



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting
To be held in the Council Chambers, Buller District Council and via Zoom
Palmerston St, Westport
29 October 2021
AGENDA

10.00	Welcome and Apologies	Chair
	Confirm previous minutes	Chair
	Matters arising from previous meeting	Chair
10.05	Topics for Committee members to declare an interest in. Under discussion today: Mineral Extraction Highly Productive Land Airports/Heliports Industrial Zones	Chair
10.10	Financial Report	Project Manager
10.20	Technical Update – Natural Hazards Rules part 1 Tsunami, Lake Tsunami, Fault Avoidance, Wildfire and Flooding - Severe	Senior Planner
10.50	Discussion Paper - Natural Hazards: Coastal Overlay options	Senior Planner
11.00	Technical Update – Coastal Environment Rules	Principal Planner
11.30	Technical Update – Mineral Extraction Rules update and Overlays	Principal Planner
12.00	Technical Update – Community Living Precinct	Principal Planner
12.15	Technical Update – Highly Productive Land Overlay and Noise Contours	Principal Planner
12.30	Lunch	
1.00	Technical Update – Sites of Significance to Maori Update	Principal Planner
1.10	Draft Chapter Review – Industrial Zones	Principal Planner
1.20	Draft Chapter Review – Special Zones	Principal Planner
1.30	Draft Chapter Review – Historical and Cultural Values	Principal Planner
1.40	Project Manager’s Report	Project Manager
1.50	General Business	Chair
2.00	Meeting Ends	

Meeting Dates for 2021

November	Thursday 2 December	Grey District Council
December	Thursday 16	Grey District Council

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 28 SEPTEMBER 2021, HELD AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL & VIA ZOOM, COMMENCING AT 10.04 A.M.

PRESENT:

R. Williams (Chairman), T. Gibson, B. Smith, L. Martin (left meeting at 1.46 pm), L. Coll McLaughlin, A. Becker, A. Birchfield, P. Madgwick, F. Tumahai via Zoom (left meeting at 1.00p.m.), S. Roche, J. Cleine

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), N. Selman (WCRC) via Zoom, H. Mabin (WCRC) via Zoom, P. Morris (GDC) via Zoom, T. Jellyman (WCRC), The Media

WELCOME

The Chairman welcomed everyone to the meeting. He reminded those present that this is a public meeting and members of the public as well as media are welcome to attend. The Chairman welcomed any members of the public who may be viewing the meeting via Council's Facebook page.

APOLOGIES:

MOVED (Gibson / Birchfield) *That the apologies from S. Bastion and S. Mason be accepted.*
Carried

CONFIRMATION OF MINUTES

The Chairman spoke of the difficulty in being able to hear and understand properly when meetings are held via Zoom. He requested that the minutes are more rigorously checked to ensure correctness if the meeting is held via Zoom.

Moved (Cleine / Smith) *that the minutes of the meeting dated 2 September 2021, be confirmed as correct, with the amendments listed below, made.*

Carried

Cr Coll McLaughlin advised that she had only abstained from voting for the third motion but not altogether, only with regard to Short Term Residential Visitor Accommodation Approach in the Plan.

P. Madgwick drew attention to page 4, under Short Term Residential Accommodation Approach in the Plan, he meant that the feedback from the visitor accommodation sector was unsolicited as opposed to the general feedback which was on the roadshow.

MATTERS ARISING

There were no matters arising.

The Chairman stated need to be mindful of the workload at the moment as there is a massive workload in this meeting and the next meeting.

Declarations of Interest

The Chairman advised that the routine register of interests from Local Authorities will come through automatically to this committee. P. Madgwick declared that he is a Director in Pokeka Ngai Tahu Ltd which features in the financial report. It was noted that F. Tumahai is also Director for this.

Financial Report

N. Selman spoke to this report. He stated that he would like feedback to the new format for the budget. N. Selman stated it is challenging to predict what legal costs are likely to be but they have been factored into the budget. He offered to answer questions.

Cr Roche asked what interest rate for borrowing is. N. Selman confirmed that this was set in February and is based on 2% interest charge. He clarified various matters relating to borrowing and funding.

J. Armstrong answered questions relating to governance costs.

P. Madgwick advised that the contract with Pokeka Poutini Ngai Tahu is for technical staff.

J. Armstrong confirmed that the Pokeka Poutini Ngai Tahu contract is a 12 month contract from the 1st of July.

Moved (Gibson / Smith)

1. *That the Committee receive the report*
2. *That the Committee gives approval for the Acting Chief Executive West Coast Regional Council to sign a contract with Pokeka Poutini Ngai Tahu Limited for \$50,000 for their input into TTPP development.*

Carried

NOTICE OF MOTION – FROM WEST COAST REGIONAL COUNCIL CHAIR BIRCHFIELD

Chair Birchfield spoke to this report and stated that this matter has been covered in the workshop. He stated this is going to have a big effect on private landowners and communities. He had originally thought it was 25% of the private land to be considered as SNA's, but he has been informed it is 36%. Chair Birchfield stated if this is added on to the Outstanding National Landscapes and the already 5,000 hectares of wetlands that has been confiscated from private landowners this is a very big chunk of private land on the West Coast.

Chair Birchfield feels this is going to have a very serious effect on the economy and communities. He stated that once restrictions are imposed a landowner will need a resource consent to do anything with the land, and this is what is happening with the resource consent hearing process for the Barrytown Joint Venture. Chair Birchfield feels this situation will need to be addressed by Parliament to protect private landowners.

Cr Becker agrees with Chair Birchfield and feels that government intervention is the only way this can be brought to a halt. Cr Becker read a statement to the meeting.

Mayor Smith is concerned about constraints that are going to be put on private land ownership. He stated that SNA's, natural hazards, Outstanding Natural Landscapes, Sites of Significance to Maori, Outstanding Natural Features, Outstanding Natural Characteristics are involved, and when the overlays go on there is a huge amount of land and this could involve half of the West Coast. He spoke of the resource consent process and the impact this will have on landowners. Mayor Smith stated he supports Chair Birchfield as this is undemocratic.

Cr Roche read a statement to the meeting. She spoke of the Regional Policy Statement (RPS) which was approved by WCRC in July 2020 and was signed by Chair Birchfield and Cr Challenger and become operative on 24 July 2020. Cr Roche stated that the RPS requires the identification of SNA's and this is stated in the RPS. She noted that legal advice has been sought on this and to defend an unlawful plan would be cost exorbitant. Cr Roche does not support Chair Birchfield's Notice of Motion for these reasons. Mayor Cleine agrees with Cr Roche. He spoke of the legal advice tabled at last month's meeting. Mayor Cleine agreed it is unpalatable but it is clear that at a national level there is no carve out or special treatment for the West Coast.

He is concerned about the costs of defending this, and the goal of the RMA which is appropriate protection of biodiversity and SNA's. Mayor Cleine stated he shares similar concerns to Chair Birchfield but for the reasons stated, he does not support the motion.

Mayor Gibson stated that she became a Mayor to represent the people of the West Coast. She feels that staff have done a good job but thinks there needs to be a line in the sand and to have some bite to some of these policies. Mayor Gibson stated taking peoples private land is not right. She feels that landowners are being hamstrung with costs and livelihoods are affected and there are people who are going to lose land. She feels these policies are undemocratic.

Cr Coll McLaughlin stated she is very sympathetic to comments made and to landowners but feels it must be recognised that there are political and legal processes, and this is a committee that is operating a legal process inside a legal framework. Cr Coll McLaughlin stated that the legal advice is clear, and if the committee supports the motion then that is unlawful. She feels that this committee should learn from the Schedule 2 Wetlands situation that it is not good practice to try to make a plan in court. Cr Coll McLaughlin stated this is very expensive and you do not get the outcome that you are seeking. She drew attention to comments in the legal advice contained in today's agenda relating to costs. Cr Coll McLaughlin stated she will be voting against the motion, as there are legal and political processes to follow and the committee need to act lawfully. She feels the Committee still needs to maintain political pressure and would like to see compensation revisited. She feels that it is not reasonable for ratepayers to take on these costs.

P. Madgwick stated this is heinous legislation and would like to see Maori reserve land withdrawn from this process. He feels this sort of legislation is unheard of and would not be found anywhere in the western world. P. Madgwick spoke extensively, he disputes that this land can be used and feels this is wrong.

P. Madgwick stated that the planners have given good advice and have been upfront from the start. He feels that it is a shame that the planners felt that they had to get the backing of a legal opinion. P. Madgwick stated that the blame for this is with the current occupants of the Beehive. He feels it would be an abdication of our responsibility to put up a protest of this legal requirement as it is unlawful for the Committee not to do this. P. Madgwick stated that that the experience of the Schedule 2 cost ratepayers \$1M for nothing, and it had the reverse outcome. P. Madgwick stated that WCRC fought it too late, with the result that the Environment Court made the decision and they decided to up the number of wetlands and grabbed even more than what was first envisaged, including a lot of Maori reserve land which is now useless. He stated the next phase is the SNA's and this will be done all over again and the Outstanding Natural Landscape is yet another layer as Chair Birchfield has said. P. Madgwick stated this is wrong. He feels the responsible thing to do is to roll with it as there is no escaping this legislation. P. Madgwick stated there is a chance to work with landowners once blocks are identified and mapped as SNA's, and other areas should be free for development. He stated that if this is not done then we will end up in the same situation as with the Schedule 2 wetlands and it will be done for us, and more horribly than what we expect. P. Madgwick stated that he cannot support the motion, but he fully supports the sentiment.

F. Tumahai stated that he is going to support the motion, and has stated from day one that he won't accept SNA's. He stated although he agrees with what P. Madgwick has said, he is concerned that if we don't do something, this will be done for us.

Cr Martin stated he completely understands, and notes that the implications are far reaching and it is important that they are understood. He stated that Westland District Council supports the sentiment and they want to be advocating for the West Coast community and the ratepayers who put elected members in their positions. Cr Martin agrees with what has been said, and feels that a very clear message needs to be sent to Wellington and to see some of this legislation addressed, to ensure that the West Coast context is considered. Cr Martin stated the message to Wellington needs to be that we do not agree with the legislation as it is put, and we would like to see significant changes that allow the concerns that are expressed around this table to be considered.

NOTICE OF MOTION FROM REGIONAL COUNCIL CHAIR BIRCHFIELD – STAFF ADVICE

J. Armstrong spoke to this report. She stated that the planning team are not unmoved by this situation and they have worked as diligently as they can on behalf of the West Coast on this. J. Armstrong stated that as discussed in this morning's workshop the Outstanding Natural Landscapes are generally almost entirely a subset of the SNA's, and it is not an additional amount of the private land. J. Armstrong urged the meeting to not take an unlawful step, and to actually include the SNA's in the plan. She advised there is the opportunity for the Committee to decide on what level of consenting is required as this is where the Committee can make a difference, and be able to take the opportunity to decide what can be permitted.

The Chairman advised that for clarity he feels it is best to actually deal with the motion as proposed by Chair Birchfield on page 11, rather than the motion set out on page 12.

Moved (Birchfield / Smith)

1. *That the Committee exclude all private land from Significant Natural Area identification and inclusion in the Te Tai o Poutini Plan; and*
2. *Exclude all private land from Outstanding Natural Landscape identification and inclusion in the Te Tai o Poutini Plan.*

In favour- Chair Birchfield, Mayor Smith, Mayor Gibson and F. Tumahai

Against - Mayor Cleine, Cr Roche, Cr Coll McLaughlin, P. Madgwick, Cr Becker, Cr Martin, R. Williams

The motion was lost

Chair Birchfield commented that all elected members are due for re-election next year and he is sure that the voters will be watching to see how this vote has gone.

Mayor Smith commented that democracy has taken place and he requested that the meeting moves on.

Cr Becker commented that he will be reminding the ratepayers from his constituency where the RPS came from which put the Committee in this position. He stated he would have voted on the motion if it had of been only on the NPSIB coming through.

Technical Update: Ecosystems and Indigenous Biodiversity draft Rules

L. Easton spoke to this report and stated she has tried to write draft rules that are defensible and has taken things that worked well out of the Buller and Westland plans. L. Easton stated she has tried to be as enabling as possible within the statutory framework.

Cr Coll McLaughlin is aware she has a conflict of interest, as she is a Surveyor. Cr Coll McLaughlin stated that she heard repeatedly that subdivisions are one of the few ways landowners can recoup some financial gain on their asset.

Extensive discussion took place. L. Easton answered questions and provided additional information regarding the draft report on SNA's, she reminded the meeting that they did not receive the report, but gave direction that we proceed with vegetation clearance, and the approach could be to include a high level map. She advised that there is no update on the NPS for Indigenous Biodiversity, or when this might be out. She advised that she is entirely comfortable with the proposed changes.

L. Easton stated that overall the draft provisions would be more enabling than the current Westland and Buller plans, and less enabling for Grey.

Chair Williams asked if there is a faint possibility that this matter will have to come back to the meeting again. L. Easton advised this depends on the NPS, but she noted that the last draft

gave councils five years to enact the requirements. She advised that it might be that a plan change is waited for in order to implement the NPSIB, and that would be in about five years' time.

Moved (Roche / Tumahai)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the draft Rules for Ecosystems and Indigenous Biodiversity.*

Against Cr Birchfield

Carried

The meeting adjourned at 11.08 a.m. and reconvened at 11.14 a.m.

Technical Update: Outstanding Landscapes and Outstanding Natural Features.

L. Easton spoke to this report. She advised that only those of internationally significant are to be included in the Outstanding Natural Features layer as they do need to be protected.

L. Easton clarified rules for vegetation clearance and stated there is a provision to not destroy anything of national significance. Minor earthworks were clarified.

Extensive discussion took place around vegetation clearance consent and the importance of getting this right.

L. Easton answered questions and provided additional advice on areas such as the Haast Hollyford Road. It was agreed that areas covering roads would be re-checked in the transport chapters. The Bruce Bay area is also to be rechecked.

Mayor Smith asked if an Outstanding Natural feature will impact on utilities. L. Easton advised that she will check the transport and energy section. It was noted that DoC approval would still be required.

L. Easton provided further information and agreed that Rule 6 would be relooked at with further input sought from infrastructure providers.

Rural zones for Buller were discussed and this is also to be checked.

Moved (Madgwick / Becker)

1. *That the information be received.*
2. *That the Committee provide feedback on the Rules for Outstanding Natural Landscapes and Outstanding Natural Features.*

Carried

Te Tai o Poutini Plan: Draft Rules for Natural Hazards Overlays

E. Bretherton spoke to this report. Mayor Smith and Cr Becker spoke of the importance of getting overlays correct.

E. Bretherton advised that the mapping is being worked through with staff from the engineering team, and civil defence. Mayor Smith stated that he would like to see overlays before he votes on this matter. Cr Martin suggested this could be parked until the mapping is finalised. It was suggested that individual workshops could be held with each Council. Mayor Cleine spoke of the importance of local knowledge in this area with regard to the recent Westport flood event.

J. Armstrong advised that it might be timely to relook at timeframes, she advised that the draft plan will not have everything in it. She advised that the proposed plan is due out in July. Chair Birchfield stated that following the Local Body Elections next year, there will be a new committee in place. J. Armstrong advised that the idea of fast tracking was that if the proposed

plan was out by July that would happen with the current committee. It was noted that it is likely to take around six months for new members to get up to speed.

It was agreed that time pressures will be discussed in general business. L. Easton provided advice on the timeline for notification of the Plan.

Cr Martin spoke of the importance of ensuring that the process is not held up and suggested that workshops are held to avoid delays. P. Madgwick stated that he is in favour of workshops as he feels the Plan is now at a critical stage.

Cr Coll McLaughlin spoke of the issues she had emailed E. Bretherton about. E. Bretherton answered questions and provided additional information. Discussion took place on re-zoning and provisions for future protective works. E. Bretherton advised that the rules have been run through with the technical teams.

Cr Roche spoke of the recent meeting of BDC where it was moved that floor height of up to 500mms permitted but it is the responsibility of the property owner to ensure that their storm water is captured appropriately. Cr Roche agreed to forward on the technical advice from BDC to E. Bretherton.

The Chairman asked for further clarification on potential liabilities. E. Bretherton advised there has been strong pushback from technical team on this matter.

It was agreed that overlay information would be provided at the workshops. It was also agreed that Iwi would have their own workshops with P. Lynch. Cr Coll McLaughlin stated that she would like to be invited to all workshops.

Moved (Williams / Birchfield)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback and recommend that workshop are held with individual councils and iwi, with overlays to be provided and then reconsideration on the draft Rules for Natural Hazards overlays.*

Carried

Te Tai o Poutini Plan Technical Update – Public Access

E. Bretherton spoke to this report. It was noted that the sole objective is on page 66. L. Easton explained the rules for esplanades to the meeting. Minor wording changes were agreed to.

Moved (Smith / Becker)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the Objective for Public Access in the Te Tai o Poutini Plan.*

Carried

Technical Update: Financial Contributions Rules

L. Easton spoke to this report and spoke of the importance of these rules working well while they are in place. She advised that financial contributions are not payable on permitted activities and are very important under the Local Government Act and can be in the form of money, works or land, she also confirmed that financial contributions are a resource consent condition. L. Easton advised she would like to see this resolved prior to the draft Plan going out.

It was agreed that rules relating to parking would be followed up on, along with reserve contributions. All present agreed that they are happy with aligning reserve contributions.

Cr Martin drew attention to financial contributions for cycleway and walkway access and commented that there is a lot of variability around the country on this. L. Easton advised that

the best way forward is for more detail to be included in infrastructure strategies for each Council.

Moved (Martin /Gibson)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the draft Rules for Financial Contributions.*
Carried

Jacksons Bay Port Zoning Provisions

L. Easton spoke to this report and advised that she has discussed this with Westland District Council staff. She spoke of the three sites used for port activities in this area. Mayor Smith drew attention to the area where fishing equipment is stored.

It was agreed that the maps would be checked during the lunch break.

The meeting adjourned at 12.57pm and reconvened at 1.25 pm.

It was confirmed that the draft rules apply to the yard storage area and the Talley and Fiordland Lobster lot.

P. Madgwick stated that he would like the entire frontage to be covered by the draft rules. It was noted that some of the properties identified on the map are on road reserve. P. Madgwick stated that future growth needs to be provided with regard to port activities, in the front area of the esplanade.

P. Madgwick advised that the DoC reserve area is an archeological site, and a Pa site, and behind this area also. He stated the front area has been excavated for Talley's and the Fiordland Lobster Company, with the section behind being undeveloped. This also has archeological value.

