

FOR OFFICE USE ONLY

Submitter ID:

File No:



greater WELLINGTON
REGIONAL COUNCIL
Te Pane Matua Taiao

Further Submission on Proposed Natural Resources Plan for the Wellington Region



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Clause 8 of Schedule 1, Resource Management Act 1991.

Please complete this form to make a further submission on the Proposed Natural Resources Plan for the Wellington Region (**PNRP**). All sections of this form need to be completed for the submission to be accepted.

A further submission may only be made by a person representing a relevant aspect of the public interest, or a person that has an interest in the PNRP greater than the interest that the general public has, or the Wellington Regional Council itself. A further submission must be limited to a matter in support of, or in opposition to, a submission made on the PNRP.

For information on making a further submission see the Ministry for the Environment website:
www.mfe.govt.nz/publications/rma/everyday-guide-rma-making-submission-about-proposed-plan-or-plan-change

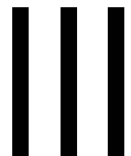
Return your signed further submission to the Wellington Regional Council by post or email by 5pm Tuesday 29 March 2016 to:

Greater Wellington Regional Council
Further Submission on Proposed Natural Resources Plan
for the Wellington Region
Freepost 3156
PO Box 11646
Manners Street
Wellington 6142

Regionalplan@gw.govt.nz

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FreePost Authority Number 3156



Greater Wellington Regional Council
Further Submission on Proposed Natural Resources Plan for the Wellington Region
Freepost 3156
PO Box 11646
Manners Street
Wellington 6142

FORM 6: FURTHER SUBMISSION FORM

This is a further submission in support of, or opposition to, a submission on the PNRP.

A. DETAILS OF FURTHER SUBMITTER

FULL NAME

Andrew Beatson

ORGANISATION (* the organisation that this submission is made on behalf of)

CentrePort Properties Limited

ADDRESS FOR SERVICE (INCLUDING POSTCODE)

c/o Bell Gully
PO Box 1291
Wellington
6140

PHONE

04 915 6770

FAX

EMAIL

andrew.beatson@bellgully.com

Only certain people may make further submissions

Please tick the option that applies to you:

- I am a person representing a relevant aspect of the public interest; or
 I am a person who has an interest in the PNRP that is greater than the interest the general public has.

Specify below the grounds for saying that you are within the category you have ticked.

CentrePort Properties Limited has an interest as a landowner and occupier in respect of existing and future infrastructure which is potentially affected (directly or indirectly) by the relevant submissions; and
In respect of many submissions, CentrePort Properties Limited made an original submission on matters raised or affected by those submissions.

Service of your further submission

Please note that you must **serve a copy of this further submission on the original submitter no later than five working days after this further submission has been provided to Wellington Regional Council.**

If you have made a further submission on a number of original submissions, then copies of your further submission will need to be served on each original submitter.

Signature:

Date:

Signature of person making further submission or person authorised to sign on behalf of person making the further submission. A signature is not required if you make your submission by electronic means.

Please note

All information contained in a further submission under the Resource Management Act 1991 becomes public information. All further submissions will be put on our website and will include all personal details included in the further submission.

B. APPEARANCE AT HEARING

Please select from the following:

- I do not wish to be heard in support of my further submission; or
- I do wish to be heard in support of my further submission; and, if so,
- I would be prepared to consider presenting this further submission in a joint case with others making a similar further submission at any hearing.

Please enter further submission points in the table on the following pages

C. FURTHER SUBMISSION POINTS

Please complete the following table with details of which original submission points you support and/or oppose, and why, adding further rows as necessary.

Details of the submission you are commenting on Name of person/ group making original submission and postal address.	Original submission number The original submission number can be found on the submitter address list.	Position Whether you support or oppose the submission.	Part(s) of the submission you support or oppose Indicate which parts of the original submission (which submission points) you support or oppose, together with any relevant PNRP provisions.	Reasons Why you support or oppose each submission point.	Relief sought The part or whole of each submission point you wish to be allowed or disallowed.
<i>e.g.</i> Joanne Bloggs 12 Pine Tree Avenue Redwood	<i>e.g.</i> submitter S102	<i>e.g.</i> Oppose	<i>e.g.</i> Oppose all of submission point S102/41	<i>e.g.</i> The submission point does not recognise...	<i>e.g.</i> Disallow the parts of S102/41 relating to...
2. Interpretation					
Wellington Civic Trust PO Box 10183 Wellington, 6143 New Zealand	S62	Support	Support all of submission point S62/001	CentrePort Properties Limited supports the retention of the extension of the Lambton Harbour Areas as provided for in the definition and map in general terms subject to the careful management of development in the area.	Allow in whole submission point S62/001
South Wairarapa District Council PO Box 6 Martinborough, 5741 New Zealand	S366	Support	Support all of submission point S366/017	The submission seeks to amend the definition of Maori customary use to provide greater certainty to its meaning. CentrePort Properties Limited considers that the term Maori customary use is very broadly defined. As CentrePort Properties Limited's wharves are located in the Coastal Marine Area, greater clarity is needed as to the activities that constitute Maori customary use.	Allow in whole submission point S366/017

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Masterton District Council C/ Geange Consulting PO Box 213 Carterton, 5743 New Zealand	S367	Support	Support all of submission point S367/017	The submission seeks to amend the definition of Maori customary use to provide greater certainty to its meaning. CentrePort Properties Limited considers that “the term Maori customary use is very broadly defined. As CentrePort Properties Limited’s wharves are located in the Coastal Marine Area, greater clarity is needed as to the activities that constitute Maori customary use.	Allow in whole submission point S367/017
CentrePort Limited PO Box 794 Hinemoa Street Wellington, 6140	S121	Support	Support all of submission point S121/013	The submission seeks the addition of the words “other structures” in the definition of port related activities. CentrePort Properties Limited is not opposed to the addition of those words, but seeks the deletion of the last sentence of the proposed definition as it is unnecessary. CentrePort Properties Limited notes that the Summary of Decisions document does not accurately identify the relief sought in its original submission.	Allow in whole submission point S121/013, but also amend to address the relief sought in CentrePort Properties Limited’s original submission
CentrePort Limited PO Box 794 Hinemoa Street Wellington, 6140	S121	Support	Support all of submission point S121/008	CentrePort Properties Limited supports the submission seeking clarity as to why all of the CMA is defined as a High Hazard Area and its implications for effects based decision making. This is because this definition means that Policy 27 is inconsistent with policies that allow use and development in the Lambton Harbour Area, which is also a High Hazard Area by virtue of being in the coastal marine area.	Allow in whole submission point S121/008
Roading, Parks and Gardens and Solid Waste departments of Hutt City	S85	Support	Support all of submission point S85/004	The submission seeks to amend the definition of high hazard areas. CentrePort Properties Limited	Allow in whole submission point S85/004

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Council and Upper Hutt City Council PO Box 2083 Wellington, 6140 New Zealand				agrees that the definition should be based on an appropriate assessment of actual hazard, rather than capturing all coastal areas.	
Kiwi Rail Holdings Limited PO Box 593 Wellington, 6140 New Zealand	S140	Support	Support all of submission point S140/010	The submission seeks the addition of the words "other structures" in the definition of port related activities. CentrePort Properties Limited is not opposed to the addition of those words, but seeks the deletion of the last sentence of the proposed definition as it is unnecessary. CentrePort Properties Limited notes that the Summary of Decisions document does not accurately identify the relief sought in its original submission.	Allow in whole submission point S140/010, but also amend to address the relief sought in CentrePort Properties Limited's original submission
CentrePort Limited PO Box 794 Hinemoa Street Wellington, 6140	S121	Support	Support all of submission point S121/014	The submission seeks to retain the definition of reclamation. CentrePort Properties Limited supports the definition of reclamation so it is clear to all users of the plan that it means the creation of dry land.	Allow in whole submission point S121/014
NZ Transport Agency PO Box 5084 Lambton Quay Wellington, 6145 New Zealand	S146	Support	Support all of submission point S146/028	The submission seeks to retain the definition of reclamation. CentrePort Properties Limited supports the definition of reclamation so it is clear to all users of the plan that it means the creation of dry land.	Allow in whole submission point S146/028
Transpower New Zealand Limited PO Box 11 340, Level 4, Huddart Parker Building 1 Post Office Square, Wellington 6142 New Zealand	S165	Support	Support all of submission point S165/082	The submission seeks to retain the definition of reclamation. CentrePort Properties Limited supports the definition of reclamation so it is clear to all users of the plan that it means the creation of dry land.	Allow in whole submission point S165/082

