presented in Hearing Stream 4 and introduced through this Right of Reply Report.</a>	No
FS80	Christchurch International Airport Ltd		Allow the submission		Accept in part		No
326.335	Rolleston Industrial Developments Limited	PA-P3	Retain PA-P3 as notified.	3.6	Accept in part	I agree with the submitter, subject to recommended amendments to PA-P3 in response to Hort NZ [295.97].  <a href="#">Also subject to recommended amendments as a result of submitter evidence presented in Hearing Stream 4 and introduced through this Right of Reply Report.</a>	No
FS137	Ohoka Residents Association		Reject the submission		Reject		No
414.154	Federated Farmers of New Zealand Inc	PA-P3	Retain PA-P3 as notified.	3.6	Accept in part	I agree with the submitter, subject to recommended amendments to PA-P3 in response to Hort NZ [295.97].  <a href="#">Also subject to recommended amendments as a result of submitter evidence presented in</a>	No



Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						<a href="#">Hearing Stream 4 and introduced through this Right of Reply Report.</a>	
419.113	Department of Conservation	PA-P3	Retain PA-P3 as notified.	3.6	Accept in part	I agree with the submitter, subject to recommended amendments to PA-P3 in response to Hort NZ [295.97].  <a href="#">Also, I recommend subsequent changes to my S42A recommendation on the Hort NZ [295.97] submission. These subsequent changes are introduced through this Right of Reply Report and are in response to the evidence presented at Hearing Stream 4 by the Department of Conservation.</a>	<del>No</del> Yes
FS78	Royal Forest and Bird protection Society of New Zealand Inc		Allow the submission		Accept in part		No
<b>Proposed New Policies</b>							
414.155	Federated Farmers of New Zealand Inc	General	Insert new Public Access Policy:  "To provide for the waiving of requirements for esplanade areas (esplanade reserves, esplanade strips or access strips) where appropriate."	3.7	Reject	See body of the report for the assessment of this submission point.	No
414.156	Federated Farmers of New Zealand Inc	General	Insert new Public Access policy:  "To provide information and education to the public regarding where public access is available, and that access over private land is only by the permission of the landowner."	3.7	Reject	See body of the report for the assessment of this submission point.	No
<b>Advice Notes</b>							
316.122	Canterbury Regional Council	PA-AN1	Retain PA-AN1 as notified or retain the original intent.	3.8	Accept	Agree with submitter.	No
FS37	Richard and Geoff Spark		Reject the submission		Reject		No
FS41	David Cowley		Reject the submission		Reject		No
FS80	Christchurch International Airport Ltd		Allow the submission		Accept		No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
<b>General / Plan wide submissions</b>							
284.1	Clampett Investments Limited	General	Amend all controlled and restricted discretionary activity rules:  " <u>Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion.</u> "	3.9	Reject	See body of the report for the assessment of this submission point.	No
326.1	Rolleston Industrial Developments Limited	General	Amend the Proposed District Plan to delete the use of absolutes such as 'avoid', 'maximise' and 'minimise'.	3.9	Reject	See body of the report for the assessment of this submission point.	No
FS78	Royal Forest and Bird protection Society of New Zealand Inc		<i>Reject the submission</i>		<i>Accept</i>		<i>No</i>
FS84	Ohoka Residents Association		<i>Reject the submission</i>		<i>Accept</i>		<i>No</i>
FS119	Andrea Marsden		<i>Reject the submission</i>		<i>Accept</i>		<i>No</i>
FS120	Christopher Marsden		<i>Reject the submission</i>		<i>Accept</i>		<i>No</i>
FS137	Ohoka Residents Association		<i>Reject the submission</i>		<i>Accept</i>		<i>No</i>
326.2	Rolleston Industrial Developments Limited	General	Amend so that all controlled and restricted discretionary activity rules include the following wording, or words to like effect:  " <u>Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion.</u> "	3.9	Reject	See body of the report for the assessment of this submission point.	No
FS78	Royal Forest and Bird protection Society of New Zealand Inc		<i>Reject the submission</i>		<i>Accept</i>		<i>No</i>
FS119	Andrea Marsden		<i>Reject the submission</i>		<i>Accept</i>		<i>No</i>
FS120	Christopher Marsden		<i>Reject the submission</i>		<i>Accept</i>		<i>No</i>

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS137	Ohoka Residents Association		Reject the submission		Accept		No
326.3	Rolleston Industrial Developments Limited	General	Amend controlled and restricted discretionary activity rules to provide direction regarding non-notification.	3.9	Reject	See body of the report for the assessment of this submission point.	No
FS137	Ohoka Residents Association		Reject the submission		Accept		No
FS78	Royal Forest and Bird protection Society of New Zealand Inc		Reject the submission		Accept		No