Moved (Madgwick / Becker)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the proposed approach to zoning and rules for Jacksons Bay Port.*
Carried

Scenic Visitor Zone – Draft Objectives, Policies and Rules

L. Easton spoke to this report and spoke of the areas defined as tourist zones. She stated that Fox Glacier and Franz Josef have more in common than Punakaiki but all are in spectacular environments with tourist based activities. L. Easton advised that she has not received a lot of feedback on this from the technical teams at each of the district councils.

P. Madgwick spoke of the work being done by WDC on the masterplan for Franz Josef and the migration towards the north which may involve bush clearance. He stated this would need to be allowed for as there could be a future subdivision in this area. L. Easton spoke of rules she has suggested for this purpose.

Cr Coll McLaughlin spoke of issues raised during the recent roadshow at Punakaiki. She stated it would be good if the prioritisation of residents could be included.

Cr Coll McLaughlin stated that it was also heard that there is a residential housing shortage at Punakaiki, and it is difficult for residential growth. She asked if this could be looked at via the subdivision provisions. L. Easton advised that currently commercial zone is very restrictive, and there is not very much land at Punakaiki and there is very little land for houses even though there is a demand for this. She advised that work has been done on potential options but none of these have been good options. L. Easton advised that Barrytown and Charleston maybe need to be considered as there is more land available in these areas.

Discussion took place on the possibility of direct feedback being sought from the Punakaiki community.

L. Easton answered questions on vegetation clearance in this area.
P. Madgwick asked if the new visitor zone for Franz Josef would be extended to the north. L. Easton advised that following a recent workshop with WDC staff it is likely that a concept plan will be included in the plan to allow for a very clear picture for Franz Josef.
P. Madgwick stated this could extend from the current township through to the Tartare. L. Easton stated that she is expecting to receive further plans regarding this.

Moved (Smith / Gibson)

1. *That the information be received.*
2. *That the Committee provide feedback on the draft Objectives, Policies and Rules for the Scenic Visitor Zone.*

Carried

Draft Town Centre Design Guidelines – Reefton and Hokitika

L. Easton spoke to this report and stated this is very much guided on heritage for Reefton. She advised that the guidelines are to be used when a resource consent is triggered. Cr Roche stated she is fully supportive, Mayor Cleine agreed.

Moved (Smith / Roche)

1. *That the information be received.*
2. *That the Committee provide feedback on the draft Guidelines for the Reefton and Hokitika Town Centres.*

Carried

Responses to NPS Freshwater Management and NPS Urban Development Requirements for District Plans

L. Easton spoke to this report. She highlighted areas from the introduction page.

Moved (Birchfield / Cleine)

1. *That the Committee receive the report.*

Carried

Te Tai o Poutini Plan Draft Chapter Review – Rural Zones

L. Easton spoke to this report. Discussion took place on amenity values.
L. Easton provided information on size of and rules around herd homes and hot houses. It was agreed this should be larger. L. Easton agreed to make this change.
L. Easton clarified the rules for Community Halls hours of operation.
Minerals extraction rule was discussed. L. Easton advised this is for small scale operations, not commercial use. L. Easton advised that this matter will be heavily contested. She is proposing a permitted activity rule that would allow for low scale alluvial mining of up to two hectares being disturbed at any time. L. Easton advised that she has done a lot of consultation with the minerals sector and is hoping to bring this to next month's meeting.
L. Easton stated it is very unlikely that a permitted activity rule for mining would get through.
L. Easton answered questions about discretionary rules. L. Easton agreed to a minor word change to rule 26.

L. Easton advised that she is awaiting further feedback from Westland District Council on settlement zones.

Moved (Cleine / Birchfield)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the draft Rural Zone provisions for Te Tai o Poutini Plan.*

Carried

Project Manager's Report

J. Armstrong spoke to her report and took it as read. She advised that there will be some holdups with regard to research which is related to lockdown.

She provided an update on mineral extraction zones.

Mayor Smith spoke of a letter received last week from the mining sector following a recent meeting. L. Easton advised that their preference is for general provisions for the mineral extraction zone. L. Easton stated that her aim is to try to provide enabling provisions and to be able to get something through that will not be appealed as mineral extraction is a big part of the West Coast. Options were discussed and it was agreed that L. Easton would bring this to matter to the next meeting. The Chairman stated that once the draft is to hand then feedback can be worked through.

J. Armstrong requested feedback on the possibility of an economic study on mining issues being progressed. Mayor Cleine suggested that data could be obtained from Minerals West Coast.

Discussion took place on funding. Cr Coll McLaughlin feels that there should have one more attempt at getting funding from DWC specifically for funding a study for economic benefit to the West Coast. Cr Roche commented that DWC have done a lot of work on this and they might be able to do this. It was agreed this would be progressed.

Discussion took place on the venue for the November meeting. It was agreed that this would be followed up via email.

Moved (Coll McLaughlin / Roche) *That the report is received.*

Carried

GENERAL BUSINESS

The Chairman spoke of work ahead, and the length of time future meetings are likely to take. The Chairman stated he has had a conversation with representatives from a Genetic Modified Organism group (GMO) who are keen to write a paper, make a submission and to address the committee to emphasise the importance of this topic. The Chairman stated that in view of the committee's heavy workload he feels the committee should decide if they wish to hear this. It was noted that other district plans cover GMO's. Cr Coll McLaughlin stated that if they prepared a paper then the committee could read it and then decide whether or not to receive the paper. All agreed with this.

Chair Birchfield stated that initially he was pretty positive about the Plan as he felt it was going to solve a lot of things and make things easier. He stated he now takes the opposite view as we now have wetlands, SNA's, ONL's and earthquake fault zones which is going to take up half of our land area in some sort of restriction. He stated that this is a backward step and the \$4M estimated to cover this could double and he is now not that confident in the process.

Chair Birchfield stated there is going to be a new committee in place this time next year and he will revisit the vote.

The Chairman advised that there is a need for a two paragraph introduction to draft Plan. The Chairman stated he would write this then circulate it but he would like input from everyone, and for everyone to sign it. J. Armstrong advised that she has sent the draft out to the

committee. Mayor Smith stated would be unusual if anyone else to sign it other than the Chairman. It was agreed that The Chairman would sign the draft.

The meeting closed at 2.42 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

Friday 29 October at Buller District Council.

.....
Chairman

.....
Date

Meeting Dates for 2021

	Type of meeting	Day, Date and Time	Venue
October	In Person	Friday 29	Buller District Council
December	In Person	Thursday 2	Grey District Council
December	In Person	Thursday 16	Grey District Council



Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Neil Selman, Acting Corporate Services Manager WCRC

Date: 29 October 2021

Subject: September 2021 Financial Report

SUMMARY

This report includes the statement of financial performance to 30 September 2021.

There is also a request to approve a coastal hazards research project.

RECOMMENDATION

1. That the Committee receive the report
2. That the Committee approves an additional spend of \$10,000 on coastal overlay research
3. That the Committee authorises the Acting Chief Executive of West Coast Regional Council to sign a contract for this coastal overlay research.

REPORT

1. The statement of financial performance shows that costs generally tracked as expected with us reporting a deficit of **(115,931)** compared with a budgeted deficit of **(252,731)**. Due a number of minor time variances, particularly with research projects this resulted in a favourable variance against budget of \$136,800 for the month.
2. The accumulated deficit (or borrowing requirement) at the end of the period is \$299,041.
3. Further research needs have been identified to provide robust coastal hazard overlays. This is in part due to Covid-19 delays. In order to have draft overlays in time to publish alongside the draft Plan in late January, additional funds need to be allocated to coastal research from the total research budget.
4. We recommend that you approve an additional spend of \$10,000 to use Shuttle Radar Topography Mission (SRTM) data to assess the remaining coastal hazard areas (as identified in the proposed Regional Coastal Plan). This will enable access to the data, running the modelling providing shapefiles of overlays, and a methodology report.
5. As budgeted on-the-ground analysis of significant natural areas is no longer planned in the 2021/22 financial year we can use a portion of this underspend to finance the additional coastal overlay work.

Table One

	Statement of financial performance to September 2021					
	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
INCOME						
Targeted Rate	125,000	125,000	0	500,000	500,000	0
	125,000	125,000	0	500,000	500,000	0
EXPENDITURE						
Employee costs	66,248	62,500	(3,748)	270,000	250,000	(20,000)
Consultant Planner	28,819	25,000	(3,819)	100,000	100,000	0
Governance	14,866	16,250	1,384	65,000	65,000	0
Poutini Ngai Tahu	12,500	12,500	0	50,000	50,000	0
TTPP Website	0	0	0	5,000	5,000	0
Isovist e-plan Platform	1,856	2,708	852	10,833	10,833	0
Research	77,327	203,900	126,573	570,000	590,000	20,000
Engagement Travel & Accommod	1,815	3,500	1,685	15,000	15,000	0
Workshops & Events	0	0	0	3,000	3,000	0
Design & Printing	0	0	0	5,000	5,000	0
Media Costs	0	0	0	25,000	25,000	0
Mail Outs	0	0	0	20,000	20,000	0
Legal Advice	0	0	0	50,000	50,000	0
Hearings	0	0	0	0	0	0
Mediation	0	0	0	0	0	0
Environment Court	0	0	0	0	0	0
Interest	0	13,873	13,873	55,491	55,491	0
Share of WRC Overhead	37,500	37,500	0	225,000	150,000	(75,000)
	240,931	377,731	136,800	1,469,324	1,394,324	(75,000)
Net Surplus / (Deficit)	(115,931)	(252,731)	136,800	(969,324)	(894,324)	(75,000)

Table Two

Accumulated deficit / borrowing requirement		
Start of year	183,110	183,110
During period	115,931	969,324
End of period	299,041	1,152,434



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Edith Bretherton, Senior Planner
Date: October 2021
Subject: **Te Tai o Poutini Plan: Draft Rules for Natural Hazards Overlays**

SUMMARY

This report gives an update on the technical work being undertaken on Natural Hazards in Te Tai o Poutini Plan.

The proposed approach for Natural Hazards was shared at the April 2021 Committee meeting. Draft Objectives and Policies for Natural Hazards, and direction on rules was sought at the August 2021 Committee meeting. Draft rules were shared at the September 2021 Committee meeting.

The Committee requested that draft overlays and rules be workshopped with each district council and runanga.

This report seeks feedback on the draft Natural Hazard Rules and Overlays for the following overlays: Tsunami, Fault Avoidance, Lake Tsunami, Flooding – Severe and Wildfire.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Committee provide feedback on the draft Rules and Overlays for Natural Hazards (Tsunami, Fault Avoidance, Lake Tsunami, Flooding – Severe and Wildfire).
3. That the Committee give direction on which way to proceed with the Draft Plan consultation for the remaining draft Rules and Overlays for Natural Hazard (Coastal (severe and alert), Defended Areas (Hokitika and Greymouth), Land Instability (high and alert) and Flooding (alert)).
4. That the Committee endorse the naming change of "Flood Alert Overlay" to "Flood Susceptibility Overlay".

Edith Bretherton
Senior Planner

UPDATE ON DRAFT PROVISION DEVELOPMENT

1. Feedback from the May, August and September 2021 Committee meetings has been incorporated into the draft Objectives, Policies and Rules. These are contained in Appendix A along with relevant definitions.
2. Tsunami, Fault Avoidance, Lake Tsunami, Wildfire and Flooding – Severe draft and rule overlays have been workshopped with district councils and runanga. Committee reports are required to be finalised and publicly available at least 2 Working days prior to the meeting. To fulfil this requirement, feedback from the Westland District Council (27 Oct) and Buller District Council (BDC) (28 Oct) workshops have not been incorporated into this paper. The feedback from those workshops and this committee meeting will be incorporated into updated provisions in the draft Plan.
3. The remaining natural hazard overlays: Coastal (severe and alert), Defended Areas (Hokitika and Greymouth), Land Instability (high and alert) and Flooding (alert) have been delayed due to covid-19 lockdown. The draft overlays and rules for these hazards will be workshopped prior to the November Committee meeting.
4. In order to produce a draft plan for the 16 December committee meeting, the plan text has to be finalised 16 November and GIS mapping 30 November. This allows time for user acceptance testing and creation of a PDF version of the plan for TTPPC to be included in the December Committee papers.
5. It is noted that the committee have expressed concern about giving feedback on rules without knowing the extent of the relevant overlay. Also, that without knowing the extent approval will not be given to release a draft plan. This creates a tension as the remaining natural hazard provisions will not be brought to the committee till after the deadline for content. Options to resolve this tension are:
 - a. Dual process for the remaining natural hazard overlays (Coastal (severe and alert), Defended Areas (Hokitika and Greymouth), Land Instability (high and alert) and Flooding (alert)). The draft plan will be produced without these overlays and rules. Instead, they will be contained alongside the plan, in a series of PDFs, available to the public to provide feedback. These would be brought to the 16 December committee meeting for approval to release. Feedback from the November workshops and Committee meeting would be incorporated.
 - b. Include the rules and overlays in the draft plan as currently drafted, noting that is a draft plan for consultation and that refinements will be able to be undertaken. Feedback on the rules has been received at the September committee meeting and incorporated. It is noted that the Defended Areas rules have not yet been drafted as the residual risk is not known and drafting rules without understanding effects is not possible.
6. A request has been received from BDC for the "Flooding – Alert Overlay" to be renamed "Flooding Susceptibility Overlay". This would allow consistency with terminology used making the planning process easier for the user to navigate. The term is appropriate for the differing levels of susceptibility and is used by other councils in Aotearoa. No concerns have been raised by the Technical Advisory Team with this change, or the WCRC Natural Hazard group.
7. Draft Natural Hazard rules follow, noting that rule numbers have not been included as cross referencing still needs to be completed, and is most efficiently undertaken once the drafting is finalised to avoid rework.
8. There are no specific Wildfire Overlay rules. This overlay will be used to enable vegetation clearance where required for safety.
9. The extents of the overlays have been worked through in detail at the individual council and runanga workshops. Currently there is not a viewer available for the committee.

Coastal Tsunami Overlay

10. The coastal tsunami overlay will be the "red zone" from the most recent GNS tsunami modelling, commissioned by Civil Defence Emergency Management.
11. The extent of tsunami inundation was discussed at the GDC workshop (19 October). The extent of the overlay was generally supported.

Permitted Activities within the Coastal Tsunami Overlay	
CE – R	Repairs, Maintenance, Additions and Alterations to Existing Buildings and Structures within the Coastal Tsunami Overlay
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. Any works do not increase the building footprint; 2. The building or structure is not reconstructed or replaced in a position that is seaward of the building or structure it replaces; and 3. Any works do not increase the area of the building used for Critical Response Facility purposes. 	Activity status where compliance not achieved: Where not compliant with 1 or 2 - Discretionary Where not compliant with 3 - Non Complying
Discretionary Activities	
CE – R	Repairs, Maintenance, Additions and Alterations to Existing Buildings and Structures within the Coastal Tsunami Overlay not meeting Rule CE - R, or New Building and Structures where the building is not intended to be used as a critical response facility.
Activity Status Discretionary <ol style="list-style-type: none"> 1. Any alteration or addition does not increase the area of the building used for Critical Response Facility purposes, 2. Any works do not increase the building footprint, and 3. The building or structure is not reconstructed or replaced in a position that is seaward of the building or structure it replaces. 	Activity status where compliance not achieved: Non-complying
Non-complying Activities	
CE – R	New Buildings and Structures within the Coastal Tsunami Overlay intended to be used as Critical Response Facilities, or not meeting Permitted or Discretionary Activity Standards
Activity Status Non-complying	Activity status where compliance not achieved: N/A

Flood Hazard Overlay – Severe

12. Areas are identified on flood hazard overlays that pose a severe risk to people, property and the environment. These areas were determined through existing flood modelling and the risk is due to the depth and/or speed of water.
13. A public meeting and drop in sessions were held at Franz Josef 14 October 2021. Two flooding options were shared, one with the flood extent divided into severe and alert, the other with the whole extent as alert. The overwhelming response was to demarcate the severe flooding hazard area.
14. Identifying appropriate areas as at severe hazard risk provides greater clarity, recognises the highly dynamic rivers in the area, and would be viewed as irresponsible to continue to allow development to occur.

Rules - Flood Hazard Overlay: Severe	
Permitted Activities	
NH R	Repairs and Maintenance of Existing Buildings and Structures

<p>Activity Status Permitted Where there is a minimum building finished floor level of 500mm above a 100 year average recurrence interval (ARI) flood hazard event, or as prescribed by a Council Bylaw whichever is the higher.</p> <p><i>Note. Regional rules relating to the diversion of water are contained within the West Coast Regional Council, Land and Water Plan. Consent may be required.</i></p> <p><i>Note. Reconstruction or replacement of a building or structure may be subject to existing use rights. In these instances, increasing the finished floor level is strongly encouraged.</i></p> <p>Note. Add the advice note from the flood alert once sorted</p>	<p>Activity status where compliance not achieved: Non Complying</p>
<p>Non-complying Activities</p>	
<p>NH R</p>	<p>Additions and Alterations to Existing Buildings and Structures, New Buildings and Structure, or not meeting rule NH R</p>
<p>Activity Status Non-complying</p>	<p>Activity status where compliance not achieved: N/A</p>

Fault Avoidance Overlays

15. These overlays apply to the Alpine Fault, the Hope fault, the Clarence fault and the Awatere fault. The West Coast region section of the Awatere Fault is located in the Springs Junction / Maruia Hot springs area. The Hope and Clarence faults are located in the mountains in the northeast of the West Coast region, proximate to the Lewis Pass.
16. The rules framework is very restrictive close to fault for critical buildings and becomes less restrictive the further from the fault, and the less critical the building.
17. As per paragraph 10, fault avoidance overlays were shared with the Franz Josef community. The overlays were discussed in detail and the community response was that they are "sensible", recognise the risk and that doing nothing is not an option. Long term migration off the Alpine Fault is supported and that the suggested rules do not close down the town, but do allow the risk to be reduced overtime.
18. The fault avoidance overlays were discussed at the GDC workshop (19/10). The impact on the Lake Poerua subdivision were discussed. The impact of the below draft rules would result in resource consent being required. This requirement was balanced with the level of risk, and liability, and the title notations and was generally accepted as an appropriate level of restriction, while noting individual landowners will have the opportunity to engage during the consultation process.