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
NZ Transport Agency PO Box 5084 Lambton Quay Wellington, 6145 New Zealand	S146	Support	Support all of submission point S146/031	CentrePort Properties Limited supports the amendment sought to the definition of reverse sensitivity because it is appropriate to recognise the vulnerability of existing lawfully-established activities (including their operation, maintenance, upgrade and development) to other activities in the vicinity which are sensitive to adverse environmental effects.	Allow in whole submission point S146/031
Roading, Parks and Gardens and Solid Waste departments of Hutt City Council and Upper Hutt City Council PO Box 2083 Wellington, 6140 New Zealand	S85	Support	Support in part submission point S85/085	CentrePort Properties Limited is not in principle opposed to a new definition of "seawall". CentrePort Properties Limited's support is conditional on the wording of the definition.	Allow in part submission point S85/085 relating to a new definition of "seawall", to the extent that the proposed definition is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
3. Objectives					
Fertiliser Association NZ Ground Floor, 4 Hazeldean Road PO Box 110 Christchurch, 8140 New Zealand	S302	Support	Support submission point S302/014	CentrePort Properties Limited supports new objectives relating to enabling and providing for the use of land as this is an important component of sustainable management.	Allow in whole submission point S302/014
Bryce Derek Wilkinson PO Box 10972 The Terrace Wellington, 6143 New Zealand	S109	Oppose	Oppose all of submission point S109/001	The submission seeks that Objectives 5, 9-11, 13-31, 34-51, and 58, all be amended to provide that the objective is only to be pursued to the degree that the benefits to affected members of the community exceed the costs. CentrePort Properties Limited opposes this submission point as it fails to acknowledge the wider local, regional and national benefits of the objectives.	Disallow in whole submission point S109/001

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Mt Victoria Residents Association 29 Moir Street Mt Victoria Wellington, 6011 New Zealand	S162	Oppose	Oppose all of submission point S162/014	CentrePort Properties Limited opposes the submission point which seeks provisions for land-based historic heritage areas and sites given this is the function of the Wellington City Council.	Disallow in whole submission point S162/014
Masterton District Council C/ Geange Consulting PO Box 213 Carterton, 5743 New Zealand	S367	Support	Support all of submission point S367/054	The submission seeks that Objectives O31 to O38 (inclusive) be amended to clearly identify that the protective requirements of those provisions only relate to the identified features and matters determined to be of value within that relevant Schedule, and changes to the maps. CentrePort Properties Limited supports this submission as it is important users of the plan have certainty as to the features to be protected from inappropriate subdivision, use and development.	Allow in whole submission point S367/054
South Wairarapa District Council PO Box 6 Martinborough, 5741 New Zealand	S366	Support	Support all of submission point S366/054	The submission seeks that Objectives O31 to O38 (inclusive) be amended to clearly identify that the protective requirements of those provisions only relate to the identified features and matters determined to be of value within that relevant Schedule, and changes to the maps. CentrePort Properties Limited supports this submission as it is important users of the plan have certainty as to the features to be protected from inappropriate subdivision, use and development.	Allow in whole submission point S366/054

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose all of submission point S279/045	CentrePort Properties Limited does not agree the objective should refer to protection of sites without any qualifier (if that is the intent of the submission) because that would be inconsistent with section 6 of the RMA.	Disallow in whole submission point S279/045
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support in part submission point S93/005	CentrePort Properties Limited considers that there would be benefit in developing an overarching objective and corresponding policy in respect of use and development in the coastal environment to prevent the Plan from inadvertently preventing activities that might otherwise be contemplated by the NZCPS.	Allow in part submission point S93/005 relating to new objective and policy for use and development, to the extent that the proposed objective and policy are not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Mahaki Holdings Ltd 20 Addington Road RD 1 Otaki, 5581 New Zealand	S370	Oppose	Oppose in part submission point S370/080	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words "where possible" are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words "where appropriate" are inserted in the Objective, as per its original submission on the Plan.	Disallow in part submission point S370/080, relating to the inclusion of the words "where possible"
Carter Families 20 Addington Road RD 1 Otaki, 5581 New Zealand	S295	Oppose	Oppose in part submission point S295/080	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should	Disallow in part submission point S295/080, relating to the inclusion of the words "where possible"

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				be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan.	
Julian and Ruth Blackett, 20 Addington Road RD 1 Otaki, 5581 New Zealand	S299	Oppose	Oppose in part submission point S299/080	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan.	Disallow in part submission point S299/080, relating to the inclusion of the words “where possible”
Kennott Family Trust 20 Addington Road RD 1 Otaki, 5581 New Zealand	S297	Oppose	Oppose in part submission point S297/080	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate	Disallow in part submission point S297/080, relating to the inclusion of the words “where possible”

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				qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan.	
Bell Camp Trust 20 Addington Road RD 1 Otaki, 5581 New Zealand	S294	Oppose	Oppose in part submission point S294/080	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan.	Disallow in part submission point S294/080, relating to the inclusion of the words “where possible”
Land Matters Ltd 20 Addington Road RD 1 Otaki, 5581 New Zealand	S285	Oppose	Oppose in part submission point S285/080	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine	Disallow in part submission point S285/080, relating to the inclusion of the words “where possible”

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				area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan.	
Max Lutz 20 Addington Road RD 1 Otaki, 5581 New Zealand	S348	Oppose	Oppose in part submission point S348/078	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan.	Disallow in part submission point S348/078, relating to the inclusion of the words “where possible”
Tim Mansell and Family 20 Addington Road RD1 Otaki, 5581 New Zealand	S351	Oppose	Oppose in part submission point S351/080	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the	Disallow in part submission point S351/080, relating to the inclusion of the words “where possible”

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				Objective, as per its original submission on the Plan.	
<p>Waikanae Christian Holiday Park 20 Addington Road RD 1 Otaki, 5581 New Zealand</p>	S346	Oppose	Oppose in part submission point S346/080	<p>CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan.</p>	<p>Disallow in part submission point S346/080, relating to the inclusion of the words “where possible”</p>
<p>USNZ 20 Addington Road RD 1 Otaki, 5581 New Zealand</p>	S349	Oppose	Oppose in part submission point S349/080	<p>CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan.</p>	<p>Disallow in part submission point S349/080, relating to the inclusion of the words “where possible”</p>

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Kennott Family Trust 20 Addington Road RD 1 Otaki, 5581 New Zealand	S297	Oppose	Oppose in part submission point S297/036	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified areas are.	Disallow in part submission point S297/036, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are
Julian and Ruth Blackett, 20 Addington Road RD 1 Otaki, 5581 New Zealand	S299	Oppose	Oppose in part submission point S299/036	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original	Disallow in part submission point S299/036, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are

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				<p>submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified areas are.</p>	
<p>Carter Families 20 Addington Road RD 1 Otaki, 5581 New Zealand</p>	<p>S295</p>	<p>Oppose</p>	<p>Oppose in part submission point S295/036</p>	<p>CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified areas are.</p>	<p>Disallow in part submission point S295/036, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are</p>
<p>Land Matters Ltd 20 Addington Road RD 1 Otaki, 5581 New Zealand</p>	<p>S285</p>	<p>Oppose</p>	<p>Oppose in part submission point S285/036</p>	<p>CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in</p>	<p>Disallow in part submission point S285/036, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are</p>

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				<p>some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified areas are.</p>	
<p>Bell Camp Trust 20 Addington Road RD 1 Otaki, 5581 New Zealand</p>	<p>S294</p>	<p>Oppose</p>	<p>Oppose in part submission point S294/036</p>	<p>CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified areas are.</p>	<p>Disallow in part submission point S294/036, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are</p>
<p>Mahaki Holdings Ltd 20 Addington Road RD 1 Otaki, 5581 New Zealand</p>	<p>S370</p>	<p>Oppose</p>	<p>Oppose in part submission point S370/036</p>	<p>CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort</p>	<p>Disallow in part submission point S370/036, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are</p>

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				<p>Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified areas are.</p>	
<p>Max Lutz 20 Addington Road RD 1 Otaki, 5581 New Zealand</p>	<p>S348</p>	<p>Oppose</p>	<p>Oppose in part submission point S348/078</p>	<p>CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified</p>	<p>Disallow in part submission point S348/078, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are</p>

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				areas are.	
Tim Mansell and Family 20 Addington Road RD1 Otaki, 5581 New Zealand	S351	Oppose	Oppose in part submission point S351/036	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified areas are.	Disallow in part submission point S351/036, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are
Waikanae Christian Holiday Park 20 Addington Road RD 1 Otaki, 5581 New Zealand	S346	Oppose	Oppose in part submission point S346/036	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate.	Disallow in part submission point S346/036, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified areas are.	
USNZ 20 Addington Road RD 1 Otaki, 5581 New Zealand	S349	Oppose	Oppose in part submission point S349/036	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified. However, CentrePort Properties Limited does not consider that the words “where possible” are the appropriate qualifier, as maintenance and enhancement of recreational values may be technically possible in some areas of the coastal marine area but may not be appropriate. CentrePort Properties Limited seeks that the words “where appropriate” are inserted in the Objective, as per its original submission on the Plan. CentrePort Properties Limited is not in principle opposed to the words “where identified”, but its support is conditional on where the identified areas are.	Disallow in part submission point S349/036, relating to the inclusion of the words “where possible” and the inclusion of “where identified” depending on where the identified areas are
Federated Farmers of NZ PO Box 715 Wellington, 6140 New Zealand	S352	Support	Support in part all of submission point S352/060	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified, as it will not be appropriate everywhere in the coastal marine area. CentrePort	Allow in part submission point S352/060, relating to limiting Objective 09 to named priority areas depending on where the named areas are

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				Properties Limited is not in principle opposed to the relief sought by Federated Farmers of NZ, but its support is conditional on the (named) priority areas first being identified and where the identified areas are.	
Wellington International Airport Ltd PO Box 489 Dunedin, 9054 New Zealand	S282	Support	Support all of submission point S282/006	CentrePort Properties Limited agrees that the maintenance and enhancement of recreational values in the coastal marine area should be qualified, as it will not be appropriate everywhere in the coastal marine area. CentrePort Properties Limited supports Wellington International Airport Ltd's submission as it is consistent with CentrePort Properties Limited's original submission.	Allow in whole submission point S282/006
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support in part submission point S286/003	CentrePort Properties Limited is not in principle opposed to the inclusion of provisions that manage and control the use of buildings and structures and changes of use in the CMA. CentrePort Properties Limited's support is dependent upon the particular provisions proposed.	Allow in part submission point S286/003 relating to the coastal management objectives, to the extent that the proposed provisions are not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Masterton District Council C/ Geange Consulting PO Box 213 Carterton, 5743 New Zealand	S367	Oppose	Oppose all of submission point S367/063	The submission seeks that the objective be amended so that use and development in the coastal marine area has a functional or <u>historical</u> need or operational requirement to be located there. CentrePort Properties Limited opposes this amendment as the addition of historical need is unnecessary, and is likely to be inconsistent with Objective O57 which provides that use and	Disallow in whole submission point S367/063

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				development is appropriate in the Lambton Harbour Area when it is compatible with its surroundings and the Central Area of Wellington City.	
South Wairarapa District Council PO Box 6 Martinborough, 5741 New Zealand	S366	Oppose	Oppose all of submission point S366/063	The submission seeks that objective be amended so that use and development in the coastal marine area has a functional or <u>historical</u> need or operational requirement to be located there. CentrePort Properties Limited opposes this amendment as the addition of historical need is unnecessary, and is likely to be inconsistent with Objective O57 which provides that use and development is appropriate in the Lambton Harbour Area when it is compatible with its surroundings and the Central Area of Wellington City.	Disallow in whole submission point S366/063
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support in part submission point S93/038	CentrePort Properties Limited agrees the objective should be revised to recognise “operational requirement” and “functional need” are not required in all situations for use and development within the CMA, as recognised by the NZCPS.	Allow in part submission point S93/038 relating to Objective 053, to the extent that that the revised objective is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited’s submissions on the Plan.
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose all of submission point S279/064	The submission seeks that the objective be amended so that activities shall not be located in the coastal marine area except where they have a functional need to be located there. CentrePort Properties Limited opposes this amendment as this is inconsistent with the NZCPS and Objective O57 which provides that use and	Disallow in whole submission point S279/064

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				development is appropriate in the Lambton Harbour Area when it is compatible with its surroundings and the Central Area of Wellington City.	
Joan Allin and Rob Crozier 47 Rodney Ave RD1 Otaki, 5581 New Zealand	S175	Support	Support in part submission point S175/026	CentrePort Properties Limited agrees the objective should be revised to recognise “operational requirement” and “functional need” are not required in all situations for use and development within the CMA, as recognised by the NZCPS.	Allow in part submission point S175/026 relating to Objective 053, to the extent that the revised objective is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited’s submissions on the Plan.
Royal Forest and Bird Protection Society PO Box 631 Wellington, 6140 New Zealand	S353	Oppose	Oppose all of submission point S353/045	CentrePort Properties Limited considers that the relief sought in the submission point is too restrictive, and is inconsistent with Objective O57 which provides that use and development is appropriate in the Lambton Harbour Area when it is compatible with its surroundings and the Central Area of Wellington City.	Disallow in whole submission point S353/045
CentrePort Limited PO Box 794 Hinemoa Street Wellington, 6140	S121	Support	Support all of submission point S121/037	CentrePort Properties Limited supports the amendment of this objective because it is appropriate to provide that new development is of a scale, density and design that is compatible with its function and location in the coastal environment.	Allow in whole submission point S121/037
Kiwi Rail Holdings Limited PO Box 593 Wellington, 6140 New Zealand	S140	Support	Support all of submission point S140/027	CentrePort Properties Limited supports the amendment of this objective because it is appropriate to provide that new development is of a scale, density and design that is compatible with its function and location in the coastal environment.	Allow in whole submission point S140/027

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support all of submission point S93/039	CentrePort Properties Limited supports the amendment of this objective because it is appropriate to provide that new development is compatible with its purpose.	Allow in whole submission point S93/039
Joan Allin and Rob Crozier 47 Rodney Ave RD1 Otaki, 5581 New Zealand	S175	Support	Support all of submission point S175/027	CentrePort Properties Limited supports the amendment of this objective because it is appropriate to provide that new development is compatible with its purpose.	Allow in whole submission point S175/027
Wellington Civic Trust PO Box 10183 Wellington, 6143 New Zealand	S62	Oppose	Oppose all of submission point S62/009	CentrePort Properties Limited considers it unnecessary to refer to Objectives 55 and 56 in Objective 57 as these objectives will already apply and should not be afforded greater weight.	Disallow in whole submission point S62/009
Site 10 Redevelopment Limited Partnership c/- Willis Bond & CO Limited Level 2, 5 Cable Street Wellington, 6142 New Zealand	S160	Oppose	Oppose all of submission point S160/002	Site 10 Redevelopment Limited Partnership seeks express recognition in this objective that new development in the CMA be compatible with the surroundings, in particular the Wellington waterfront. CentrePort Properties Limited does not consider it is necessary or appropriate to expressly refer to the Wellington waterfront.	Disallow in whole submission point S160/002
4. Policies					
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose all of submission point S279/228	CentrePort Properties Limited opposes unspecified changes to the policies in section 4 as it is not clear what relief is being sought.	Disallow in whole submission point S279/228
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support in part submission point S93/042	CentrePort Properties Limited supports in principle the inclusion of a policy that enables appropriate use and development in the coastal	Allow in part submission point S93/042 relating to new policy for use and development, to the extent that the proposed objective and policy are not

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Zealand				environment to ensure the Plan does not inadvertently prevent activities that might otherwise be contemplated by the NZCPS.	inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan
NZ Transport Agency PO Box 5084 Lambton Quay Wellington, 6145 New Zealand	S146	Oppose	Oppose all of submission point S146/075	Section 5 of the RMA requires adverse effects of development to be avoided, remedied or mitigated; however, it does not prescribe a hierarchy. The words are to be given equal importance, and whether emphasis is given to avoiding, remedying or mitigation will depend on the facts of a particular case. On this basis, CentrePort Properties Limited opposes the creation of a mitigation hierarchy in the Plan.	Disallow in whole submission point S146/075
Heritage NZ PO Box 2629 Wellington, 6140 New Zealand	S94	Oppose	Oppose all of submission point S94/004	The submission seeks to retain the policies relating to historic and cultural heritage. CentrePort Properties Limited has sought amendment of these policies to provide for the mixed use redevelopment of the Waterloo Quay and Interisland wharves, the Coastal Marine Area around the wharves and adjacent land areas. CentrePort Properties Limited opposes this submission point on the basis that it is inconsistent with the relief sought in its original submission on the Plan.	Disallow in whole submission point S94/004
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support all of submission point S286/006	The submission seeks to remove the use of 'avoid' in the policies. CentrePort Properties Limited supports this submission, given that avoiding adverse effects may not be appropriate in certain circumstances, and in light of the implications of the Supreme Court's	Allow in whole submission point S286/006