Rules - Fault Avoidance Overlay: All

Advice Note. For the avoidance of doubt "Community Facilities, Education Facilities, Medical Facilities and Network Utility Facilities" in jails, detention centres, buildings for power generation and public utilities not included in "Critical Response Facilities", and excludes hospitals

Permitted Activities	
NH R	Repairs, Maintenance, Additions and Alterations to Existing and New Unoccupied Buildings and Structures
Activity Status Permitted Where these are accessory to a Permitted Activity for the zone.	Activity status where compliance not achieved: Non Complying
Non-complying Activities	
NH R	Additions and Alterations to Existing Buildings and Structures and New Buildings and Structures in brownfield areas.
Activity Status Non-complying Where building type is a Critical Response Building or Structure in all Fault Avoidance Buffers.	Activity status where compliance not achieved: Prohibited
Prohibited Activities	
Rule Reference	New Buildings and Structures in greenfield areas or not meeting rule NH R or NH R.
No application for resource consent will be accepted for this activity	
Rules - Fault Avoidance Overlay: 20m	
Permitted Activities	
NH R	Repairs and Maintenance to Existing Buildings and Structures
Activity Status Permitted Where: <ol style="list-style-type: none"> Repairs and maintenance does not increase the area of the building used for Critical Response Building purposes, and The building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces. 	Activity status where compliance not achieved: Non Complying
Non-complying Activities	
NH R	Repairs and Maintenance to Existing Buildings and Structures where not meeting NH R
Activity Status Non-complying	Activity status where compliance not achieved: N/A

Rules - Fault Avoidance Overlay: 50m

Permitted Activities

Activity Status Permitted

Where:

- a. Repairs and maintenance does not increase the area of the building used for Critical Response Building purposes, and
- b. The building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces.

Activity status where compliance not achieved:

Restricted Discretionary
For residential buildings

Discretionary
For commercial and industrial buildings

Non Complying
For Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities and critical response facilities.

Restricted Discretionary Activities

NH R

Repairs and Maintenance to Existing Buildings and Structures where not meeting NH R

Activity Status Restricted Discretionary

Where these are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner.

Discretion is restricted to:

- 1. Recommendations in accompanying hazard risk assessment,
- 2. Risk to life, property and the environment from the proposal and any measures to mitigate those risks,
- 3. The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk, and
- 4. Any adverse effect on the environment of any proposed natural hazard mitigation measures.

Activity status where compliance not achieved:
Discretionary

Discretionary Activities

NH R

Repairs and Maintenance to Existing Buildings and Structures where not meeting NH R or NH R

Activity Status Discretionary

Activity status where compliance not achieved:
N/A

Non-complying Activities

NH R

Repairs and Maintenance to Existing Buildings and Structures where not meeting NH R

Activity Status Non-complying		Activity status where compliance not achieved: Prohibited
Rules - Fault Avoidance Overlay: 100m		
Permitted Activities		
NH R	Repairs and Maintenance to Existing Buildings and Structures or where not meeting NH R	
Activity Status Permitted Where: <ol style="list-style-type: none"> Repairs and maintenance does not increase the area of the building used for Critical Response Building purposes, and The building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces. 		Activity status where compliance not achieved: Restricted Discretionary For residential buildings Discretionary For commercial and industrial buildings For Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities. Non Complying For critical response facilities.
Restricted Discretionary Activities		
NH R	Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures, and not meeting Rule NH R	
Activity Status Restricted Discretionary Where these are: <ol style="list-style-type: none"> Residential buildings and Accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner. Discretion is restricted to: <ol style="list-style-type: none"> Recommendations in accompanying hazard risk assessment, Risk to life, property and the environment from the proposal and any measures to mitigate those risks, The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk Any adverse effect on the environment of any proposed mitigation measures. 		Activity status where compliance not achieved: Discretionary
Discretionary Activities		
NH R	Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures and not meeting Rule NH R or NH R	

Activity Status Discretionary Where these are Commercial or Industrial Buildings		Activity status where compliance not achieved: Non-complying
Non-complying Activities		
NH R	Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures and not meeting Rule NH R, NH R or NH R	
Activity Status Non-complying Where building type is Community, Education, Health or Network Utility Facilities Buildings and structures.		Activity status where compliance not achieved: N/A
Rules - Fault Avoidance Overlay: 150m		
Permitted Activities		
NH R	Repairs and Maintenance to Existing Buildings and Structures or where not meeting NH R	
Activity Status Permitted Where: <ol style="list-style-type: none"> Repairs and maintenance does not increase the area of the building used for Critical Response Building purposes, and The building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces. 		Activity status where compliance not achieved: Restricted Discretionary For residential buildings. Discretionary For commercial and industrial buildings & Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities. Non Complying For critical response facilities.
Restricted Discretionary Activities		
NH R	Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures, and not meeting Rule NH R	
Activity Status Restricted Discretionary For residential buildings constructed and accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner. Discretion is restricted to: <ol style="list-style-type: none"> Recommendations in accompanying hazard risk assessment, Risk to life, property and the environment from the proposal and any measures to mitigate those risks, 		Activity status where compliance not achieved: Discretionary

<p>c. The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk</p> <p>d. Any adverse effect on the environment of any proposed mitigation measures.</p>		
Discretionary Activities		
NH R	Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures and not meeting Rule NH R or NH R	
Activity Status Discretionary Where these are Commercial or Industrial Buildings or Community, Education, Health or Network Utility Facilities.		Activity status where compliance not achieved: N/A
Non-complying Activities		
NH R	Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures and not meeting Rule NH R, NH R or NH R	
Activity Status Non-complying Where building type is a Critical Response Building or Structure		Activity status where compliance not achieved: N/A
Rules - Fault Avoidance Overlay: 200m		
Permitted Activities		
NH R	Repairs and Maintenance to Existing Buildings and Structures or where not meeting NH R	
Activity Status Permitted Where: <ul style="list-style-type: none"> a. Repairs and maintenance does not increase the area of the building used for Critical Response Building purposes, and b. the building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces. 		Activity status where compliance not achieved: Restricted Discretionary For residential buildings or commercial and industrial buildings Non Complying For critical response facilities
Restricted Discretionary Activities		
NH R	Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures, and not meeting Rule NH R	
Activity Status Restricted Discretionary <ol style="list-style-type: none"> 1. Where these are residential buildings or Commercial or Industrial buildings and 2. Accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner. Discretion is restricted to: Recommendations in accompanying hazard risk assessment,		Activity status where compliance not achieved: Discretionary

<ol style="list-style-type: none"> 1. Risk to life, property and the environment from the proposal and any measures to mitigate those risks, 2. The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk 3. Any adverse effect on the environment of any proposed natural hazard mitigation measures. 		
Discretionary Activities		
NH R	Where not meeting Rule NH R	
Activity Status Discretionary	Activity status where compliance not achieved: N/A	
Non-complying Activities		
NH R	Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures and not meeting Rule NH R, NH R or NH R	
Activity Status Non-complying	Activity status where compliance not achieved: N/A	

Lake Tsunami Overlay

19. The Lake Tsunami overlay has been developed in a consistent way to the Queenstown Lakes layer; a 5m buffer has been applied to lakes on or proximate to the faults used in the Fault Avoidance Overlay.
20. The Lake Tsunami Overlay was discussed for the Grey District Council locations at the 19 October workshop. The overlay was generally supported.

Rules - Lake Tsunami Overlay		
Permitted Activities		
NH R	Repairs, Maintenance, Additions and Alterations to Existing Buildings and Structures, or New Buildings and Structures	
Activity Status Permitted Where: <ol style="list-style-type: none"> a. Any alteration or addition does not increase the building footprint, and b. Any alteration or addition does not increase the area of the building used for sensitive activities. 	Activity status where compliance not achieved: Restricted Discretionary	
Restricted Discretionary Activities		
NH R	Repairs, Maintenance, Additions and Alterations to Existing Buildings and Structures, New Buildings or Structures for Sensitive Activities	

<p>Activity Status Restricted Discretionary</p> <p>a. The building is intended to be used for sensitive activities, and b. Is accompanied by a hazard assessment prepared by a suitably qualified and experienced person.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> 1. Level of risk as assessed by suitably qualified and experienced person to sensitive activity. 2. The location and design of proposed sites, buildings, structures, vehicle access in relation to natural hazard risk. 3. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk. 4. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site. 5. Any adverse effect on the environment of any proposed natural hazard mitigation measures. 	<p>Activity status where compliance not achieved: Non-complying</p>
<p>Non-complying Activities</p>	
<p>NH R</p>	<p>New Buildings and Structures</p>
<p>Activity Status Non-complying</p>	<p>Activity status where compliance not achieved: N/A</p>

NEXT STEPS

1. The feedback received will be used to amend the draft Natural Hazard rules and overlays (tsunami, lake tsunami, fault avoidance, flood – severe and wildfire) to be included within the draft TTPP.
2. The remaining draft Natural Hazard rules and overlays (Coastal (severe and alert), Defended Areas (Hokitika and Greymouth), Land Instability (high and alert) and Flooding (alert)) will be brought to this Committee for feedback.

Appendix A

Key Definitions

Some key definitions for this topic follow:

Unoccupied Buildings: means non-habitable buildings, sheds, barns, fences, pou, backcountry huts, minor storage facilities.

Residential Buildings means habitable buildings primarily used for residential purposes.

Commercial and Industrial Buildings means buildings used primarily for industrial and / or commercial purposes and includes visitor accommodation.

Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities in relation to natural hazards means all community buildings where people congregate including places of worship, Marae, daycare, primary, secondary and tertiary education facilities, medical facilities excluding hospitals, jails and detention centres, buildings for power generation and public utilities not included in critical response facilities.

Critical Response Facility means hospitals, fire, rescue, police stations, buildings intended to be used in an emergency for shelter, communication, operations or response, power generating stations, hazardous or explosive material storage, aviation control tower, air traffic control centres, emergency aircraft hangars, fuel storage and major dams, community scale potable water treatment facilities and waste water treatment facilities.

Sensitive Activities means:

1. *In relation to hazardous substances, any school, childcare facility or hospital;*
2. *In relation to natural hazards and noise any:*
 - a. *residential activity;*
 - b. *visitor accommodation;*
 - c. *community facility;*
 - d. *education facility; and*
3. *In relation to energy activities, any*
 - a. *residential activity;*
 - b. *visitor accommodation;*
 - c. *community facility;*
 - d. *education facility; and*
 - e. *uninhabited agricultural or horticultural building including packing sheds, milking sheds, intensive agricultural activities and herd homes.*

***Greenfield** means built development (industrial, commercial, residential or mixed use) on a piece of previously undeveloped land (generally on the urban fringe), which had been either used for agriculture or was in its natural state.*

***Brownfield** means land that has already been developed and therefore has existing infrastructure.*

***Additions and Alterations** means in relation to natural hazards, changes to the building or structures which alters the habitable space in such a way as to increase the likely number of inhabitants. For example, increasing the number of bedrooms, but not the size of bedrooms. Or converting a garage to a bedroom but not the size of a garage.*

Existing Buildings and Structures – means buildings and structures that were lawfully established or where resource and or building consent has been granted at the date of notification of the Plan.

DRAFT OBJECTIVES AND POLICIES

Updated draft Objectives and Policies follow. To give effect to the National Planning Standards, natural hazards in the coastal environment will need to be addressed in the coastal environment chapter. For ease of review all the provisions have been kept together during development.

NH Natural Hazards

Natural Hazards Objectives	
NH - O1	To use a regionally consistent, risk-based approach to natural hazard risk management.
NH - O2	To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well-being of the community.
NH - O3	To only locate infrastructure within areas of significant natural hazard risk where there is no reasonable alternative, and to design infrastructure so as not to exacerbate natural hazard risk to people and property.
NH - O4	To ensure the role of hazard mitigation played by natural features including dunes and wetlands is recognised and protected.
NH - O5	To recognise and provide for the effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards.
Policies	
NH - P1	Identify in overlay areas at significant risk from natural hazards.
NH - P2	Where a natural hazard has been identified, but the natural hazard risk to people and communities is unknown, but potentially significant, apply a precautionary approach.
NH - P3	Promote the use of natural features, buffer and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks.
NH - P4	Natural hazard assessment, management retreat locations and resource consent applications will consider the implications of climate change. In particular the following matters should be considered: <ul style="list-style-type: none"> a. Change in sea level; b. Altering of coastal processes; c. Increased inundation of low lying areas; d. Changes in local temperatures; e. Changes in rainfall patterns, and f. Increase in cyclonic storms.
NH - P5	When assessing areas suitable for managed retreat, the following matters should be considered: <ul style="list-style-type: none"> a. That the natural hazard risk of the area is less than the existing location, and b. The potential future need to protect the community and associated infrastructure by hazard mitigation works.
NH - P6	In the fault avoidance overlays <ul style="list-style-type: none"> a. Allow unoccupied buildings or structures in all buffer zones b. Avoid residential buildings in 20m buffer and restrict in all other buffer areas; c. Avoid commercial and industrial buildings in 20m and 50m buffer, consider in 100m and 150m buffer, restrict in 200m buffer areas;

	<ul style="list-style-type: none"> d. Avoid Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities in 20m, 50m and 100m buffer, consider in 150m and 200m buffer areas; e. Avoid brownfield development of Critical Response Facilities in all buffer areas, and f. Prohibit greenfield development of Critical Response Facilities in all buffer areas.
NH - P7	Avoid locating Critical Response Facilities within the tsunami hazard overlay zone.
NH - P8	In the lake tsunami hazard overlay restrict development of sensitive activities.
NH - P9	In areas of severe hazard risk avoid further development of sensitive activities.
NH - P10	<p>In the coastal hazard and flood hazard overlays</p> <ul style="list-style-type: none"> a. Avoid development in severe hazard areas unless it can be demonstrated that the activity has an operational and functional need to locate within the hazard area, and that the activity incorporates mitigation of risk to life, property and the environment; and b. Allow development in coastal hazard areas where mitigation measures avoid risk to life, property and the environment, and the risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.
NH - P11	In areas identified in a flood overlay do not allow known overland flowpaths to be modified in a way which results in the flooding of another property, except for public natural hazard structures.
NH - P12	<p>In areas identified in land instability overlays</p> <ul style="list-style-type: none"> a. Avoid development in high hazard areas unless it can be demonstrated that the activity has an operational and functional need to locate within the hazard area, and that the activity incorporates mitigation of risk to life, property and the environment; b. Consider development in coastal hazard areas where mitigation measures avoid risk to life, property and the environment, and the risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.
NH - P13	In areas identified in wildfire overlays enable vegetation clearance as a hazard mitigation strategy.
NH - P14	<p>When assessing the effects of activities in natural hazard overlays consider:</p> <ul style="list-style-type: none"> a. The effects of natural hazards on people and property; b. Technological and engineering mitigation measures; c. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; d. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk; e. The timing, location, scale and nature of any earthworks in relation to natural hazard risk; f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.; and g. Any significant adverse effects on the environment of any proposed mitigation measures.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Edith Bretherton, Senior Planner

Date: October 2021

Subject: **Te Tai o Poutini Plan: Discussion Paper on Coastal Hazard Overlay options**

UPDATE ON OVERLAYS AND OPTIONS

The technical work required for assessment of the “severe coastal hazard overlay” area is underway. Due to covid restrictions this work has been delayed and should now arrive mid-November. The overlays extents, and updated rules will be brought to the November workshops and committee meeting.

The “Natural Hazard Overlay – Coastal Alert” drafting has been undertaken, but is not sufficiently well developed to withstand scrutiny. In order to have robust data to enable Te Tai o Poutini Plan Committee to make decisions, options to improve current data have been explored.

The PGF LiDAR project has experienced significant delays. Block 2 (the majority of the coastal environment) was delivered mid-October. This data requires quality assurance (QA) before it is able to be used. In order to produce an overlay for the draft plan alternate methods are being considered.

Shuttle Radar Topography Mission (SRTM) data is available. This could be used to complete assessments for the remaining coastal hazard areas (as identified in the proposed Regional Coastal Plan) provide shapefiles of overlays, and a methodology report. This could be delivered by the end of November. The cost of this is \$10,000.

SRTM data is not as accurate as LiDAR and would only be a temporary measure for draft Plan consultation purposes. This is illustrated in the figure below.

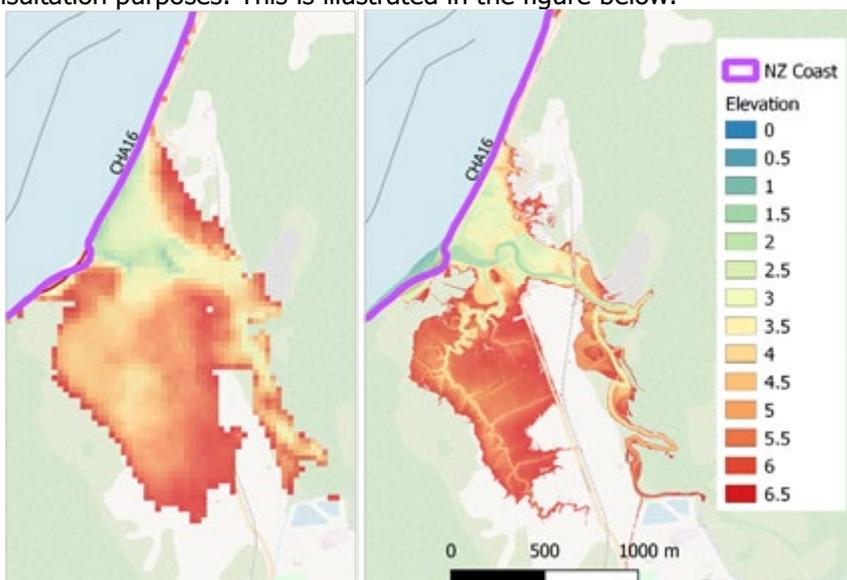


Figure 1 illustrates the same area of Rapahoe and the Waimatuku/Seven Mile Creek using the bias-corrected SRTM, and LiDAR.

Once the LiDAR has been through the QA process, the modelling could be re-run using the higher quality data. This would cost a further \$20,000-40,000 and could be delivered by end of February 2022. This would be static inundation assessments (bathtub modelling) and would not include erosion rates.

Direction on how to proceed is sought.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner

Date: October 2021

Subject: **Technical Update Natural Character and Activities Adjacent to Waterbodies and the Coastal Natural Character Rules**

SUMMARY

This report gives an update on work being undertaken in relation to Riparian Margins and Coastal Natural Character in Te Tai o Poutini Plan.

The report brings proposed draft Rules to the Committee for feedback.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the Rules for Natural Character of Waterbodies and Coastal Natural Character in Te Tai o Poutini Plan.