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				<i>King Salmon</i> decision.	
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose all of submission point S279/229	The submission seeks to amend all policies that refer to effects being minimised so that management outcomes are clear. CentrePort Properties Limited opposes the submission as it is not clear what management outcomes are being sought.	Disallow in whole submission point S279/229
Bryce Derek Wilkinson PO Box 10972 The Terrace Wellington, 6143 New Zealand	S109	Oppose	Oppose all of submission point S109/002	The submission seeks to amend or delete all policies that are connected to objectives 9-11, 13-31, 34-51, 58 and fail to explicitly require that benefits to affected members of the community exceed the costs. CentrePort Properties Limited opposes this submission point as it fails to acknowledge the wider local, regional and national benefits of the objectives.	Disallow in whole submission point S109/002
Java Trust Limited PO Box 134 Greytown 5742	S120	Support	Support in part submission point S120/009	CentrePort Properties Limited supports the deletion of this policy in the event that the relief sought by CentrePort Properties Limited is not granted.	Allow in part submission point S120/009 relating to the deletion of Policy 4 and related provisions, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted
Royal Forest and Bird Protection Society PO Box 631 Wellington, 6140 New Zealand	S353	Support	Support in part submission point S353/053	CentrePort Properties Limited supports the deletion of this policy in the event that the relief sought by CentrePort Properties Limited is not granted.	Allow in part submission point S353/053 relating to the deletion of Policy 4 and using terminology consistent with the RMA, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted.
Fertiliser Association NZ Ground Floor, 4 Hazeldean Road PO Box 110 Christchurch, 8140 New Zealand	S302	Support	Support in part submission point S302/029	CentrePort Properties Limited supports the deletion of this policy in the event that the relief sought by CentrePort Properties Limited is not granted.	Allow in part submission point S302/029 relating to the deletion of the policy, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted.

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Fish and Game PO Box 1325 Palmerston North, 4440 New Zealand	S308	Support	Support in part submission point S308/043	CentrePort Properties Limited supports the deletion of this policy in the event that the relief sought by CentrePort Properties Limited is not granted.	Allow in part submission point S308/043 relating to the deletion of the policy, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted.
Holcim NZ Limited PO Box 6040 Upper Riccarton Christchurch, 8442 New Zealand	S276	Support	Support in part submission point S276/009	CentrePort Properties Limited supports the deletion of this policy in the event that the relief sought by CentrePort Properties Limited is not granted.	Allow in part submission point S276/009 relating to the deletion of the policy, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted.
Joan Allin and Rob Crozier 47 Rodney Ave RD1 Otaki, 5581 New Zealand	S175	Support	Support in part submission point S175/030	CentrePort Properties Limited supports the deletion of this policy in the event that the relief sought by CentrePort Properties Limited is not granted.	Allow in part submission point S175/030 relating to the deletion of the policy, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted.
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Support	Support in part submission point A279/072	CentrePort Properties Limited supports the deletion of this policy in the event that the relief sought by CentrePort Properties Limited is not granted.	Allow in part submission point A279/072 relating to the deletion of the policy, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted.
Wellington International Airport Ltd PO Box 489 Dunedin, 9054 New Zealand	S282	Support	Support in part submission point S282/028	CentrePort Properties Limited supports the deletion of this policy in the event that the relief sought by CentrePort Properties Limited is not granted.	Allow in part submission point S282/028 relating to the deletion of the policy, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted.
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support all of submission point S286/016	CentrePort Properties Limited supports the deletion of matter (b): locating the activity away from areas identified in Schedule A (outstanding water bodies), Schedule C (mana whenua), Schedule E (historic heritage), Schedule F (indigenous biodiversity), as this provision is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects.	Allow in whole submission point S286/016

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Fish and Game PO Box 1325 Palmerston North, 4440 New Zealand	S308	Oppose	Oppose all of submission point S308/043	CentrePort Properties Limited opposes the replacement policy suggested by Fish and Game as it is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects.	Disallow in whole submission point S308/043
Kennott Family Trust 20 Addington Road RD 1 Otaki, 5581 New Zealand	S297	Support	Support in part submission point S297/007	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S297/007 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Julian and Ruth Blackett, 20 Addington Road RD 1 Otaki, 5581 New Zealand	S299	Support	Support in part submission point S299/007	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S299/007 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Land Matters Ltd 20 Addington Road RD 1 Otaki, 5581 New Zealand	S285	Support	Support in part submission point S285/103	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited	Allow in part submission point S285/103 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	
Carter Families 20 Addington Road RD 1 Otaki, 5581 New Zealand	S295	Support	Support in part submission point S295/007	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S295/007 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Max Lutz 20 Addington Road RD 1 Otaki, 5581 New Zealand	S348	Support	Support in part submission point S348/049	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S348/049 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Tim Mansell and Family 20 Addington Road RD1 Otaki, 5581 New Zealand	S351	Support	Support in part submission point S351/007	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S351/007 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
USNZ 20 Addington Road RD 1 Otaki, 5581 New Zealand	S349	Support	Support in part submission point S349/007	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S349/007 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Bell Camp Trust 20 Addington Road RD 1 Otaki, 5581 New Zealand	S294	Support	Support in part submission point S294/007	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S294/007 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Mahaki Holdings Ltd 20 Addington Road RD 1 Otaki, 5581 New Zealand	S370	Support	Support in part submission point S370/007	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S370/007 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
NZ Transport Agency PO Box 5084 Lambton Quay Wellington, 6145 New Zealand	S146	Support	Support in part submission point S146/076	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of	Allow in part submission point S146/076, relating to Policy 4 to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Properties Limited's submissions on the Plan.
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support in part submission point S93/047	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S93/047 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
The Oil Companies Level 1, 2-8 Northcroft Street Po Box 33-817, Takapuna Auckland, 0740 New Zealand	S55	Support	Support in part submission point S55/012	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S55/012 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Powerco Level 1, 2-8 Northcroft Street Po Box 33-817, Takapuna Auckland, 0740 New Zealand	S29	Support	Support in part submission point S29/014	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited	Allow in part submission point S29/014 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	
Federated Farmers of NZ PO Box 715 Wellington, 6140 New Zealand	S352	Support	Support in part all of submission point S352/113	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S352/113 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support in part submission point S286/015	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S286/015 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Ravensdown Limited PO Box 51282 Tawa Wellington, 5249 New Zealand	S310	Support	Support in part submission point S310/023	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S310/023 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Kapiti Coast Airport Holdings Limited PO Box 2313 Wellington, 6140 New Zealand	S99	Support	Support in part submission point S99/022	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S99/022 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Roading, Parks and Gardens and Solid Waste departments of Hutt City Council and Upper Hutt City Council PO Box 2083 Wellington, 6140 New Zealand	S85	Support	Support in part submission point S85/003	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S85/003 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Wellington Water Limited Private Bag 39804 Wellington Mail Centre Lower Hutt, 5045 New Zealand	S135	Support	Support in part submission point S135/051	CentrePort Properties Limited considers that the provision as notified is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects. CentrePort Properties Limited supports the submission point to the extent it is consistent with CentrePort Properties Limited's original submission on this policy.	Allow in part submission point S135/051 relating to Policy 4, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Friends of the Paekakariki Stream and Rural Residents Environmental Society Inc	S112	Oppose	Oppose all of submission point S112/037	CentrePort Properties Limited considers that this provision is too restrictive, and does not take into account the benefits of new use	Disallow in whole submission point S112/037

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
137 Tilley Road Paekakariki, 5034				and development, and where there are alternative means of addressing adverse effects.	
Atiawa ki Whakarongotai PO Box 509 Waikanae, 5250 New Zealand	S398	Oppose	Oppose all of submission point S398/015	CentrePort Properties Limited considers that this provision is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects.	Disallow in whole submission point S398/015
Nga Hapu o Otaki 24 Dunstan Street Otaki, 5512 New Zealand	S309	Oppose	Oppose all of submission point S309/014	CentrePort Properties Limited considers that this provision is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects.	Disallow in whole submission point S309/014
Ian Jensen 182 Te Hapua Road RD1 Otaki, 5581 New Zealand	S176	Oppose	Oppose all of submission point S176/005	CentrePort Properties Limited considers that this provision is too restrictive, and does not take into account the benefits of new use and development, and where there are alternative means of addressing adverse effects.	Disallow in whole submission point S176/005
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support all of submission point S286/001	CentrePort Properties Limited supports the inclusion of new policy (or similar) in Section 4.2 Beneficial use and development that recognises the contribution existing urban areas, identified urban growth areas and infrastructure make to the social, economic and cultural wellbeing of people and communities and provide for their ongoing use and development.	Allow in whole submission point S286/001
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support all of submission point S286/005	CentrePort Properties Limited supports a review of the use of the non-complying activity status where activities, structures and	Allow in whole submission point S286/005

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				infrastructure are an expected part of the environment and in areas that have been identified by territorial authorities as urban development areas	
CentrePort Limited PO Box 794 Hinemoa Street Wellington, 6140	S121	Support	Support all of submission point S121/043	CentrePort Properties Limited supports the submission to include the words “and upgrading” in Policy 8(h) to allow the policy to appropriately recognise that beneficial activities in the coastal marine environment include the maintenance, use and upgrading of existing structures.	Allow in whole submission point S121/043
Wellington Water Limited Private Bag 39804 Wellington Mail Centre Lower Hutt, 5045 New Zealand	S135	Support	Support all of submission point S135/055	CentrePort Properties Limited supports the submission to include the word “operation” in Policy 8(h) to allow the policy to appropriately recognise that beneficial activities in the coastal marine environment include the maintenance, use/operation and upgrading of existing structures.	Allow in whole submission point S135/055
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support all of submission point S93/049	CentrePort Properties Limited supports the submission to include the word “upgrade” in Policy 8(h) to allow the policy to appropriately recognise that beneficial activities in the coastal marine environment include the maintenance, use/operation and upgrading of existing structures.	Allow in whole submission point S93/049
Fish and Game PO Box 1325 Palmerston North, 4440 New Zealand	S308	Oppose	Oppose all of submission point 308/047	The submission seeks to amend Policy 8(h) to ensure that it is only structures which have a beneficial role in enhancing or protecting the habitat and its ecological values which are recognised as beneficial and generally appropriate. CentrePort Properties Limited	Disallow in whole submission point 308/047

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				opposes this submission as structures that do not enhance or protect habitat/ecological values can serve other beneficial purposes in the coastal marine environment and should be appropriately recognised and provided for.	
Joan Allin and Rob Crozier 47 Rodney Ave RD1 Otaki, 5581 New Zealand	S175	Support	Support in part all of submission point S175/032	CentrePort Properties Limited supports the submission to include the word “upgrade” in Policy 8(h) to allow the policy to appropriately recognise that beneficial activities in the coastal marine environment include the maintenance, use/operation and upgrading of existing structures.	Allow in whole submission point S175/032
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose all of submission point S279/075	CentrePort Properties Limited opposes the deletion of Policy 8(h) as the policy appropriately recognises that beneficial activities in the coastal marine environment include the maintenance and use of existing structures	Disallow in whole submission point S279/075
Royal Forest and Bird Protection Society PO Box 631 Wellington, 6140 New Zealand	S353	Oppose	Oppose all of submission point S353/057	CentrePort Properties Limited opposes the deletion of Policy 8(h) as the policy appropriately recognises that beneficial activities in the coastal marine environment include the maintenance and use of existing structures	Disallow in whole submission point S353/057
Federated Farmers of NZ PO Box 715 Wellington, 6140 New Zealand	S352	Support i	Support in part submission point S352/117	CentrePort Properties Limited supports the proposed amendment to the beginning of Policy 8 as it will enable the policy to appropriately recognise that beneficial activities in the coastal marine environment include the maintenance and use of existing structures and the removal of dangerous or derelict structures, and that these activities should	Allow in part submission point S352/117 relating to the activities listed in the policy “shall generally be enabled”

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				generally be enabled.	
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose all of submission point S279/079	CentrePort Properties Limited considers that it is unnecessary to amend the policy to state where the benefit is accrued and that adverse effects of the operation, use, maintenance and upgrade can still have adverse effects on the environment and need to be managed. CentrePort Properties Limited also opposes the addition of a new policy to ensure that new, or increases in scale or extent of existing, regionally significant infrastructure and renewable energy generation facilities shall avoid causing adverse effects on sites in Schedules A to F, H and J. CentrePort Properties Limited considers that such a policy would be too restrictive of sustainable development and therefore inappropriate.	Disallow in whole submission point S279/079
CentrePort Limited PO Box 794 Hinemoa Street Wellington, 6140	S121	Support	Support all of submission point S121/052	CentrePort Properties Limited supports the submission seeking clarity as to why all of the CMA is defined as a High Hazard Area and its implications for effects based decision making. This is because this definition means that Policy 27 is inconsistent with policies that allow use and development in the Lambton Harbour Area, which is also a High Hazard Area by virtue of being in the coastal marine area.	Allow in whole submission point S121/052

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support in part submission point S286/017	CentrePort Properties Limited supports reconsideration of the definition of High Hazard Area so that it is appropriately based on an assessment of actual hazard. This is because this definition means that Policy 27 is inconsistent with policies that allow use and development in the Lambton Harbour Area, which is also a High Hazard Area by virtue of being in the coastal marine area.	Allow in part submission point S286/017, relating to the definition of High Hazard Areas
Masterton District Council C/ Geange Consulting PO Box 213 Carterton, 5743 New Zealand	S367	Support	Oppose all of submission point S367/076	CentrePort Properties Limited considers that the amendments do not sufficiently address the restrictive nature of the policy. The policy is inconsistent with other policies in the plan which recognise that use and development is appropriate in the Lambton Harbour Area.	Disallow submission point S367/076
South Wairarapa District Council PO Box 6 Martinborough, 5741 New Zealand	S366	Oppose	Oppose all of submission point S367/076	CentrePort Properties Limited considers that the amendments do not sufficiently address the restrictive nature of the policy. The policy is inconsistent with other policies in the plan which recognise that use and development is appropriate in the Lambton Harbour Area.	Disallow submission point S367/076
Wellington International Airport Ltd PO Box 489 Dunedin, 9054 New Zealand	S282	Support	Support all of submission point S282/035	CentrePort Properties Limited supports the submission to the extent that it recognises that the policy should be amended to provide for appropriate use and development in high hazard areas (for example, use and development in the Lambton Harbour Area).	Allow submission point S282/035 relating to Policy 27, to the extent that the amendments are not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support in part submission point S93/104	CentrePort Properties Limited supports the submission to the extent that it recognises that the policy should be amended to provide for appropriate use and development in high hazard areas (for example, use and development in the Lambton Harbour Area).	Allow in part submission point S93/104 relating to Policy 27, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Powerco Level 1, 2-8 Northcroft Street Po Box 33-817, Takapuna Auckland, 0740 New Zealand	S29	Support	Support in part submission point S29/025	The submission seeks the addition of a new subclause (j) recognising the need to maintain, replace or alter existing regionally significant infrastructure affixed to or otherwise dependent on heritage structures. CentrePort Properties Limited supports this amendment in part as it recognises heritage structures may have additional functions.	Allow in part submission point S29/025 relating to Policy 46, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
The Oil Companies Level 1, 2-8 Northcroft Street Po Box 33-817, Takapuna Auckland, 0740 New Zealand	S55	Support	Support in part submission point S55/022	The submission seeks the addition of a new subclause (j) recognising the need to maintain, replace or alter existing regionally significant infrastructure affixed to or otherwise dependent on heritage structures. CentrePort Properties Limited supports this amendment in part as it recognises heritage structures may have additional functions.	Allow in part submission point S55/022 relating to Policy 46, to the extent that the policy is not inconsistent with or contrary to the relief sought in CentrePort Properties Limited's submissions on the Plan.
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support in whole submission point S286/021	CentrePort Properties Limited considers that the listed outcomes may unduly constrain opportunities for otherwise appropriate redevelopment of historic heritage sites. It supports the submission to the extent that the policy is amended to recognise that it may not be necessary to meet all matters in the policy for development to be appropriate.	Allow submission point S286/021

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Oppose	Oppose in part submission point S286/024	The Wellington City Council has sought an additional policy that recognises the need to maintain, upgrade or improve heritage infrastructure items to be resilient and adapt to the weather related effects of climate change and sea level rise. CentrePort Properties Limited is concerned this policy may be costly to implement and not warranted when considering the sustainable management purpose of the RMA.	Disallow in whole submission point S286/024
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose all of submission point S279/108	The submission seeks to amend the plan, including Schedule E, to include a list of archaeological sites (that are appropriate for publication) of importance to mana whenua and provide protection for those sites via policies and rules in the Plan. CentrePort Properties Limited opposes this submission pending identification of the specific sites proposed to be included.	Disallow in whole submission point S279/108
Wellington Civic Trust PO Box 10183 Wellington, 6143 New Zealand	S62	Oppose	Oppose all of submission point S62/010	The submission seeks to retain the policies unchanged and expand Schedules E1/E2. CentrePort Properties Limited has sought amendment of these policies to provide for the mixed use redevelopment of the Waterloo Quay and Interisland wharves, the Coastal Marine Area around the wharves and adjacent land areas. CentrePort Properties Limited opposes this submission point as it is inconsistent with the relief sought in its original submission on the Plan.	Disallow in whole submission point S62/010