Lois Easton

Principal Planner

INTRODUCTION

1. At the July 2021 meeting of the Committee the objectives and policies for natural character were discussed, and feedback provided by the Committee. Amended Objectives and Policies for natural character as relates to activities by waterbodies and coastal natural character are attached at Appendix One.
2. The management of natural environment matters (ecosystems, landscape, natural features, natural character and the coastal environment) are mandatory matters that need to be addressed in Te Tai o Poutini Plan (TTPP).
3. As previously discussed, the New Zealand Coastal Policy Statement (NZCPS) and West Coast Regional Policy Statement (RPS) set a very restrictive direction around areas of High and Outstanding Coastal Natural Character.

CONTEXT FOR DEVELOPMENT OF DRAFT RULES

4. There are a number of key matters considered in developing the approach to these matters for Te Tai o Poutini Plan. An analysis of the key policy context and drivers is included in Appendix Two.
5. The staff view is the that in relation to the natural character of streams, rivers, wetlands and lakes this matter is reasonably well addressed in the current West Coast District Plans – and the current provisions are also very similar across the three plans.
6. In relation to the coastal environment, there are essentially four different types of environment where it comes to coastal natural character:
 - a. Urban Coastal Environment - located in and around the major population centres. In these locations the main focus of management of the coast is natural hazards rather than natural character;
 - b. High Coastal Natural Character areas – these are largely vegetated but not completely. Some small coastal settlements are located in or near to these areas, and some limited farming activity may also be undertaken in these locations.
 - c. Outstanding Coastal Natural Character areas – these are areas which also fall within Outstanding Natural Landscapes and are generally vegetated and without any development located within them. The exception is settlement areas such as Fox River and Punakaiki on the Paparoa coastline which fall within identified Outstanding Coastal Natural Character areas. There are also some dwellings located within bush areas of Outstanding Coastal Natural Character in areas such as the southern Paparoas and South Westland.
 - d. General Coastal Environment - Low – moderately modified areas where settlements, mineral extraction or farming activity have resulted in land clearance. For example most of the coastal areas from Ross to Hoikitika, Hokitika to Greymouth, Barrytown flats, Charleston to Westport, Westport to Granity and Little Wanganui to Karamea.

LOCATION OF THE COASTAL ENVIRONMENT AND AREAS OF OUTSTANDING AND HIGH NATURAL CHARACTER

7. Areas of High and Outstanding Coastal Natural Character were identified in the Brown Ltd, 2013 study. Where these occurred at or below mean high water springs (MHWS) they have been Scheduled within the 2016 proposed Regional Coastal Plan. The main issue for TTPP has been to determine the extent of the coastal environment landward of MHWS, and therefore where the Outstanding and High Natural Character areas impact on land based activities. This has required the identification of a coastal environment boundary.
8. Work has now been completed into reviewing the boundary of the coastal environment, with consideration of landscape, natural hazard and geomorphological aspects. This is being updated in the draft planning maps for Te Tai o Poutini Plan and staff expect to be able to present the updated boundary at the Committee meeting.

OVERALL APPROACH TO RULES

Natural Character of Streams, Rivers, Wetlands and Lakes

9. As discussed in 4 above, the staff view is that this is a matter reasonably well addressed in the current West Coast District Plans. The draft Rules are essentially a combination of the existing rules, with some threading of "natural character" into assessment criteria in relation to other matters, but otherwise are very similar to the current situation. In order to simplify the writing of the rules a Riparian Margin is defined in these locations with different widths for lakes, rivers and wetlands and the rules refer to this definition.

Urban Coastal Environment

10. The nature of much of the urban environment is that a lot of natural character has already been lost from these areas. The approach is therefore essentially a minimalist one in these locations, with reliance on the general zone and other overlay provisions (e.g. general earthworks rules, general native vegetation clearance rules).

General Coastal Environment

11. In these somewhat modified areas, the approach proposed is what staff consider is the most enabling approach likely to meet statutory tests. Permitted activity standards proposed limit the height and size of buildings, but otherwise the general earthworks, native vegetation clearance, earthworks, mineral extraction and zone rules apply.

High and Outstanding Natural Character Areas

12. The rules are more restrictive within the High and Outstanding Natural Character Areas.
13. Because there is some development in particular within the High Natural Character areas, and the Brown 2013 study identifies this does not detract from the natural character of those areas a slightly less restrictive regime is provided for in these locations.
14. The general approach to the Outstanding Natural Character areas is that they need very careful management. Because these areas are also almost entirely vegetated with native vegetation, and also fall within Outstanding Natural Landscapes, rather than having multiple layers of rules, they are grouped and described in the rules as being the Outstanding Coastal Environment. In these locations there are a limited range of activities with minimal vegetation clearance that do not require resource consent.

Natural Hazard Protection Structures

15. Staff carefully considered Councillor views that new hard protection structures should be a permitted activity. However, the staff view is that this would be difficult to defend given the very strong direction in both the NZ Coastal Policy Statement and Regional Coastal Plan.
16. Where these structures are proposed to protect the coastal State Highway, Special Purpose Roads or Nationally Significant Infrastructure, staff consider that a Controlled Activity is appropriate. For other hard protection works a Restricted Discretionary Activity is proposed in the Urban and General Coastal Environment Areas and within the High Natural Character area while a Discretionary Activity is proposed for the Outstanding Coastal Environment Areas.

DRAFT RULES

17. The draft Rules are contained in Appendix Three. The following tables summarises the key Permitted Activities and compares them to the current District Plans. Key Definitions can also be found in Appendix Three.

Activities in the Riparian Margins of Waterbodies

Activity	Draft TTPP	Comparison with Current Plans
<p>Indigenous vegetation clearance and earthworks for</p> <ul style="list-style-type: none"> -maintenance and repair, -fencelines, -river crossings, -Poutini Ngāi Tahu Activities, -Māori Purpose Activities in accordance with an Iwi Management Plan, -Natural Hazard Activities 	Permitted	<p>All Councils Permitted in Urban Areas.</p> <p>Westland: Rural Zones - Any modification of Riparian Areas requires a Discretionary Activity Resource Consent.</p> <p>Buller: Rural Zones: Permitted Fencing, 1 river crossing per 400m of riverbank Permitted. Otherwise any modification of Riparian Areas requires a Discretionary Activity Resource Consent</p> <p>Grey – Rural Zones: Permitted clearance for 1 river crossing per 400m or site, clearance for maintenance and repair, and where there is a WCRC resource consent which has considered the same issues in relation to indigenous vegetation clearance. Otherwise Discretionary Activity Resource Consent.</p>
<p>Buildings and Structures within riparian areas for:</p> <ul style="list-style-type: none"> -fencelines -network utilities -jetties, bridges, culverts and whitebait stands -parks facilities and furniture in an Open Space and Recreation Zone -Natural hazard mitigation structures -stormwater discharge and water intake structures 	Permitted	<p>Westland: Rural Zones: Permitted Fencing, 1 river crossing per 400m of riverbank Permitted. Otherwise any modification of Riparian Areas requires a Discretionary Activity Resource Consent</p> <p>Buller: Rural Zones: Any modification requires a Discretionary Activity resource consent</p> <p>Grey: Rural Zones: Permitted Fencing, Jetties, bridges, culverts and stream crossing structures. All other buildings require a Discretionary Activity Resource Consent.</p>
Other indigenous vegetation clearance and earthworks and Structures	Discretionary Activity	<p>Buller: Rural Zones- Discretionary Activity</p> <p>Westland: Rural Zones - Discretionary Activity</p> <p>Grey: Rural Zones - Earthworks Permitted Activity</p> <p>Indigenous Vegetation Clearance and Buildings Discretionary Activity</p>

Coastal Environment

Activity	Draft TTPP	Comparison with Current Plans
<p>All Coastal Environment Areas</p> <p>Maintenance and Repair</p> <p>Conservation Activities</p> <p>Māori Purpose Activities</p>	All Areas Permitted	<p>All Plans -Urban Coastal Areas: Permitted</p> <p>All Plans - Rural Coastal Areas: Māori Purpose Activities and Conservation Activities that involve buildings and structures would require a Discretionary resource consent.</p>
<p>All Coastal Environment Areas</p> <p>Indigenous Native Vegetation Clearance</p> <p>-100m²/5 years</p>	Permitted	All Plans - Permitted
<p>All Coastal Environment Areas</p> <p>Maintenance, alteration, repair and</p>	Permitted	All Councils: Permitted

reconstruction of natural hazard mitigation structures		
Urban Coastal Environment -any activity provided for within the zone rules and general earthworks and general vegetation clearance rules	Permitted	All Plans - Permitted
General Coastal Environment -buildings and structures that are Permitted Activities within the relevant zone rules – max 7m height, 200m ² area	Permitted	Westland: Rural Zones - Discretionary Activity for buildings and structures within 150m of the coast. Coastal Settlement Zones – Permitted Residential Buildings max 7m height, max 3m height for accessory buildings, no max area Grey: Rural Zones -Discretionary Activity for Buildings and structures within 100m of the coast. Buller: Rural Zones – Non-Residential Buildings Permitted, Residential Buildings Discretionary Activity within 150m of the coast.
High Natural Character Overlay -parks buildings and facilities in Open Space and Recreation Zones -Maori Purpose Activities in the Māori Purpose Zone -New buildings max 100m ² ground floor area -additions max 50m ² ground floor area -Max height of buildings/structures 7m	Permitted	Westland: As above plus non-residential buildings Discretionary in the Coastal Settlement Zone Grey: As above. Buller: As above for Rural Zones. Scenically Sensitive Residential Permitted Residential buildings max building height 10m, max total ground floor area of all buildings on site is 150m ² ;
Outstanding Coastal Environment Area -additions and alterations to buildings max 50m ² footprint increase, max building height 5m -fences, stock water reticulation, network utilities, accessory building for farming activity max 5m height 100m ² area, max 100m ² vegetation clearance	Permitted	

18. As can be seen from the tables above, while the Riparian Margin Rules are similar for the current Plans and draft TTPP, the coastal provisions take a very different approach. The existing plans apply a blanket set of restrictions across the rural coastal environment – this is because there had been no specific work done in relation to the areas with more or less natural character.

19. With TTPP, because of the Brown Ltd work, the draft Rules retain a significant level of restriction for the High and Outstanding Areas but are a considerable relaxation of restrictions in the areas with lower natural character and more existing modification.

NEXT STEPS

20. The proposed draft Rules will be consulted on as part of the draft Plan consultation process.

Appendix One: Draft Objectives and Policies for Natural Character and Activities Adjacent to Waterbodies and Coastal Natural Character

Natural Character and Activities Adjacent to Waterbodies Objectives

NC - 01	To preserve the natural character of lakes, rivers and wetlands and their margins while providing for appropriate subdivision, use and development where adverse effects can be avoided or mitigated.
NC - 02	To recognise and provide for the relationship of Poutini Ngāi Tahu and their traditions, values and interests associated with the natural character of lakes, rivers and wetlands and their margins.
NC - 03	To provide for activities which have a functional or operational need to locate in lakes, rivers and wetlands or their margins in such a way that the impacts on natural character are minimised.

Also the Natural Heritage Strategic Objectives [INSERT LINK] and the Poutini Ngāi Tahu Strategic Objectives [INSERT LINK]

Natural Character and Activities Adjacent to Waterbodies Policies

NC - P1	Minimise the adverse effects of activities on the natural character of the riparian margins of lakes, rivers and wetlands by ensuring that subdivision and land use maintains the elements, patterns and processes that contribute to their natural character.
NC-P2	Provide for indigenous vegetation removal and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised and: <ul style="list-style-type: none"> a. It is for the purpose of natural hazard mitigation; or b. It is for the maintenance, repair and extension of public infrastructure; or c. It is for the establishment of renewable energy generation structures; or d. It is for Poutini Ngāi Tahu cultural purpose; or e. It is for the repair and maintenance of legally established structures; or f. The activity has a functional or operational need to be located adjoining a waterbody.
NC-P3	Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these: <ul style="list-style-type: none"> a. Have an operational or functional need for their location; and b. They are of a form and scale that will not detract from the natural character of the riparian area.
NC-P4	Provide for and encourage the restoration and enhancement of the natural character of the riparian margins of lakes, rivers and wetlands.
NC-P5	Reduction in public access to waterbodies can be considered when natural hazard mitigation works are required to protect communities from a significant natural hazard threat. When assessing proposals for natural hazard structures, effects on public access should be considered and ways to minimise them including: <ul style="list-style-type: none"> a. Provision of alternate access; and b. Provision of public amenity or opportunity for environmental benefit along the structure, provided that the physical integrity of the structure is maintained.

Coastal Environment Objectives (that relate to Natural Character)

CE - O1	To preserve the natural character of the coastal environment while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment.
CE - O2	The relationship of Poutini Ngāi Tahu with their cultural values, traditions, interests and ancestral lands in the coastal environment is recognised and provided for and Poutini Ngāi Tahu are able to exercise tino rangatiratanga and kaitiakitanga.
CE - O3	To provide for activities which have a functional need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features and biodiversity values are minimised.

Coastal Environment Policies

Natural Character, Natural Features and Landscape

CE - P1	Preserve the natural character, natural features and landscape qualities and values of areas within the coastal environment that have: <ul style="list-style-type: none"> a. Outstanding natural landscapes as described in Schedule Five; b. Outstanding natural features as described in Schedule Six; c. Outstanding coastal natural character as described in Schedule Seven; d. High coastal natural character as described in Schedule Eight; e. Other areas with natural character.
CE -P2	Only allow new subdivision, use and development within areas of Outstanding and High Coastal Natural Character, Outstanding Coastal Natural Landscapes and Outstanding Coastal Natural Features where: <ul style="list-style-type: none"> a. The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; b. Significant adverse effects on natural character, natural landscapes and natural features are avoided; c. The development is of a size, scale and nature that is appropriate to the environment; or d. It is for a Poutini Ngāi Tahu cultural purpose.
CE -P3	Provide for primary production activities within the outstanding and high natural character, outstanding natural landscapes and outstanding natural features within the coastal environment where: <ul style="list-style-type: none"> a. These are existing lawfully established activities; or b. The use does not degrade the elements, patterns or processes that contribute to the outstanding or high values.
CE -P4	Provide for buildings and structures within the coastal environment outside of areas of outstanding coastal natural character, outstanding natural landscape and outstanding natural features where these: <ul style="list-style-type: none"> a. Are existing lawfully established structures; or b. Are of a size, scale and nature that is appropriate to the area; or c. Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; or d. Have a functional or operational need to locate within the coastal environment.
CE - P5	Recognise that there are existing settlements and urban areas located within the coastal environment of the West Coast/Tai o Poutini including parts of Westport, Greymouth and Hokitika and enable new subdivision, buildings and structures within and expansion of towns and settlements where: <ul style="list-style-type: none"> a. These are located in areas already modified by built development or primary production activities, or b. Where located in unmodified areas, any adverse impact on natural character can be mitigated; c. In areas of outstanding or high natural character: <ul style="list-style-type: none"> i. Provide for lawfully established land uses and activities to continue;

	<ul style="list-style-type: none">ii. Allow for other uses with a functional or operational need to locate in the coastal environment;iii. Allow for Poutini Ngāi Tahu cultural uses;iv. Minimise encroachment into unmodified areas of the coastal environment; andv. Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns and processes that contribute to natural character are minimised.
--	---

Appendix Two: Analysis of Key Policy and Drivers for Natural Character and Activities by Waterbodies and Coastal Natural Character

BACKGROUND

1. The West Coast region has a land area of 2,300,000 ha with the Department of Conservation managing 1,912,000 ha or 84% of this land leaving approximately 388,000 ha (16%) of land on the West Coast not under their control. In addition, there is roughly 40,647 km of streams and rivers in the region, of which 33,094 km (81%) are in Department of Conservation managed lands. In a national context, one quarter of New Zealand's protected land, and 10% of the total length of rivers in New Zealand, is located on the West Coast. Compared to other regions, the West Coast is rich in its level of natural landscapes and natural features.

NATIONAL AND REGIONAL DIRECTION

2. As part of its implementation of Section 6 (Matters of National Importance) of the Resource Management Act (RMA), Te Tai o Poutini Plan is required to:

"recognise and provide for the following matters of national importance:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*

New Zealand Coastal Policy Statement Direction 2010

3. The Plan must be prepared in accordance with the New Zealand Coastal Policy Statement. There are a number of specific Objectives and Policies which are relevant to natural character.
4. It is notable that the requirements are substantial, and exceedingly restrictive, in particular Policy 15 which directs that all adverse effects on outstanding natural character are avoided.
5. The NZCPS places significant emphasis on natural character of the Coast. It is important to note that it is "natural character" per se which is the focus of this emphasis – as it is in Section 6a – not just "Outstanding" Natural Character.
6. There is substantial case law which has been established around implementation of these provisions under the RMA, with the "King Salmon" decision in relation to Section 6 matters being particularly useful. Probably the key matters to note for consideration around developing policy for this area is:
 - "Give effect to" means "implement"
 - "avoid" means "not allowing"

WEST COAST REGIONAL POLICY STATEMENT PROVISIONS

7. Chapter 7A of the West Coast Regional Policy Statement (WCRPS) contains the provisions on natural character and Chapter 9 contains the provisions on the Coastal Environment.
8. In relation to natural character:
 - The RPS identifies that regionally consistent criteria should be used to identify the elements, patterns, processes and qualities of natural character.
 - It is the elements, patterns, processes and qualities of natural character that it seeks to protect.
 - It identifies that there are different levels of importance or significance of natural character (local or regional – but not "high" or "outstanding").
 - Cumulative effects are a specific concern
 - Only activities with no more than minor adverse effects on natural character are specifically provided for.
9. In relation to the coastal environment:
 - It is indigenous biodiversity, not just significant indigenous biodiversity which is to be protected.

- It is natural character, natural features and natural landscapes not just those that are significant or outstanding which are to be preserved or protected.
 - Appropriate subdivision use and development within the coastal environment is anticipated.
 - There are three specific policies on coastal hazards –coastal hazards are required to be dealt with in the Coastal Environment chapter under the National Planning Standards, however for the purposes of policy development they are being looked at in the natural hazards work Edith is leading.
 - There is a specific requirement to identify “high” and “outstanding” coastal natural character in district plans.
 - Adverse effects on significant indigenous biological diversity, areas of outstanding natural character and outstanding natural landscapes and features must be avoided. There is no requirement that these effects must be significant.
 - Significant adverse effects on all indigenous biodiversity, natural character, natural features and natural landscapes must be avoided and all other adverse effects remedied or mitigated.
10. In a nutshell these RPS provisions, which TTPP must give effect to, create a very high bar for activities within the Coastal Environment, but outside of this, in relation to rivers, lakes and wetlands the focus is on protecting processes, patterns and qualities of natural character.

CURRENT DISTRICT PLAN PROVISIONS

11. Natural character and the significance of the coastal environment are both recognised reasonably well in the current district plans.
12. All three Councils consider natural character in assessment criteria in resource consents.
13. In Buller the Paparoa Special Character Area has specific policy and rules to support retention of natural character.
14. In Westland there are policies that direct subdivision and development within the coastal environment to areas that are already significantly modified.
15. All three Councils have riparian setbacks for vegetation clearance and land disturbance: 10m against streams >3m, 25m of wetlands (0.25ha in Grey and Buller and >2ha in Westland), and 20m of lakes
16. All three Councils have coastal setbacks - Buller 50m in the Paparoa Character Area and 150m in the Rural Zone, Grey 100m in most zones except residential, Westland 150m in the Rural Zone.

OTHER COUNCIL APPROACHES

17. A review of how other Councils have managed these issues has been undertaken – with an emphasis on recent plans, and localities where there are similar situations with large areas of publicly owned land and significant areas of outstanding landscapes. Appendix Three summarises these provisions.

18. Some key things which this review identifies are that:

Natural Character of Freshwater Bodies

- There’s quite a variable approach to this. Generally, all Councils require some degree of setback -the current setbacks in the West Coast District Plans are at the less restrictive end of the spectrum but not really out of step with these.
- Some Councils specifically have extra provisions for particularly significant waterbodies e.g., Nelson (scheduled waterbodies) and Timaru (specified rivers).
- Under the National Planning Standards people are using the Natural Character chapter to address natural character of freshwater bodies, and the Coastal Environment Chapter for natural character of the Coast. This is the proposed approach for TTPP.

Coastal Environment

- All the Council plans reviewed had a high degree of restriction of activities in the Coastal Environment.

- Most differentiate between “normal” coastal areas and those with high or outstanding natural character – in these areas restrictions are even greater. Non-complying activities for anything beyond maintenance or minor work is common.



Appendix Three: Draft Rules for Natural Character of Waterbodies Riparian Margins and the Coastal Environment

Definitions

Riparian Margins

Means all land within:

- a. 25m of any natural wetland >0.5ha in size;
- b. 20m of any natural lake; and
- c. 10m of any stream or river with an average bed width of >3m.

General Coastal Environment Area

Means those parts of the Coastal Environment outside of the:

- a. Urban coastal environment
- b. Outstanding or high natural character
- c. Outstanding natural landscape
- d. Outstanding natural feature
- e. Severe coastal hazard overlay; and
- f. Alert coastal hazard overlay.

Outstanding Coastal Environment Area

Means those parts of the coastal environment within the following overlays:

- a. Outstanding natural character
- b. Outstanding natural landscape; and
- c. Outstanding natural feature

Urban Coastal Environment

Means any area within the coastal environment that is subject to the following zones:

- a. Commercial Zone;
- b. Future Urban Zone;
- c. General Industrial Zone;
- d. General Residential Zone;
- e. Heavy Industrial Zone;
- f. Hospital Zone;
- g. Light Industrial Zone;
- h. Mixed Use Zone;
- i. Neighbourhood Centre Zone;
- j. Port Zone;
- k. Sport and Active Recreation Zone;
- l. Stadium Zone;
- m. Town Centre Zone; or
- n. Māori Purpose Zone where this is adjacent to another urban zone.

Rules in Riparian Margins of Waterbodies

Permitted Activities	
NC - R1	Indigenous Vegetation Clearance and Earthworks within the Riparian Margin of a River, Lake or Wetland
Activity Status Permitted	Activity status where compliance not achieved: Discretionary
<ol style="list-style-type: none"> 1. Where this is for: <ol style="list-style-type: none"> a. Fence lines; or b. Maintenance and operation of network utilities; c. Maintenance and repair of lawfully established structures; or d. The construction of parks facilities, parks furniture or public access points within an Open Space and Recreation Zone; or e. The establishment of a river crossing point up to 3m wide; or f. Poutini Ngāi Tahu activities; g. Activities on Māori Purpose Zoned land and undertaken in accordance with an Iwi/Hapū Management Plan; or 	

<ul style="list-style-type: none"> h. Natural hazard mitigation activities undertaken by a statutory agency or their nominated contractor; and 2. The amount of indigenous vegetation clearance and earthworks is the minimum required to undertake the activity. 	
NC - R2 Buildings and Structures within the Riparian Margin of a River, Lake or Wetland	
Activity Status Permitted 1. Where this is: <ul style="list-style-type: none"> a. Fencelines; b. Jetties, bridges, culverts and whitebait stands; c. Network utilities; d. Parks facilities and parks furniture within an Open Space and Recreation Zone; e. Natural hazard mitigation structures constructed by a statutory agency or their nominated contractor; or f. Stormwater discharge structures and water supply intake structures constructed in accordance with NZS 4404 Code of Practice for Land Development and Subdivision Infrastructure. 	Activity status where compliance not achieved: Discretionary
Discretionary Activities	
NC - R3 Indigenous Vegetation Clearance, Earthworks, Buildings and Structures within the Riparian Margin of a River, Lake or Wetland not meeting the Permitted Activity Rules	
Activity Status Discretionary Advice Note: The NES - Freshwater has extensive regulation around works that can be undertaken in or near any natural wetland. These rules are administered by the West Coast Regional Council and are not repeated in this Plan.	Activity status where compliance not achieved: N/A

Permitted Activities within all parts of the Coastal Environment	
CE - R1 Maintenance and repair of structures, network utilities, fencelines and tracks within the Coastal Environment	
Activity Status Permitted Where: <ul style="list-style-type: none"> 1. Earthworks and indigenous vegetation clearance are the minimum required to undertake the activity. 	Activity status where compliance not achieved: N/A
CE - R2 Conservation Activities within the Coastal Environment	
Activity Status Permitted Where: <ul style="list-style-type: none"> 1. Earthworks and indigenous vegetation clearance are the minimum required to undertake the activity. 	Activity status where compliance not achieved: N/A
CE - R3 Māori Purpose Activities including vegetation clearance and earthworks in the Coastal Environment	
Activity Status Permitted Where: <ul style="list-style-type: none"> 1. These are: <ul style="list-style-type: none"> a. Poutini Ngāi Tahu activities, including cultural harvest of vegetation, mahinga kai, pounamu, aotea stone or rock; or b. Māori Purpose Activities undertaken within the Māori Purpose Zone undertaken in accordance with an Iwi/Hapū Management Plan that includes an assessment of, and mitigation of, impacts on the coastal environment 	Activity status where compliance not achieved: Restricted Discretionary

	values, including, where relevant, natural character, natural landscape and natural features.	
CE - R4	Indigenous vegetation clearance in the Coastal Environment not otherwise provided for as a Permitted Activity	
Activity Status Permitted Where: 1. The extent of indigenous vegetation disturbed and/or cleared per site does not exceed an area of 100m ² in area per site in any five year period.		Activity status where compliance not achieved: Restricted Discretionary
Permitted Activities within the Urban Coastal Environment Area		
CE - R5	Buildings and Structures, Earthworks and Indigenous Vegetation Clearance within the Urban Coastal Environment Area	
Activity Status Permitted Where: 1. The buildings, structures and earthworks are a Permitted Activity within the relevant Residential, Industrial, Commercial and Mixed Use, Special Purpose or Open Space Zone; and 2. The indigenous vegetation clearance is a Permitted Activity under Rule ECO - R1 . Advice Note: Where an activity is not Permitted within the Urban Coastal Environment, then the relevant Zone, Earthworks and Ecosystems and Indigenous Biodiversity rules apply.		Activity status where compliance not achieved: Relevant Zone Rules Apply. Relevant Earthworks Rules Apply. Relevant Ecosystems and Indigenous Biodiversity Rules Apply.
Permitted Activities within the General Coastal Environment Area		
CE - R6	Building, Structures, Earthworks and indigenous vegetation clearance within the General Coastal Environment Area	
Activity Status Permitted Where: 1. The building or structure is a Permitted Activity within the relevant Rural Zone, Special Zone or Open Space and Recreation Zone; 2. The earthworks are a Permitted Activity within the relevant Rural Zone, Special Zone or Open Space and Recreation Zone; 3. Maximum building height is 7m; 4. The gross ground floor area is a maximum of 200m ² per building; and 5. The indigenous vegetation clearance is a Permitted Activity in Rule ECO - R1 .		
Permitted Activities within the High Natural Character Overlay		
CE - R11	Buildings and Structures in the Coastal Environment within the High Natural Character Overlay	
Activity Status Permitted Where: 1. Within the Open Space and Recreation Zones, this is parks facilities or parks furniture; 2. With the Māori Purpose Zone, these are Māori Purpose Activities; 3. In all other zones: a. Any new building or structure is no more than 100m ² ground floor area; b. Any addition increases the total footprint of the building or structure by no more than 50m ² ; c. The maximum height above ground level is for any building or structure is 7m; and		Activity status where compliance not achieved: Restricted Discretionary

4. Earthworks and indigenous vegetation clearance are the minimum required to undertake the activity.	
CE - R12 Maintenance, Alteration, Repair and Reconstruction of Natural Hazard Mitigation Structures in the Coastal Environment within the High Natural Character Overlay	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. The structure has been lawfully established; 2. Earthworks, land disturbance and indigenous vegetation clearance is the minimum required to undertake the activity; 3. There is no reduction in public access; 4. The materials used are the same as the original, or most significant material, or the closest equivalent; and 5. There is no change to more than 10% to the overall dimensions or orientation of the structure from the consented structure, and an assessment is provided by a suitably qualified professional confirming the effects are no greater than the originally consented structure. 	Activity status where compliance not achieved: Controlled
CE - R13 Earthworks and indigenous vegetation clearance within the High Natural Character Overlay not otherwise provided for as a Permitted Activity	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. These are for walking/cycling tracks, roads, farm tracks or fences, installation of network utility infrastructure or establishment of a building platform and access to a building site in an approved subdivision or where there is no existing dwelling on the site; and 2. Earthworks and vegetation clearance are the minimum required to undertake the activity. 	Activity status where compliance not achieved: Restricted Discretionary
Permitted Activities within the Outstanding Coastal Environment Area	
CE - R14 Additions and alterations to buildings in the Outstanding Coastal Environment Area	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. The addition or alteration increases the footprint of the building or structure by no more than 50m²; 2. The maximum height of building and structures above ground level is 5m; and 3. Earthworks and indigenous vegetation clearance are the minimum required to undertake the activity. 	Activity status where compliance not achieved: Restricted Discretionary
CE - R15 Maintenance, Alteration, Repair and Reconstruction of Natural Hazard Mitigation Structures within the Outstanding Coastal Environment Area	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. The structure has been lawfully established; 2. Earthworks, land disturbance and indigenous vegetation clearance is the minimum required to undertake the activity; 3. There is no reduction in public access; 4. The materials used are the same as the original, or most significant material, or the closest equivalent; and 5. There is no change to more than 10% to the overall dimensions, orientation or outline of structure from that originally consented, or consented variation, and an assessment is provided by a suitably qualified professional confirming the effects are no greater than the originally consented or consented variation. 	Activity status where compliance not achieved: Controlled
CE - R16 Erection of a building or structure not otherwise provided for as a Permitted Activity in the Outstanding Coastal Environment Area	

Activity Status Permitted Where the structure is: <ol style="list-style-type: none"> 1. A fence; or 2. Associated with stock water reticulation including tanks, pipes and water troughs; or 3. For a network utility (including customer connections); 4. For agricultural pastoral and horticultural activities or an accessory building; and <ol style="list-style-type: none"> i. The height of any building or structure does not exceed 5m above ground level; and ii. The gross floor area of any building does not exceed 100m²; and 5. The extent of indigenous vegetation disturbed and/or cleared per site to undertake the activity does not exceed an area of 100m² in area. 		Activity status where compliance not achieved: Restricted Discretionary
Controlled Activities		
CE - R17	Natural Hazard Mitigation Structures and Activities in the Coastal Environment not provided for as a Permitted Activity	
Activity Status Controlled Where: <ol style="list-style-type: none"> 1. These are to protect the coastal State Highway, Special Purpose Roads or other Nationally Significant Infrastructure. Matters of control are: <ol style="list-style-type: none"> a. Effects on native wildlife including marine mammals and birds; b. Effects on Poutini Ngāi Tahu values; c. Landscape and visual effects; d. Effects on natural character and natural features; e. Location, dimensions and appearance of the structure; f. Effects on public access to the coast. 		Activity status where compliance not achieved: Restricted Discretionary except Discretionary where these are within the Outstanding Coastal Environment Area
Restricted Discretionary Activities		
CE - R18	Buildings and Structures, Earthworks (including mineral extraction) and Vegetation Clearance in the General Coastal Environment Area not meeting Rule CE - R6	
Activity Status Restricted Discretionary Discretion is restricted to: <ol style="list-style-type: none"> a. Any requirements for landscape evaluation; b. Any effects on native wildlife including marine mammals and birds; c. The extent to which the site is visible from a road or public place; d. The effects on the natural character of the coast; e. The effects on Poutini Ngāi Tahu values; f. The effects on potential or current public access to the coast; f. Design and location of any buildings, structures or earthworks; g. Volume and area of earthworks; h. Area and location of any vegetation clearance; and i. Landscape measures. 		Activity status where compliance not achieved: N/A
CE - R19	Buildings and Structures and Earthworks (including mineral extraction) and Vegetation Clearance in the Coastal Environment and within the High Natural Character Overlay not meeting Rule CE -R11	
Activity Status Restricted Discretionary Discretion is restricted to: <ol style="list-style-type: none"> a. Any requirements for landscape evaluation; b. Any effects on native wildlife including marine mammals and birds; c. The extent to which the site is visible from a road or public place; d. The effects on the natural character of the coast; h. The effects on Poutini Ngāi Tahu values; 		Activity status where compliance not achieved: N/A

<ul style="list-style-type: none"> e. The effects on potential or current public access to the coast; f. Design and location of any buildings, structures or earthworks; g. Volume and area of earthworks; h. Area and location of any vegetation clearance; and i. Landscape measures. 	
CE - R20	Buildings and Structures and associated earthworks and indigenous vegetation clearance within an Outstanding Coastal Environment Area not meeting Permitted Activity Rules
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. This is an addition to an existing building or a building accessory to an existing building; or 2. The building is identified on an approved subdivision plan for the site or where there is no existing dwelling on the site; or 3. This is required for: <ul style="list-style-type: none"> i. A network utility; ii. An agricultural pastoral or horticultural activity in a Rural Zone; iii. A conservation activity; or iv. A recreational activity in any Open Space Zone. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Any requirements for landscape evaluation; b. Any effects on native wildlife including marine mammals and birds; c. The extent to which the site is visible from a road or public place; d. Any effects on the values that make the site Outstanding; e. The effects on potential or current public access to the coast; f. The effects on Poutini Ngāi Tahu values; g. Design and location of any buildings, structures or earthworks; h. Volume and area of earthworks; i. Area and location of indigenous vegetation clearance; j. Landscape measures; and k. Where relevant, matters included within Policy NFL - P6. 	<p>Activity status where compliance not achieved: Discretionary</p>
CE - R21	Natural Hazard Mitigation Structures and Activities in the Coastal Environment not meeting Rule CE - R17
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. These are not within the Outstanding Coastal Environment Area. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Any requirements for landscape evaluation; b. Any effects on native wildlife including marine mammals and birds; c. The extent to which the site is visible from a road or public place; d. Any effects on the natural character of the coast; e. The effects on potential or current public access to the coast; f. The effects on Poutini Ngāi Tahu values; g. Design and location of any buildings, structures or earthworks; h. Volume and area of earthworks; i. Area and location of indigenous vegetation clearance; and j. Landscape measures. 	<p>Activity status where compliance not achieved: Discretionary</p>
CE - R22	Earthworks and indigenous vegetation clearance within the Outstanding Coastal Environment Area not provided for as a Permitted Activity
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. These are for: <ul style="list-style-type: none"> i. Walking/cycling tracks; ii. Roads, farm tracks or fences; iii. Installation of network utility infrastructure; or 	<p>Activity status where compliance not achieved: Discretionary</p>

<p>iv. Establishment of a building platform and access to a building site in an approved subdivision or where there is no existing dwelling on the site; and</p> <p>2. Earthworks and vegetation clearance are the minimum required to undertake the activity.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Any requirements for landscape evaluation; The extent to which the site is visible from a road or public place; Any effects on the values that make the site Outstanding; The effects on Poutini Ngāi Tahu values; Design and location of any earthworks; Volume and area of earthworks; Area and location of vegetation clearance; Landscape measures to reduce the visual effects on the values of the Outstanding Natural Landscape or Feature; and Where relevant, matters included within Policy NFL - P6. 	
<p>Discretionary Activities</p>	
<p>CE - R25 Natural Hazard Mitigation Structures and Activities in the Outstanding Coastal Environment not meeting Rule CE - R17</p>	
<p>Activity Status Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> These will not destroy any Outstanding Natural Feature or the values which make it Outstanding. <p>Advice Note: When assessing resource consents for natural hazard mitigation activities under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required.</p>	<p>Activity status where compliance not achieved: Non-complying</p>
<p>CE - R26 Afforestation with Plantation Forestry in the Outstanding Coastal Environment Area</p>	
<p>Activity Status Discretionary</p> <p>Advice Note: When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required.</p>	<p>Activity status where compliance not achieved: N/A</p>
<p>CE - R27 Buildings, Structures, Indigenous Vegetation Clearance and Earthworks (including mineral extraction) in the Coastal Environment not meeting Permitted or Restricted Discretionary Rules</p>	
<p>Activity Status Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> These will not destroy any Outstanding Natural Feature or the values which make it Outstanding. <p>Advice Note: When assessing resource consents under this rule, assessment against the relevant Coastal Environment, Ecosystems and Indigenous Biodiversity, Natural Features and Landscapes policies will be required.</p>	
<p>CE - R30 Activities in the Coastal Environment that would destroy any Outstanding Natural Feature or the values which make it Outstanding</p>	
<p>Activity Status Non-complying</p> <p>Notification: Applications to destroy any Outstanding Natural Feature or the Values which make it Outstanding will always be Notified to the Geosciences Society of New Zealand and may be publicly notified.</p>	<p>Activity status where compliance not achieved: N/A</p>

Advice Note: When assessing resource consents for activities under this rule, assessment against both the Coastal Environment and Natural Features and Landscapes policies will be required.

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: October 2021
Subject: **Draft Plan Approach to Mineral Extraction**

SUMMARY

Mineral extraction is a key component of Te Tai o Poutini Plan and has been the subject of several reports and discussions with the Committee over the last two years. Most recently a detailed report on this topic was presented to the May 2021 Committee – seeking confirmation of the direction and approach for the topic.