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Oppose	Oppose all of submission point S286/022	CentrePort Properties Limited opposes the submission as the amendment proposed will preclude appropriate redevelopment where structures are derelict and redundant.	Disallow in whole submission point S286/022
Hamish Trolove 188 Whites Line East Waiwhetu Lower Hutt, 5010 New Zealand	S31	Oppose	Oppose all of submission point S31/033	The submission seeks amendment to recognise some derelict structures provide valuable habitat. CentrePort Properties Limited opposes this submission as it will preclude appropriate re-development of derelict structures.	Disallow in whole submission point S31/033
Wellington Civic Trust PO Box 10183 Wellington, 6143 New Zealand	S62	Oppose	Oppose all of submission point S62/011	The submission seeks to retain the policies unchanged and expand Schedules E1/E2. CentrePort Properties Limited has sought amendment of these policies to provide for the mixed use redevelopment of the Waterloo Quay and Interisland wharves, the Coastal Marine Area around the wharves and adjacent land areas. CentrePort Properties Limited opposes this submission point as it is inconsistent with the relief sought it in its original submission on the Plan.	Disallow in whole submission point S62/011
Hamish Trolove 188 Whites Line East Waiwhetu Lower Hutt, 5010 New Zealand	S31	Oppose	Oppose all of submission point S31/007	The submission seeks amendment to recognise some structures provide valuable habitat and may be worth leaving in place in special circumstances. CentrePort Properties Limited opposes this submission as it will preclude removal of redundant structures.	Disallow in whole submission point S31/007
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New	S279	Oppose	Oppose all of submission point S279/157	The submission seeks to amend the policy and associated rules so that the sites listed in Schedules A-F are protected from inappropriate	Disallow in whole submission point S279/157

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Zealand				use and development. CentrePort Properties Limited opposes this amendment as it would unduly restrict appropriate use and development in the Lambton Harbour Area which would otherwise bring important economic, social or cultural benefits to central Wellington.	
Royal Forest and Bird Protection Society PO Box 631 Wellington, 6140 New Zealand	S353	Oppose	Oppose all of submission point S353/126	The submission seeks to add new provision (h) so that effects are managed in accordance with new Policy 41A. CentrePort Properties Limited considers the new Policy 41A is too restrictive and would preclude appropriate use and development. It opposes Policy 41A and the reference to it in Policy P132.	Disallow in whole submission point S353/126
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support in part submission point S93/062	CentrePort Properties Limited supports the submission to the extent that it seeks amendment of the policy to reflect the fact that the coastal environment includes significant built areas.	Allow in part submission point S93/062, relating to recognition that the coastal environment includes significant built areas
Joan Allin and Rob Crozier 47 Rodney Ave RD1 Otaki, 5581 New Zealand	S175	Support	Support in part submission point S175/048	CentrePort Properties Limited supports the submission to the extent that it seeks amendment of the policy to reflect the fact that the coastal environment includes significant built areas.	Allow in part submission point S175/048, relating to recognition that the coastal environment includes significant built areas
Wellington International Airport Ltd PO Box 489 Dunedin, 9054 New Zealand	S282	Support	Support in part submission point S282/048	CentrePort Properties Limited supports the submission to the extent that it seeks amendment of the policy to delete the word "minimised" and replace it with "avoided, remedied or mitigated". CentrePort Properties Limited considers that this is consistent with the purpose of the RMA.	Allow in part submission point S282/048, relating to the deletion of the word "minimised"

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
NZ Transport Agency PO Box 5084 Lambton Quay Wellington, 6145 New Zealand	S146	Support	Support in part submission point S146/129	CentrePort Properties Limited supports the submission to the extent that it seeks amendment of the policy to delete the word “minimised” and replace it with “avoided, remedied or mitigated”. CentrePort Properties Limited considers that this is consistent with the purpose of the RMA.	Allow in part submission point S146/129, relating to the deletion of the word “minimised”
NZ Transport Agency PO Box 5084 Lambton Quay Wellington, 6145 New Zealand	S146	Support	Support in part submission point S146/131	CentrePort Properties Limited supports the submission because it recognises a seawall may be necessary to protect replacement infrastructure.	Allow in part submission point S146/131, relating to the inclusion of reference to replacement infrastructure and best practicable option, to the extent that it is not inconsistent or contrary to CentrePort Properties Limited’s submissions on the Plan
Hutt City Council Private Bay 31912 Lower Hutt, 5040 New Zealand	S84	Support	Support in part submission points S84/005 and S84/021	CentrePort Properties Limited supports the submission to the extent that it seeks amendment of the policy so that it does not unnecessarily and inappropriately constrain activities, and extends the ability to provide protective structures such as seawalls to existing types of infrastructure (not just regionally significant infrastructure). CentrePort Properties Limited considers that the policy as notified is unduly restrictive of potential new use and development in the coastal marine area.	Allow in part submission points S84/005 and S84/021, relating to the extension of Policy 139 to other types of infrastructure
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support in part submission point S286/019	CentrePort Properties Limited supports the submission to the extent that the policy should recognise that seawalls might be the only practical option to protect important community assets.	Allow in part submission point S286/019, relating to recognising seawalls may be necessary to protect important community assets

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Anders and Emily Crofoot Castlepoint Station RD 9 Masterton 5889 New Zealand	S304	Support	Support in part submission point S304/005	CentrePort Properties Limited supports the deletion of the policy in the event that the relief it has sought in its submission on the Plan is not granted.	Allow in part submission point S304/005 relating to the deletion of the policy, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support in part submission point S93/064	CentrePort Properties Limited supports the deletion of the policy and a replacement policy that recognises that seawalls may be appropriate to protect areas of significant existing development from natural hazards.	Allow in part submission point S93/064 relating to amendments to this policy, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted
Joan Allin and Rob Crozier 47 Rodney Ave RD1 Otaki, 5581 New Zealand	S175	Support	Support in part submission point S175/050	CentrePort Properties Limited supports the deletion of the policy and a replacement policy that recognises that seawalls may be appropriate to protect areas of significant existing development from natural hazards.	Allow in part submission point S175/050 relating to amendments to this policy, if the relief sought by CentrePort Properties Limited in relation to this policy is not granted
Site 10 Redevelopment Limited Partnership c/- Willis Bond & CO Limited Level 2, 5 Cable Street Wellington, 6142 New Zealand	S160	Support	Support in part submission point S160/001	CentrePort Properties Limited supports the submission in part, provided that it is consistent with the relief sought in CentrePort Properties Limited's submissions on the Plan. CentrePort Properties Limited considers that development of the Waterloo Quay and Inter-Island wharves should be provided for in the Plan.	Allow in part submission point S160/001 relating to development of Waterloo and the Inter-Island Wharves for a use other than operational port activities
Site 10 Redevelopment Limited Partnership c/- Willis Bond & CO Limited Level 2, 5 Cable Street Wellington, 6142 New Zealand	S160	Oppose	Oppose all of submission point S160/003	Site 10 Redevelopment Limited Partnership seeks express incorporation of the Wellington City Council district plan provisions as regards the Lambton Harbour Area (LHA) and adoption of the Wellington Waterfront framework as the guiding document for the LHA. Recognition of the WCC central area design guide as regards to LHA in particular the stepping down	Disallow submission point S160/003

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				<p>of the high city in the CBD to the low city at the city edges (including the waterfront).</p> <p>CentrePort Properties Limited notes this policy does not refer to Schedule E (Historic Heritage) which is the focus of CentrePort Properties Limited's submission, and no submitter has sought Schedule E be referenced in Policy 138. Nevertheless, it is unclear if the Inter-Island (Railway) Wharf and the Waterloo Quay Wharf are in some of the other sites with significant values. If so, CentrePort Properties Limited has sought they be removed. If these are not removed then CentrePort Properties Limited opposes the relief sought by Site 10 Redevelopment Limited Partnership because there should be tailored provisions for the Lambton Harbour Area (Northern Zone).</p>	
Wellington Civic Trust PO Box 10183 Wellington, 6143 New Zealand	S62	Oppose	Oppose all of submission point S62/023	CentrePort Properties Limited opposes the inclusion of a specific mention of the Wellington Waterfront Framework 2001 in Policy 142(j) as this document is over 15 years old and may not reflect the community's current vision and values for this area.	Disallow in whole submission point S62/023
Wellington City Council PO Box 2199 Wellington, 6140 New Zealand	S286	Support	Support all of submission point S286/035	CentrePort Properties Limited agrees that in order for use and development in the Lambton Harbour Area to be appropriate it should not have to satisfy all of the listed matters.	Allow in whole submission point S286/035