As discussed in those previous reports, there are differing views within the minerals sector about the best way to manage mineral extraction provisions. There are also other stakeholders who have views on how mineral extraction should be managed and it is acknowledged that this is a highly contentious matter.

This paper summarises the proposed approach for the draft Plan and discusses the alternative approaches further. It proposes that an alternative approach can be scoped in detail during the consultation phase on the draft Plan so that the Committee has a full range of options for consideration on what it wants to include in the Proposed Te Tai o Poutini Plan in 2022.

RECOMMENDATIONS

1. That the information be received.

Lois Easton
Principal Planner

INTRODUCTION

1. This report gives an update on the draft provisions for Mineral Extraction in the Plan – the overall approach and the draft Rules for the different Zones.
2. The Committee first discussed the approach in May 2020, reviewed draft Strategic Objectives for Mineral Extraction in October 2020, considered draft Objectives and Policies for the Mineral Extraction Zone and Buller Coalfield Zone in January and May 2021 respectively. The way in which mineral extraction is provided for was also considered in some detail at the May 2021 meeting – recognising that there are different views in the sector about how this should be addressed. At that meeting it resolved the following:

(Moved Roche/Cleine)

9. *That the Committee receives the report.*
10. *That the Committee confirms that it wishes to proceed with including a Mineral Extraction Zone in the Te Tai o Poutini Plan.*
11. *That the Committee confirms it wishes to include a Paparoa Coalfield Zone in the Te Tai o Poutini Plan.*
12. *That the Committee confirms it would like to include the Ross Goldfield for specific identification in the Te Tai o Poutini Plan.*
13. *That the Committee provides feedback on the draft Rules for Mineral Extraction.*
14. *That the Reefton Coal and Gold areas are identified and that Te Kuha is also included in the Buller Coalfield Zone.*

3. The management of mineral extraction is an important strategic matter for Te Tai o Poutini Plan (TTPP). However, it must be recognised that the role of TTPP in regulating mineral extraction is relatively small, as there are many layers of regulation which sit over the minerals sector.
4. Since the May 2021 meeting, staff have had further meetings and workshops with members of the minerals sector on the approach and draft provisions.
5. As part of this, the potential separate Paparoa Coalfield Zone has been discussed with the mining companies in the area. They have confirmed they would prefer for the area to be included in the Mineral Extraction Zone, rather than having a separate Paparoa Coalfield Zone, so staff have not progressed this further.

PROPOSED APPROACH FOR DRAFT PLAN

6. The current proposed approach to Mineral Extraction filters down from the strategic importance of this activity to the West Coast. A specific Buller Coalfield Zone is proposed (encompassing the hard coking coal mines on the Stockton and Denniston Plateaux) as well as a region-wide Mineral Extraction Zone encompassing specific spatial locations of mining and quarrying activity across the West Coast. Alongside this, provisions for mineral extraction will also be provided in other parts of the Plan, recognising that the mineral resources of the West Coast are widespread and not confined to a small number of locations.
7. Minerals sector interests have provided shapefiles for sites they would like to see in the Mineral Extraction zone. These are outlined below and draft maps identifying these sites are contained in Appendix One. There are further potential mineral extraction sites for inclusion within the zone, though at this stage insufficient spatial information has been provided to the team to enable their inclusion. It is hoped that the publication of the draft Plan will further encourage parts of the sector to engage with TTPP and provide the necessary information.
8. Mineral Extraction Sites included in draft Mineral Extraction Zone so far are:
 - Miedema Quarry Karamea 20.234ha rock
 - New Creek Mine Inangahua coal
 - Giles Creek Mine Reefton 541 ha coal
 - Island Block Reefton 3.66ha coal load out
 - Kirwins Hill Mine Reefton 29785 ha minerals
 - Echo Mine Reefton

- Maimai Siding – coal load out
 - Spring Creek Mine Runanga 943.2ha coal
 - Rajah Mine Runanga 275.25 ha coal
 - Mt Davy Mine Runanga 664ha coal
 - Roa Mine Runanga 152,484ha coal
 - Strongman Mine Runanga 3 sites total 945.61ha coal
 - Blackball Quarry Blackball 3.616ha rock
 - Grey Valley Distribution Centre Ikamatua coal
 - Kiwi Quarry Stillwater 5.824ha Rock
 - Inchbonnie Quarry Rock
 - Camelback Quarry Rock
 - Okuru Quarry 6.653ha Rock
 - Ianthe Forest Aggregate and Gold 447.5ha
 - Ianthe Forest Gold 272.6ha (potential stone)
 - Dunganville Gold 680 ha
9. In addition, shape files have been provided for extensive areas that cover a number of titles and ownerships for the Ross Goldfield, Rimu Channel and Kumara Greenstone. Staff are still working through the exact boundaries that can be accommodated within the zone.

MERITS OF PROPOSED APPROACH

10. During the course of consultation with stakeholders around the proposed approach it is clear that there are differing views on the merits of having specific zones for Mineral Extraction.
11. Staff have proposed separate zones principally because:
- a. The Stockton Mine is over 1000 ha in size and has a wide range of activities occurring which would make it difficult to set an appropriate framework for management of consenting the activities within the General Rural Zone;
 - b. The Committee has provided direction that it seeks to enable mineral extraction and that, where possible, Permitted Activities should be considered. A Permitted Activity framework for many aspects of mineral extraction is difficult to achieve in the General Rural (and other) Zones because of the potential impact on other activities (e.g. residential dwellings) that are already provided for within these Zones;
 - c. Inclusion of specific zones aids as a method to reduce reverse sensitivity issues for the sector.

CONCERNS WITH PROPOSED APPROACH

12. There is no doubt that mineral extraction is likely to be a contentious issue. There are some minerals sector stakeholders who think that having a separate zone, will draw attention to the provisions and result in a greater level of scrutiny.
13. These stakeholders seek an approach of very permissive provisions for mineral extraction to be located within the General Rural Zone, something that staff believe will be difficult to defend given the range of other stakeholders and activities occurring in this zone.
14. Staff consider that regardless of what section of the Plan the minerals extraction provisions are found in, they will be subject to a high degree of scrutiny from stakeholders of all views that are interested in these matters.
15. Discussion with one key stakeholder – the Department of Conservation, indicates that they have no inherent concerns with the principle of identification of areas within the Buller Coalfield and Mineral Extraction Zones, particularly for sites that are currently being used for this purpose. Their interest will be on the provisions in relation to matters such as native vegetation clearance and effects on fauna and landscape.
16. Some specific matters recently raised by letter to the Committee from some members of the minerals sector are outlined and responded to in the table below.

Concern	Staff response
Draft Objectives, Policies and Rules don't sufficiently enable Mineral Extraction District Wide	<p>Staff have drafted provisions that they believe are defensible in an RMA context. There are strategic objectives for mineral extraction which sit across the whole plan, as well as an Objective and 6 policies within the General Rural Zone and additional policy in the Open Space Zone. There are specific rules for mineral extraction in these two zones, alongside the Special Purpose Zones for identified mines and quarries.</p> <p>Staff have reviewed detailed comments from the sector, and where this fits with the overall approach and wording of the plan, have amended provisions. This includes after the last consultation adding an additional Objective and Policy to the General Rural Zone.</p> <p>In developing the provisions a consultant who undertakes the majority of the mineral extraction management in the Buller District has provided key input and guidance - Rebecca Inwood. Ms Inwood is very familiar with existing mineral extraction operations and management, and has considerable experience in this matter, as well as having undertaken alluvial gold mining operations on her own family farm.</p>
Concern that the Mineral Extraction Zone will not survive the Plan process.	<p>While there may be some stakeholders and future submitters who are opposed to the idea of a mineral extraction zone, this is not on a basis strongly supported by any resource management principle, and there are mineral extraction and quarry zones in locations throughout New Zealand. Staff do not believe there is any inherent reason why a Mineral Extraction Zone would not be successfully included in any final (post appeal) Plan, and the focus should be on what is the best approach to support the Committee intent for the activity.</p> <p>Staff consider that the draft Plan is very clear that mineral extraction is an expected activity outside of the mineral extraction zone and have written provisions that they consider are as enabling as possible to defend in what will be a robust process.</p>
Seeking an Alternative Approach of District Wide Provisions only in a separate Mineral Extraction Chapter	<p>This is an option that staff are happy to consider, but given the compressed timeframes, it has not been possible to completely develop alternative provisions for a District Wide Chapter prior to the draft Plan.</p> <p>An alternative District Wide option could be developed during the draft Plan consultation process for the Committee to consider.</p> <p>Staff do however caution, that regardless of approach (District Wide or Zones) the suggestion that there is room to make provisions for mineral extraction even more enabling than the current draft are unrealistic. What are currently proposed are understood by staff to be the most enabling provisions in the country and for some types of mineral extraction are less restrictive than the current approach in the Buller and Westland Plans.</p>
Concern that the current provisions are more restrictive than the existing district plans.	<p>Staff consider that this is an erroneous statement in relation to Buller and Westland. Currently all mineral extraction in Buller and Westland is a Restricted Discretionary Activity. If native vegetation clearance is required, quite quickly (in terms of land area) that then becomes a Discretionary Activity under the current Plans.</p>

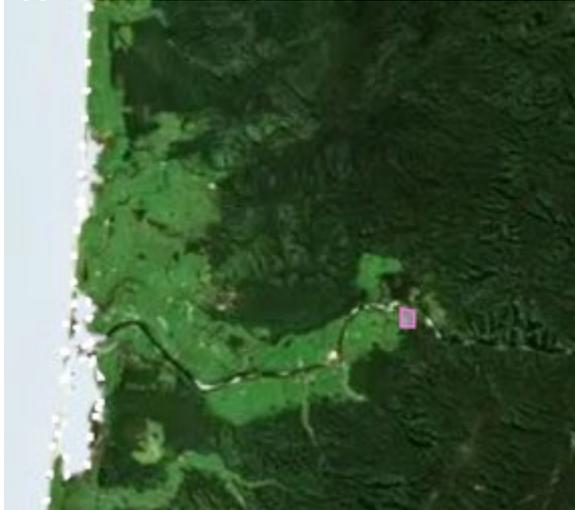
	In relation to Grey, the Grey Plan does not list activities – so the statement that mineral extraction is a Permitted Activity is also incorrect. The Grey Plan instead relies on a range of thresholds around noise/traffic generation, vegetation clearance and other matters, regardless of activity type, to determine resource consent status. This has recently seen for example, the proposed Barrytown mine being assessed as a Discretionary Activity consent. However it is acknowledged that smaller scale mineral extraction activities would be unlikely to require consent under the current Grey Plan.
Need for supporting economic information	Staff agree that supporting economic information would be very useful and have proposed the undertaking of an economic study to support the Plan approach. This is budgeted to be undertaken over the next 6 months.
Which mines are included in the zone	Staff have sought the sector to identify areas that they believe should be included in the Buller Coalfield and Mineral Extraction Zones. These include some alluvial gold areas, where shape files have been provided by the sector. Staff have advised that an activity that will not be undertaken in a locality for the life of the plan, or where activities on the site will occur other than mining, they may not be best located in the Zones as these are so focussed on supporting mineral extraction, that other uses are very restricted.
Indigenous vegetation clearance and landscape rules applying to all zones	As has been discussed in relation to these natural environment matters, TTPP is obliged to put in place indigenous vegetation and landscape protections regardless of land ownership or zoning. However there is some case law to support having a less restrictive approach in dedicated mineral extraction zones – and this is reflected in the draft Controlled Activity for new mineral extraction activity (where consent must be granted) in the Mineral Extraction and Buller Coalfield Zones.
Feedback not taken on board by staff	Staff have made significant amendments to the provisions based on sector feedback, including the development of an additional policy and objective. However the minerals sector is not writing the Plan, and staff have had to make sure that the wording and approach is consistent with the whole Plan, and that amendments in one place do not contradict another part of the Plan. Staff welcome further feedback on the provisions when the whole draft Plan is available for comment.
Need for further technical workshop	With the decision to progress a fast tracked process, staff have had to compress 18 months' work into 8 months. With only 1.6 staff members working on the plan, resources have been incredibly stretched. Three zoom workshops have been held with the minerals sector in the last 6 months. The limited capacity and unavailability of resources has been explained to the sector on several occasions. There has simply been too much work to do to finalise the draft Plan to also provide for a further technical workshop with the minerals sector. However this will be possible during the consultation process on the draft Plan.

NEXT STEPS

17. The draft provisions for the Minerals Extraction Zone and the Buller Coalfield Zone are included in the Special Zones chapter which is the subject of a separate paper for the Committee to review. The General Rural Zones provisions (including the additional objective and policies) were considered by the Committee at the September meeting.

18. Once staff have finished working on the draft Plan, they will be able to scope in detail how a specific Minerals Extraction District Wide approach could be undertaken. This can then be compared with the current draft and discussed with the Committee and sector during the consultation period on the draft Plan. Feedback from other key stakeholders will also be sought at this time, and a report on the outcomes will be brought to the Committee for decision on what approach to take in the Proposed Plan.

Appendix One: Maps of Areas to be Included in the Proposed Mineral Extraction Zone

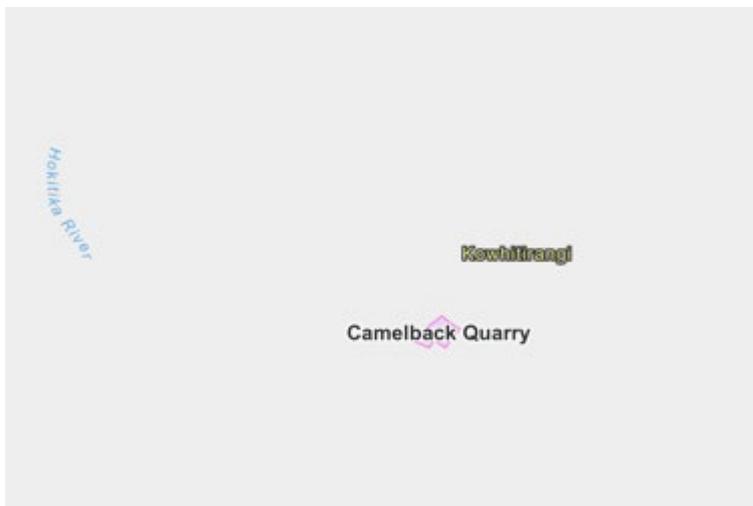


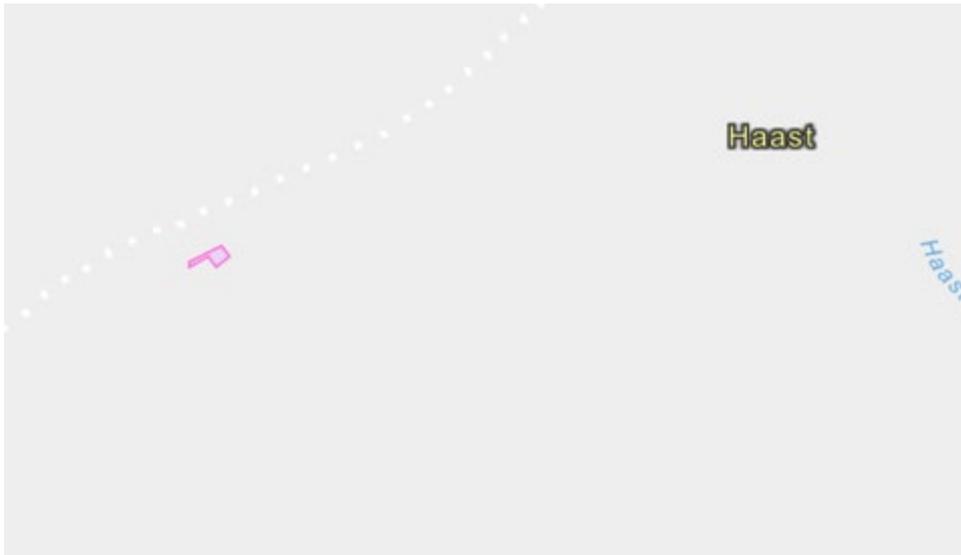
Giles Creek, Kirwins Hill, Echo, Island Block and Maimai Siding - Reefton



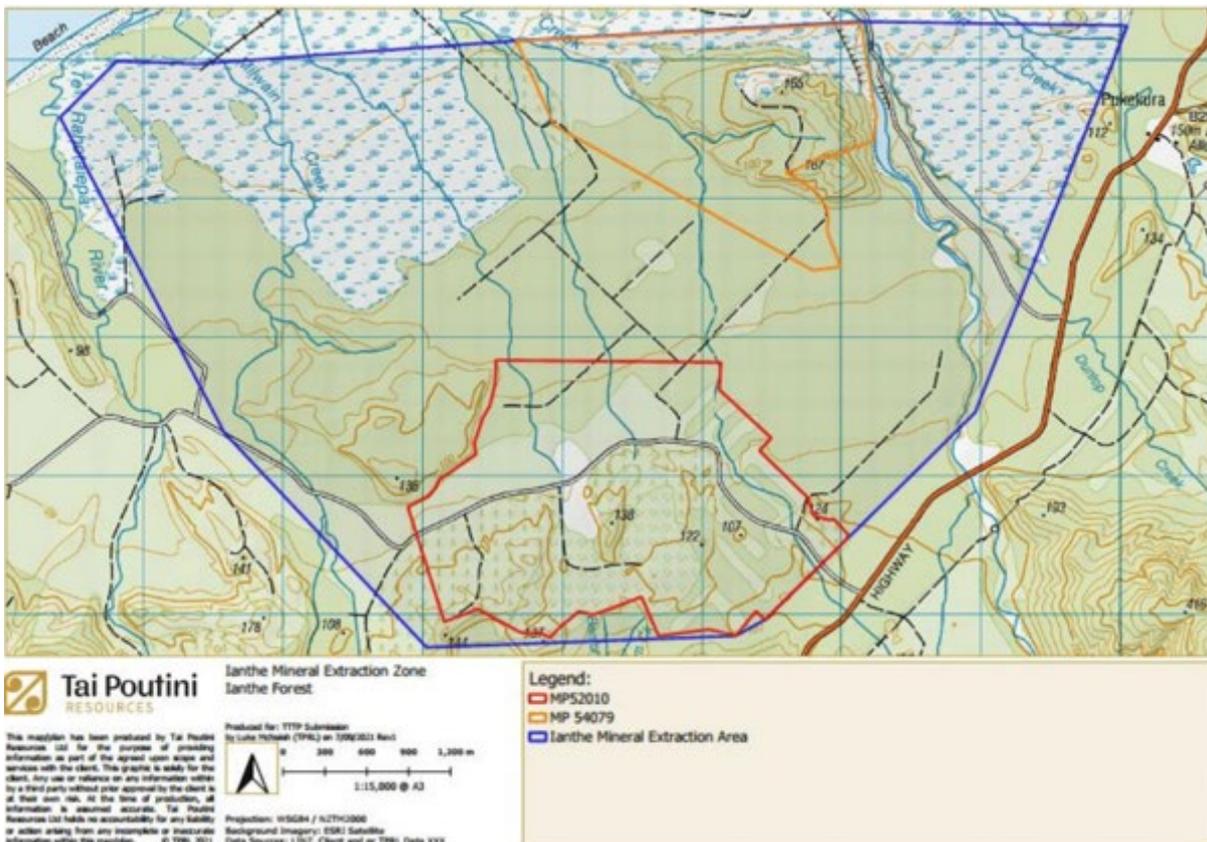
Paparoa mines – Strongman, Mt Davy, Spring Creek, Rajah, Roa and Blackball Quarry, Kiwi Quarry and Roa coal handling



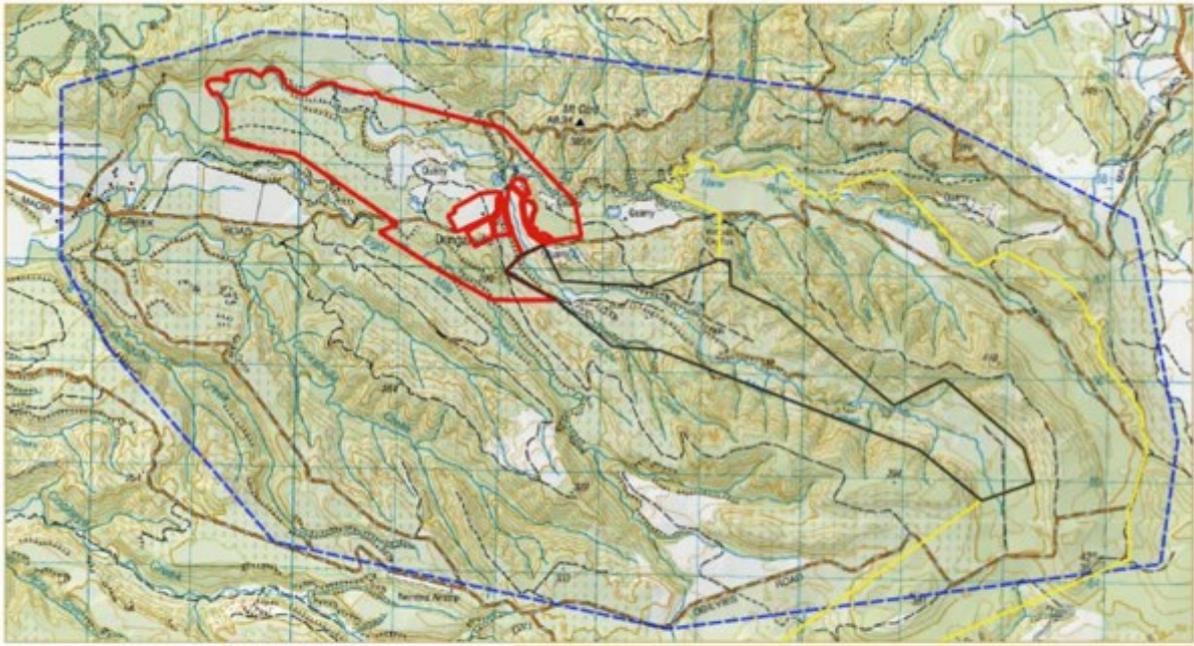




Okuru Quarry



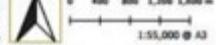
Ianthe Forest (MPS2010 and MP 54079 to be included in Mineral Extraction Zone)



**Mineral Extraction Area
Dunganville**

This mapfile has been produced by Tai Poutini Resources Ltd for the purpose of providing information as part of the agreed upon scope and services with the client. This graphic is solely for the client. Any use or reliance on any information other than that provided by the client is at their own risk. To the best of our knowledge, all information is assumed accurate. Tai Poutini Resources Ltd holds no responsibility for any liability or action arising from any inaccuracy or incomplete information within this mapfile.

Produced for: TITP
By Luke McQueen (TPE) on 13/09/2021 Rev 1

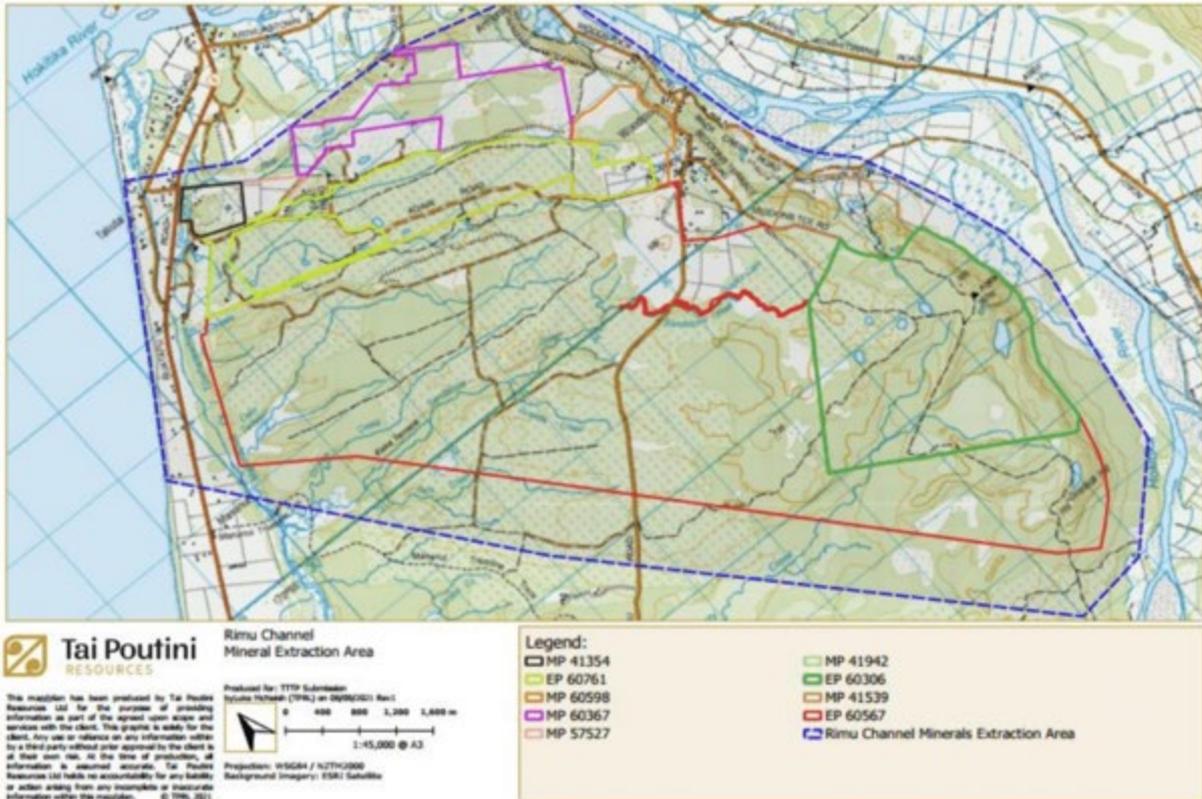


Projection: WGS84 / NZTM2000
Background Imagery: ESRI Satellite
Map Imagery: TPE, Mountain 4 Pro XXXX
Data Sources: LINZ, Client and/or TPE Data XXX

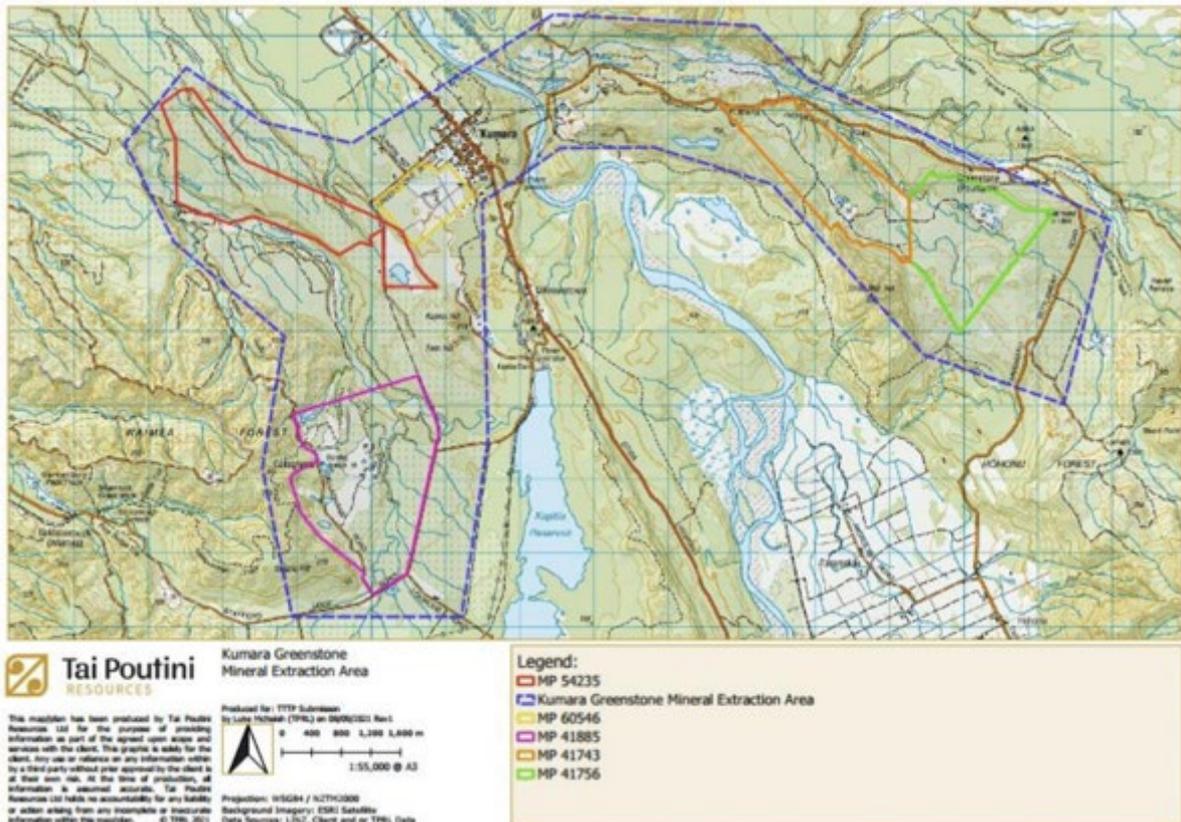
- Legend:**
- ▭ EP 60458
 - ▭ Dunganville Extraction Area
 - ▭ MP 41871



Ross Goldfield – exact boundaries for the zone still being worked through



Rimu Channel – exact boundaries of Mineral Extraction Zone still being worked through



Kumara Greenstone – exact boundaries of mineral extraction zone still being worked through



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner

Date: October 2021

Subject: **Community Living Precinct**

SUMMARY

This report brings the draft policies and rules for the Community Living Precinct – a Precinct within the General Rural Zone that is intended to apply to the Gloriavale community areas within Grey District.

The Precinct is intended to cover the areas currently used and proposed in the future for use as the living and community space on the properties – including provision for on-site community wastewater, water supply, energy generation and schooling for its residents. It is also the location of several rural industries.

The draft policies and rules are intended to create a framework where the expected activities are subject to a relatively light level of District Plan regulation – and links to the development of a Concept Plan for the sites. Both the Gloriavale sites are relatively distant from neighbours and are not visible from public places, so neighbour impacts are likely to be minimal in these locations.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Committee provide feedback on the draft Policies and Rules for the Community Living Precinct

Lois Easton

Principal Planner

BACKGROUND

1. The Gloriavale community has largely been established via resource consent in the Rural Environment of Grey District. The community now is home to more than 600 residents and provides on-site servicing (wastewater, water supply) and schooling for its residents. It is also the location of several industrial businesses, as well as two large farms. Expansion of the community to other locations is also being considered.
2. While a Special Zone is not able to be justified under the National Planning Standards for this area, the nature of the community is such that it would not fit easily within a Settlement Zone. Instead, a Communal Living Precinct within the General Rural Zone is proposed, and this paper sets out how that might look.
3. When considering the area that the Precinct should cover, staff propose that it should not cover the entirety of the Gloriavale landholdings (which are extensive and include a large dairy farm and regionally significant wetland) but be focussed on the areas where development is most appropriate, given environmental constraints. The following areas are suggested for inclusion within the Precinct:
 - a. The main Gloriavale complex and surrounding land associated with that at Haupiri
 - b. The main developable area at the Lake Brunner site.

MATTERS TO CONSIDER IN DEVELOPING POLICY AND RULES

4. In terms of how the current Gloriavale community works, it has grouped accommodation around community facilities and a school. However, because residents are also employed on site, it also includes rural industrial development (a rendering plant), an engineering workshop and manufacturing facilities processing product derived on their properties (honey, milk).
5. Discussions with the community leaders indicate that they wish to develop their new property in a similar way, although accommodation will be provided in individual units, rather than the current block/dormitory type arrangements.
6. Feedback from the Grey District Council staff is that they support a precinct, to cover the new site as well as the existing location. The main point of a precinct would be to reduce the complexity of consenting requirements – so more like the approach of a special purpose zone.
7. The locations where the proposed precinct would occur do have significant natural environment values – including areas of regionally significant wetland, outstanding natural landscape and potentially significant native vegetation. There are substantial cleared areas and “not significant” locations on the properties also, where development could be appropriately located. The alpine fault is present on the current Gloriavale and Waikite Downs properties, however there are no plans to develop closer to the Faultline.

PROPOSED APPROACH

8. A mechanism to give some certainty on environmental effects, while recognising that the development should be allowed to proceed without unnecessary consenting requirements would be ideal. A Concept Plan developed by the Gloriavale community – which identified specific locations for different facilities would seem to be the best approach. This could be included in the relevant appendices of TTPP.
9. Without such a concept plan, staff consider that more oversight and resource consents for many activities would be necessary, though for “expected and appropriate” activities, a less restrictive approach than the General Rural Zone provisions could be provided for.
10. In terms of policy, the General Rural Zone policies would apply, but as for the Settlement Zone Precincts, specific policy to support the precinct is required. A proposed draft policy is outlined below.

PROPOSED PROVISIONS

Policy 1: Subdivision, use and development within the Communal Living Precinct should:

- a. Provide for grouped housing, community infrastructure and other activities with appropriate buffers to avoid impacts on the amenity of surrounding properties and the environment;
- b. Minimise any impacts on natural environment values and appropriately locate land based wastewater treatment infrastructure to avoid adverse effects on water quality and mauri;

- c. Provide for appropriate expansion and redevelopment of the buildings and activities within the precinct, allowing for change and growth of the communities within it; and
- d. Be undertaken in a planned manner, in accordance with a concept plan agreed with the Grey District Council.

Rules

- 11. Analysis of the types of activity and how they would fit with the draft Rural Zone rules compared with a potential "Community Living Precinct" approach is outlined in the table below.

Type of activity	General Rural Zone	Community Living Precinct
Multiple residential dwellings (housing hundreds of people) – potentially 30-50 individual dwellings clustered together	Non- complying activity	Permitted subject to concept plan to be included within TTPP Otherwise Controlled
Water supply and treatment plant – community scale	Community water supply and treatment plant Discretionary	Controlled subject to concept plan to be included within TTPP [need a process to check infrastructure is adequate and Poutini Ngāi Tahu concerns are addressed] Otherwise Discretionary [will also need a water take and discharge consent from regional council]
Wastewater treatment plant – community scale	Community wastewater treatment plant Discretionary	Controlled subject to concept plan to be included within TTPP [need a process to check infrastructure is adequate] Otherwise Discretionary [will also need a discharge consent from regional council]
Energy generation – community scale	Permitted or Restricted Discretionary depending on location and size	Permitted subject to concept plan to be included within TTPP Otherwise General Rural Zone rules apply
Agricultural, Pastoral and Horticultural Activities (incl. quarry, on-site processing of products produced on site, rural produce retail)	Permitted Activity	Permitted Activity
Community facilities [includes health facilities]	Restricted discretionary up to 250m ² (non-rural activity)	Permitted subject to concept plan to be included within TTPP Otherwise Controlled
Education facilities	Restricted discretionary up to 250m ² (non-rural activity)	Permitted subject to concept plan to be included within TTPP Otherwise Controlled
Rural industry	Restricted discretionary activity	Restricted discretionary activity
Intensive indoor primary production	Restricted discretionary activity	Permitted subject to concept plan to be included within TTPP Otherwise Controlled
Visitor accommodation	Permitted if associated with a residential activity (would their hunting lodges qualify)? Otherwise Restricted Discretionary	Permitted

Other non-rural activities (e.g. commercial, general industrial)	Discretionary	Discretionary
--	---------------	---------------

NEXT STEPS

12. The draft provisions will be consulted on as part of the draft Te Tai o Poutini Plan consultation process.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: October 2021
Subject: **Miscellaneous Overlays – Airport Flight Paths, Airport Noise Contours,
Highly Productive Land**

SUMMARY

There are a range of overlays for inclusion in Te Tai o Poutini Plan. These are spatial layers with particular values which lead to additional requirements on top of the zone rules. This paper brings three overlays that have not been discussed in detail previously to the Committee – the Airport Flight Path Overlay, Airport Noise Contours and Highly Productive Land Overlay.

RECOMMENDATIONS

1. That the information be received.
2. That the Committee confirm whether it wants to proceed with the Highly Productive Land Overlay in the draft Te Tai o Poutini Plan.

Lois Easton
Principal Planner

INTRODUCTION

1. Overlays are proposed for inclusion within Te Tai o Poutini Plan to sit across the zones and reflect issues which do not follow zone boundaries. There are a large number of overlays within Te Tai o Poutini Plan, reflecting various issues. This report brings four overlays to the Committee that relate to matters which have not had detailed discussion as yet.

AIRPORT FLIGHT PATH OVERLAYS

2. The current airports of Westport and Hokitika and the Karamea and Greymouth Aerodromes currently have flight path overlays within the existing respective district plans. These have been reviewed and the current overlays are proposed to be included within Te Tai o Poutini Plan. These reflect the different flight paths – including heights, that planes take when landing and taking off from the airports and aerodromes and their key purpose is to protect aircraft safety. The Airport Zone provisions have been drafted with the expectation of Flight Path Overlays – the key provision being that it is a non-complying activity for a building, structure or tree to project into the overlay area. A similar provision around height restrictions within the airport flight path overlay may also needed to be added into other zones.
3. The Airport Flight Path Overlays are shown in Appendix One.