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose submission point 279/161	CentrePort Properties Limited opposes the submission to the extent that it seeks amendment of the policy to and associated rules to direct that any of the exceptions in (b) to (d) must be managed to avoid adverse effects on the sites and their associated values. CentrePort Properties Limited considers that this is too restrictive and would preclude appropriate use and development in the Lambton Harbour Area.	Disallow in whole submission point 279/161
Roading, Parks and Gardens and Solid Waste departments of Hutt City Council and Upper Hutt City Council PO Box 2083 Wellington, 6140 New Zealand	S85	Support	Support submission point S85/066	CentrePort Properties Limited supports this submission to the extent that it aims to make the requirements of the policy less absolute and provide for reclamation for other appropriate purposes. CentrePort Properties Limited considers that the Proposed Plan needs to recognise that commercial developments in the coastal marine area can bring important economic, social or cultural benefits, and that reclamation, drainage or destruction may be needed in order to provide for those activities.	Allow in whole submission point S85/066
Mt Victoria Residents Association 29 Moir Street Mt Victoria Wellington, 6011 New Zealand	S162	Oppose	Oppose all of submission point S162/013	CentrePort Properties Limited opposes the submission point which seeks to make the policy and associated rules more stringent. CentrePort Properties Limited considers that the policy and associated rules are already too restrictive, and the amendments sought fail to achieve the purpose of the RMA.	Disallow in whole submission point S162/013

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose in part submission point S279/163	CentrePort Properties Limited opposes the submission point as it is too restrictive. The Proposed Plan needs to recognise that commercial developments in the coastal marine area can bring important economic, social or cultural benefits, and that reclamation, drainage or destruction may be needed in order to provide for those activities, and that this may have adverse effects on natural character, water quality, aquatic ecosystems and identified significant sites in Schedules A-F. To require that those affects are avoided is unreasonable and unduly restrictive.	Disallow in whole submission point S279/163
5.7 Rules – Coastal Management					
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose all of submission point S279/213	The submission seeks that rules that do not require discretionary or non-complying consent for activities within sites identified in Schedules A-F are amended or added to do so. CentrePort Properties Limited opposes this amendment, as this is too restrictive, and some activities are more appropriately provided for as restricted discretionary, controlled or permitted activities.	Disallow in whole submission point S279/213
Royal Forest and Bird Protection Society PO Box 631 Wellington, 6140 New Zealand	S353	Oppose	Oppose all of submission point S353/158	The submission seeks to amend the Schedules to ensure that they apply to the coastal environment and not to the CMA. CentrePort Properties Limited considers that reference to the coastal environment is inappropriate as the area affected by the Schedules	Disallow in whole submission point S353/158

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				would be too great.	
Royal Forest and Bird Protection Society PO Box 631 Wellington, 6140 New Zealand	S353	Oppose	Oppose where relevant submission point S353/160	The submission seeks to retain the rules in 5.7.3 of the Plan. In its submissions on the Plan, CentrePort Properties Limited seeks amendments to a number of rules in 5.7.3, and so opposes the retention of those rules where relevant.	Disallow in whole submission point S353/160
NZ Transport Agency PO Box 5084 Lambton Quay Wellington, 6145 New Zealand	S146	Support	Support all of submission point S146/194	CentrePort Properties Limited supports the amendments to these rules to the extent that is consistent with CentrePort Properties Limited's submissions on the Plan. CentrePort Properties Limited considers that it is appropriate to more readily provide for some maintenance and repair as a permitted activity.	Allow in whole submission point S146/194
Chorus New Zealand Limited P O Box 632 Wellington 6140 New Zealand	S144	Support	Support all of submission point S144/029	CentrePort Properties Limited agrees that the rule should be amended to clearly define thresholds for minor additions or alterations to structures.	Allow in whole submission point S144/029
Spark Trading New Zealand Limited Private Bag 92029 Level 4 Purple Spark City 167 Victoria Street West Auckland 1010 New Zealand	S98	Support	Support all of submission point S98/028	CentrePort Properties Limited agrees that the rule should be amended to clearly define thresholds for minor additions or alterations to structures.	Allow in whole submission point S98/028
The Minister of Conservation RMA Shared Services, Department of	S75	Oppose	Oppose all of submission point S75/161	CentrePort Properties Limited opposes the suggested activity statuses for situations where the conditions in Rule 151 cannot be	Disallow in whole submission point S75/161

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Conservation, Private bag 3072, Hamilton 3240, New Zealand				met, as this is considered to be too onerous.	
NZ Transport Agency PO Box 5084 Lambton Quay Wellington, 6145 New Zealand	S146	Support	Support in part submission point S146/201	CentrePort Properties Limited supports the suggested amendment but seeks that the proposal is extended beyond “where there is a function and operational need” to include where the structure is located in the Lambton Harbour Area.	Allow in part submission point S146/201, relating to adding a new rule to provide for new structures, additions or alterations to a structure and the associated use of the structure inside a site of significance as a discretionary activity
The Minister of Conservation RMA Shared Services, Department of Conservation, Private bag 3072, Hamilton 3240, New Zealand	S75	Oppose	Oppose all of submission point S75/166	CentrePort Properties Limited opposes the addition of a reference to Schedule E in condition (f) as this would unduly constrain the use and development of CentrePort Properties Limited’s wharves in the Lambton Harbour Area.	Disallow in whole submission point S75/166
The Minister of Conservation RMA Shared Services, Department of Conservation, Private bag 3072, Hamilton 3240, New Zealand	S75	Oppose	Oppose all of submission point S75/167	CentrePort Properties Limited opposes the addition of a reference to Schedule E within the matters of discretion as this should not be the focus of any decision.	Disallow in whole submission point S75/167
Chorus New Zealand Limited P O Box 632 Wellington 6140 New Zealand	S144	Support	Support all of submission point S144/030	CentrePort Properties Limited agrees that the rule should be amended to clearly define thresholds for minor additions or alterations to structures.	Allow in whole submission point S144/030
Spark Trading New Zealand Limited Private Bag 92029 Level 4 Purple Spark City 167 Victoria Street West Auckland 1010 New Zealand	S98	Support	Support all of submission point S98/029	CentrePort Properties Limited agrees that the rule should be amended to clearly define thresholds for minor additions or alterations to structures.	Allow in whole submission point S98/029

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
The Minister of Conservation RMA Shared Services, Department of Conservation, Private bag 3072, Hamilton 3240, New Zealand	S75	Oppose	Oppose all of submission point S75/161	The submission seeks the removal of 'additions and alterations' of existing coastal structures from Rules R161 and R162, to ensure that these activities are solely managed by Rules in Section 5.7.3. CentrePort Properties Limited opposes the submission on the basis that the rules are designed to manage different matters.	Disallow in whole submission point S75/161
The Minister of Conservation RMA Shared Services, Department of Conservation, Private bag 3072, Hamilton 3240, New Zealand	S75	Oppose	Oppose all of submission point S75/169	The submission seeks that Rule R164 apply to the replacement of parts of structures that do not comply with Rule R163. CentrePort Properties Limited considers that the replacement of parts of structures should be a permitted activity.	Disallow in whole submission point S75/169
The Minister of Conservation RMA Shared Services, Department of Conservation, Private bag 3072, Hamilton 3240, New Zealand	S75	Oppose	Oppose all of submission point S75/170	The submission seeks that Rule R164 apply to the replacement of parts of structures that do not comply with Rule R163. CentrePort Properties Limited considers that the replacement of parts of structures should be a permitted activity.	Disallow in whole submission point S75/170
Joan Allin and Rob Crozier 47 Rodney Ave RD1 Otaki, 5581 New Zealand	S175	Support	Support in part submission points S175/066 and S175/063	CentrePort Properties Limited supports this submission to the extent that it recognises that seawalls may be appropriate to protect areas of significant existing development from natural hazards.	Allow in part submission points S175/066 and S175/063, relating to seawalls
Roading, Parks and Gardens and Solid Waste departments of Hutt City Council and Upper Hutt City Council PO Box 2083 Wellington, 6140 New Zealand	S85	Support	Support in part submission point S85/084	CentrePort Properties Limited supports the amendment of the rules relating to heritage structures to make them less onerous to the extent set out in CentrePort Properties Limited's submissions on the Plan.	Allow in part submission point S85/084 relating to the rules on heritage structures

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Mt Victoria Residents Association 29 Moir Street Mt Victoria Wellington, 6011 New Zealand	S162	Oppose	Oppose all of submission point S162/012	CentrePort Properties Limited considers that it is appropriate to provide for some alteration to heritage structures as a permitted activity, and it is unnecessary to amend the description of Schedule E1 as suggested.	Disallow in whole submission point S162/012
Powerco Level 1, 2-8 Northcroft Street Po Box 33-817, Takapuna Auckland, 0740 New Zealand	S29	Support	Support all of submission point S29/055	CentrePort Properties Limited supports the amended to Rule R168 as it is appropriate to provide for some alteration to heritage structures as a permitted activity, including services attached to a heritage structure.	Allow in whole submission point S29/055
The Oil Companies Level 1, 2-8 Northcroft Street Po Box 33-817, Takapuna Auckland, 0740 New Zealand	S55	Support	Support all of submission point S55/064	CentrePort Properties Limited supports the amended to Rule R168 as it is appropriate to provide for some alteration to heritage structures as a permitted activity, including services attached to a heritage structure.	Allow in part in whole submission point S55/064
NZ Transport Agency PO Box 5084 Lambton Quay Wellington, 6145 New Zealand	S146	Oppose	Oppose all of submission point S146/209	The submission seeks to delete the matters of control in Rule R183 and replace them with a matter of control: "If enabled by the existing structure, public access is not restricted other than temporarily for health and safety reasons". While CentrePort Properties Limited supports controlled activity status for the renewal of existing resource consents for occupation of space by structures given the significant investment in such structures and the operations they support, CentrePort Properties Limited considers the proposed matter of control unduly restrictive as it may be necessary to restrict public access beyond just a temporary	Disallow in whole submission point S146/209

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				basis.	
Wellington International Airport Ltd PO Box 489 Dunedin, 9054 New Zealand	S282	Oppose	Oppose all of submission point S282/067	CentrePort Properties Limited considers discretionary activity status is appropriate for occupation of space in the coastal marine area which is otherwise not permitted. As such, it opposes the deletion of this rule.	Disallow in whole submission point S282/067
Wellington International Airport Ltd PO Box 489 Dunedin, 9054 New Zealand	S282	Support	Support all of submission point S282/074	CentrePort Properties Limited supports a review of the relationships between Rules R165, R166, R194, R204, R208, R210 and R216 to ensure that unnecessary duplication of control is avoided and that an all-inclusive non-complying activity status is not applied to activities that are otherwise provided for by the Proposed Plan.	Allow in whole submission point S282/074
Roading, Parks and Gardens and Solid Waste departments of Hutt City Council and Upper Hutt City Council PO Box 2083 Wellington, 6140 New Zealand	S85	Support	Support all of submission point S85/067	CentrePort Properties Limited supports an amendment of the Plan to broaden the circumstances where reclamation is appropriate to include reasons other than regionally significant infrastructure. In particular, CentrePort Properties Limited considers that Rule R214 should be amended to provide for appropriate development in the Lambton Harbour Area (Northern Zone).	Allow in whole submission point S85/067
Hutt City Council Private Bay 31912 Lower Hutt, 5040 New Zealand	S84	Support	Support all of submission point S84/030	CentrePort Properties Limited supports a change in activity status from non-complying activity to discretionary. This is consistent with the relief sought in CentrePort Properties Limited's original	Allow in whole submission point S84/030

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				submission on the Plan.	
Roading, Parks and Gardens and Solid Waste departments of Hutt City Council and Upper Hutt City Council PO Box 2083 Wellington, 6140 New Zealand	S85	Support	Support all of submission point S85/068	CentrePort Properties Limited supports an amendment of the Plan to broaden the circumstances where reclamation is appropriate to include reasons other than regionally significant infrastructure. In particular, CentrePort Properties Limited considers that Rule R214 should be amended to provide for appropriate development in the Lambton Harbour Area (Northern Zone).	Allow in whole submission point S85/068
Wellington International Airport Ltd PO Box 489 Dunedin, 9054 New Zealand	S282	Support	Support all of submission point S282/079	CentrePort Properties Limited supports the deletion of Rule R216 as it considers that destruction of the foreshore and seabed should be assessed as discretionary activity not non-complying. This is consistent with the relief sought in CentrePort Properties Limited's original submission on the Plan.	Allow in whole submission point S282/079
12. Schedules/related general submission points					
Porirua City Council PO Box 50-218, 16 Cobham Court, Porirua	S163	Support	Support all of submission point S163/016	CentrePort Properties Limited agrees that sites of significance within a modified urban environment require a different policy and management approach to sites located in an unmodified or more natural environment.	Allow in whole submission point S163/016
Carterton District Council, PO Box 9 Carterton, 5743	S301	Support	Support all of submission point S301/007	CentrePort Properties Limited considers that the non-complying activity status of activities within areas identified within any of the Schedules to the Plan is not justified in all instances, and should	Allow in whole submission point S301/007

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
				be amended as sought by the Council.	
Coastal Ratepayers United Incorporated 199 Manly Street Paraparaumu, 5032 New Zealand	S93	Support	Support all of submission point S93/057	CentrePort Properties Limited supports in principle that the extent of the areas identified in the schedules should be limited or qualified, and the policies revised so that they are less extreme and focus on the attributes of the areas that create the value.	Allow in whole submission point S93/057
Royal Forest and Bird Protection Society PO Box 631 Wellington, 6140 New Zealand	S353	Oppose	Oppose all of submission point S353/179	CentrePort Properties Limited opposes the extension of Schedules F4 and F5 to include sites within the coastal environment as this may constrain the use and development of CentrePort Properties Limited's wharves in the Lambton Harbour Development Area if these schedules are considered to apply to the wharves.	Disallow in whole submission point S353/179
Heritage NZ PO Box 2629 Wellington, 6140 New Zealand	S94	Oppose	Oppose all of submission point S94/014	CentrePort Properties Limited opposes the retention of the historic heritage schedules. In particular, it seeks to remove Inter-Island (Railway) Wharf and the Waterloo Quay Wharf from Schedule E2: Historic heritage (wharves and boatsheds) and all associated maps.	Disallow in whole submission point S94/014
Rangitane o Wairarapa Inc 12 Kokiri Place PO Box 354 Masterton, 5810 New Zealand	S279	Oppose	Oppose all of submission point S279/223	The submission seeks to add archaeological sites and historic heritage sites of significance to mana whenua. CentrePort Properties Limited opposes this submission pending identification of the specific sites proposed to be included.	Disallow in whole submission point S279/223

Details of the submission you are commenting on	Original submission number	Position	Part(s) of the submission you support or oppose	Reasons	Relief sought
Royal Forest and Bird Protection Society PO Box 631 Wellington, 6140 New Zealand	S353	Oppose	Oppose all of submission point S353/176	CentrePort Properties Limited opposes the retention of Schedule E. In particular, it seeks to remove Inter-Island (Railway) Wharf and the Waterloo Quay Wharf from Schedule E2: Historic heritage (wharves and boatsheds) and all associated maps.	Disallow in whole submission point S353/176
Wellington Civic Trust PO Box 10183 Wellington, 6143 New Zealand	S62	Oppose	Oppose all of submission point S62/024	CentrePort Properties Limited does not consider it is appropriate to recognise and provide for the parts of the wharf edges and reclamation edges which are currently protected under the Regional Coastal Plan as part of the sites of historic heritage values in the Proposed Plan.	Disallow in whole submission point S62/024
13. Maps					
Strait Shipping Limited Level 5, 120 Featherston Street, PO Box 1144, Wellington, 6140, New Zealand	S168	Oppose	Oppose all of submission point 168/001	CentrePort Properties Limited opposes the amendment of Map 32 to rezone the Lambton Harbour Area (Northern Zone) comprising of the Inter-Island and Waterloo Wharves as Commercial Port Area, or any alternative relief sought by the submitter. CentrePort Properties Limited supports the inclusion of the area surrounding and including the Waterloo Quay Wharf and the Inter-Island Wharf (also known as the Railway Wharf) in the Lambton Harbour Area (Northern Zone), but also seeks to apply the Commercial Port Area to the wharves for as long as they remain utilised for port operations.	Disallow in whole submission point 168/001

If you require more space for additional comments, please insert new rows as needed

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