AIRPORT AND HELIPORT NOISE CONTOURS

4. Noise Contours are being developed for Te Tai o Poutini Plan. These have been based on the current airport/aerodrome/heliport usage with an allowance for growth. The key purpose is to protect the facility from reverse sensitivity impacts and ensure that any new development is designed and constructed in such a way that it does not compromise future use of the airport. Draft Noise Rules have been developed for the overlays – which require that within the 50dBA contour (Franz Heliport) and 55dBA contour (Hokitika and Westport Airports, Greymouth and Karamea Aerodromes) that any new residential or other sensitive activity be required to include noise insulation at the time of construction to mitigate the impact of the airport activity. The noise contour at which noise insulation is required reflects the relevant New Zealand Standard. Because helicopter noise is different to plane noise a different New Zealand Standard applies, and the contour whereby noise insulation is required is also different.
5. The Noise Contours for the Hokitika and Greymouth airports and Franz Josef Heliport are contained in Appendix Two. At the time of writing the contours were not available for Westport and Karamea airports but will be presented to the Committee meeting. Key things to note are:

Hokitika Airport

- The noise contours were developed including an allowance for an increased volume of plane and helicopter traffic and also for a change from the QF 300 aircraft to the larger ATR Turbo prop aircraft;
- The 50 dBA contour extends beyond the airport land, but the 55dBA contour is restricted only to land within the proposed Airport Zone;
- The Seaview land is a large distance from the 55 and 50 dBA contours and should be unaffected by an increase in use of the Hokitika Airport.

Greymouth Aerodrome

- The noise contours were developed allowing for an increased volume of plane and helicopter traffic but no substantial change in aircraft types
- The 50 and 55 dBA contours both extend beyond the airport land – over areas of Emergency Services and industrial development. The 55dBA contour also extends over a small part of the Te Nikau Greymouth Hospital complex.

Franz Josef Heliport

- The noise contours were developed based on the peak amount of helicopter use from 2018 – prior to major road closures and COVID. They reflect a higher level of noise than is currently the place but have been developed on the assumption that as tourism returns the use will increase back to that peak. It should be noted that the Franz Josef Heliport was the busiest heliport in New Zealand at that time by some considerable margin.
- Analysis of the flight paths and associated noise from helicopters stored in other locations flying to the Heliport was also undertaken.

- The 50dBA noise contours for Franz Josef Heliport extend significantly into the Franz Josef town and are considerably larger than the noise contours provided at the time the Heliport was Designated. The majority of dwellings and visitor accommodation are currently located within the 50dBA contour.
- The proposed Rule in the Plan would mean that any new residential or visitor accommodation activity would require noise insulation to be installed.
- Under the New Zealand Standard (NZS 6704: 1994 for helicopters and NZS 6805: 1992 for aircraft) the recommended management approach where an airport or heliport impacts negatively on the noise environment of residential dwellings is that the airport/heliport takes responsibility for retrofitting the residential dwelling to meet acceptable noise insulation levels. This is normally able to be achieved by installing mechanical ventilation so that window opening in the dwelling is not required. This is a matter which is considered to be outside Te Tai o Poutini Plan and has not been addressed further.
- The heliport does have a very significant effect on the amenity of the town centre also, however this is also not proposed to be regulated.
- The noise contour has been used to inform zoning discussions around Future Franz and the proposed zoning to be included in Te Tai o Poutini Plan.

Westport Airport and Karamea Aerodrome

- The noise contours assume an increase in air traffic.
- The noise contours cover primarily rural land and align strongly with the existing Airport Flight Path Overlays

HIGHLY PRODUCTIVE LAND

5. Highly productive land of the type suitable for arable farming and horticulture is of very limited availability on the West Coast.
6. In developing the draft provisions for Te Tai o Poutini Plan General Rural Zone, provisions to protect these values are included as follow:
 - Policy recognising the importance of this land in the General Rural Zone and Subdivision provisions;
 - Having no Permitted Activity for Mineral Extraction in the Highly Productive Land overlay;
 - Intensive Indoor Primary Production, Rural Industry and Non-rural activities in the overlay require a Discretionary, rather than Restricted Discretionary consent;
 - Assessment of impacts on production values of Highly Productive Land in relation to subdivision rules.
7. As drafted currently the Plan provisions have policy and rules for Highly Productive Land. An alternative approach could be to retain some policy provisions, and consider the Highly Productive Land overlay only where resource consent is triggered for other General Rural rule matters.
8. A draft Overlay of Highly Productive Land based on the Landcare Research Land Use Capability mapping has been developed. This is included in Appendix Three.
9. This is a matter the Technical Advisory Team do not have strong views on – and direction from the Committee about whether to include the Overlay in the draft TTPP is sought.
10. In terms of benefits of regulation – this type of land is very limited on the West Coast – in particular the soil types which suit arable farming and horticulture. Once the soil structure is lost it is not able to be recovered. Including some restrictions to prevent this preserves the potential horticultural uses for the future. With a changing climate and increased diversification of land uses in some locations horticultural uses may become more significant in the West Coast in the future.
11. In terms of negatives – the overlay is based on relatively large scale mapping – at a 1:50,000 scale. This does mean that potentially less productive areas are also captured in the overlay. Field horticulture currently really only occurs at Karamea and the provisions may be seen as an unnecessary restriction. Increasingly crops which might be grown on the West Coast are using glasshouse systems (e.g. the tomatoes at Karamea, blueberries in many parts of the country) and these systems do not rely on particular soil types.

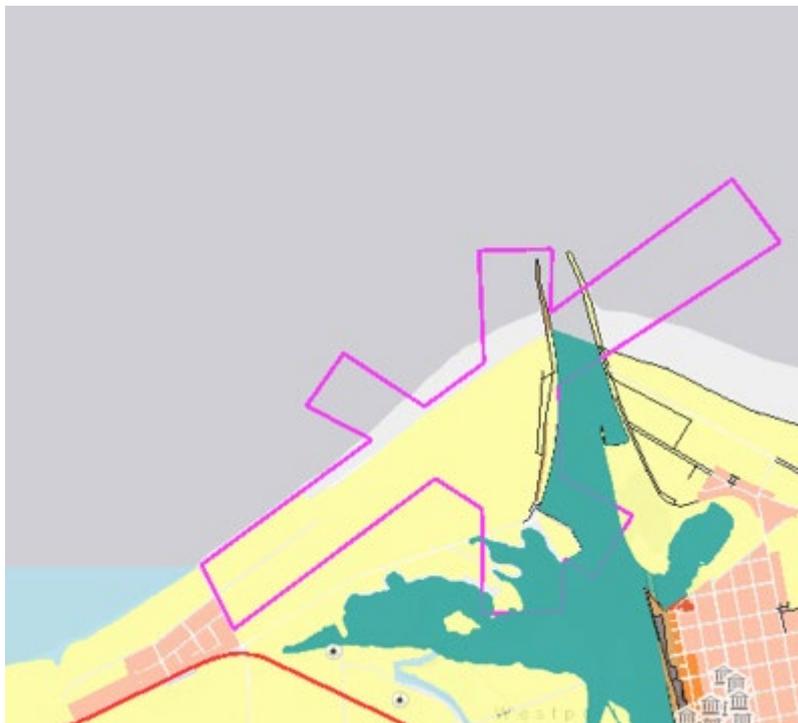
NEXT STEPS

12. The draft provisions will be included in the draft Te Tai o Poutini Plan and maps. The full draft Plan will be brought back to the Committee in December and is proposed for consultation from January 2022.

Appendix One: Airport Flight Paths



Karamea Airport Flight Path Overlay



Westport Airport Flight Path Overlay

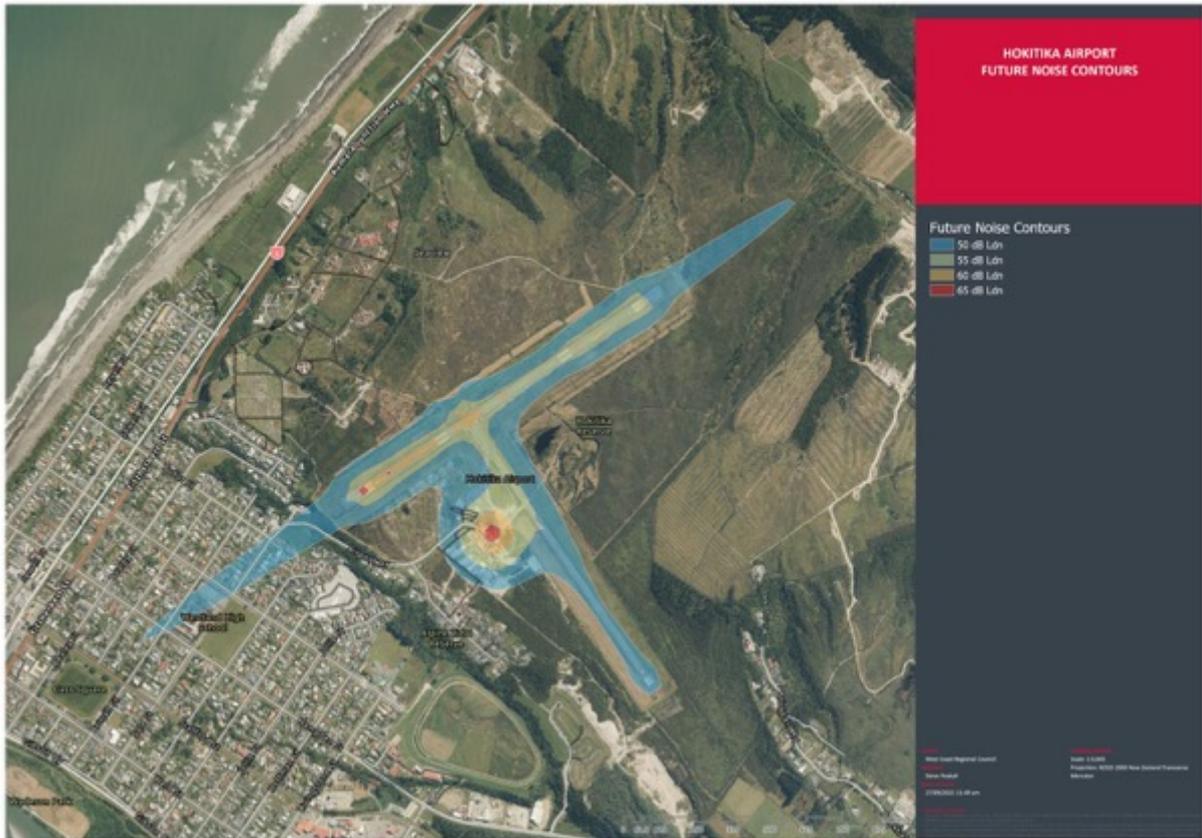


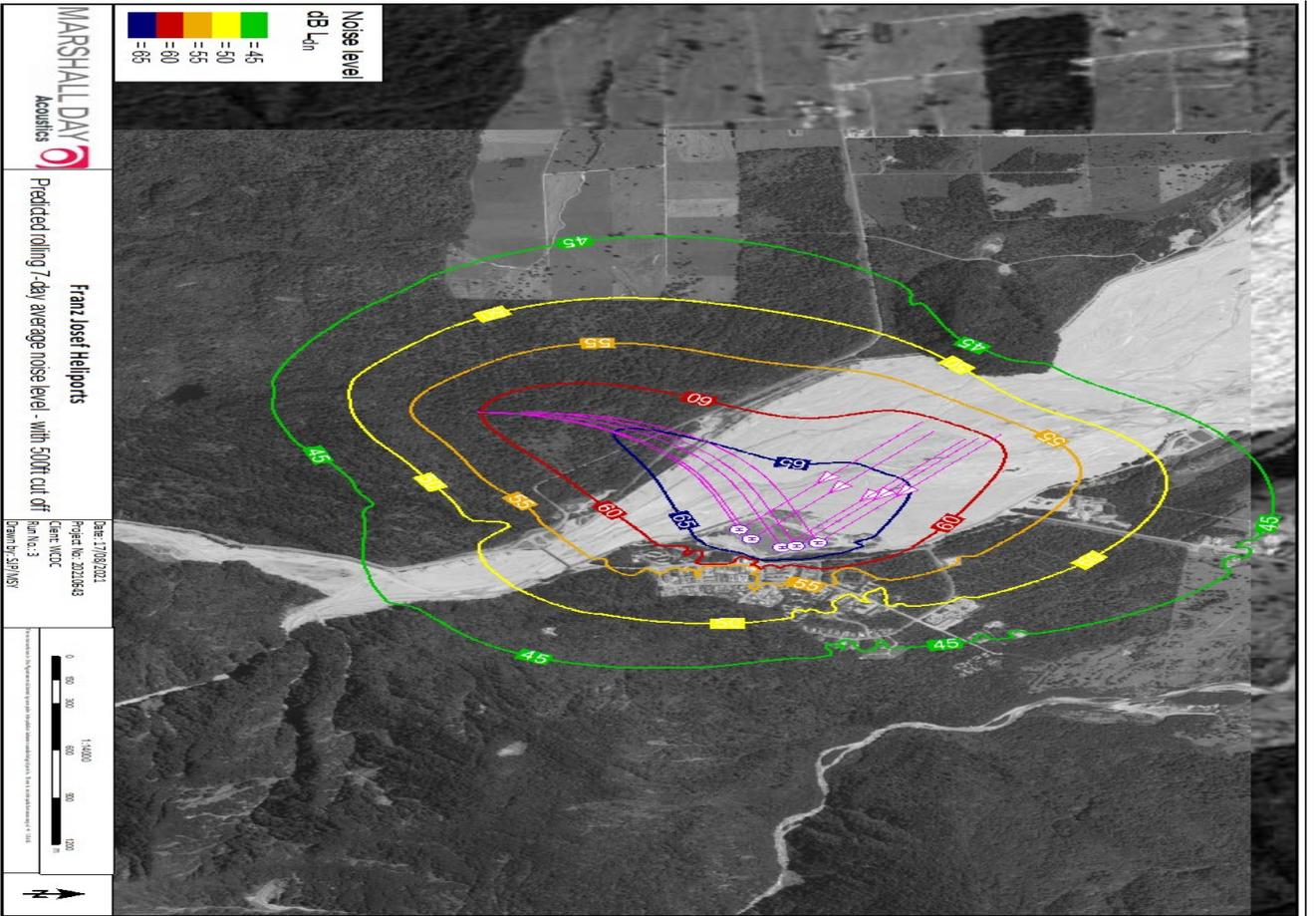
Greymouth Airport Flight Path Overlay



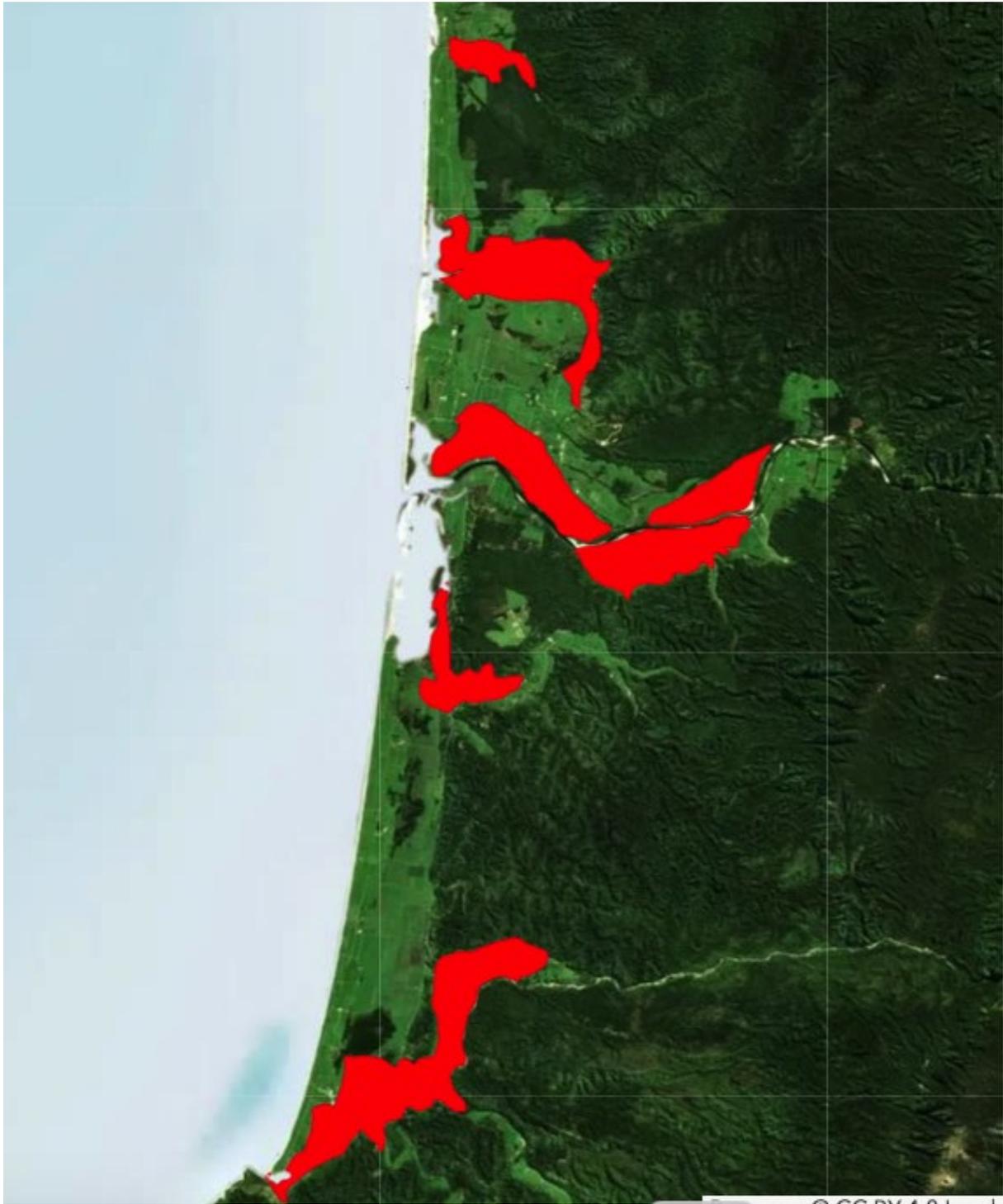
Hokitika Airport Flight Path Overlay

Appendix Two: Airport Noise Contours





**Appendix Three: Highly Productive Land Overlay
Karamea**



Seddonville



Waimangaroa



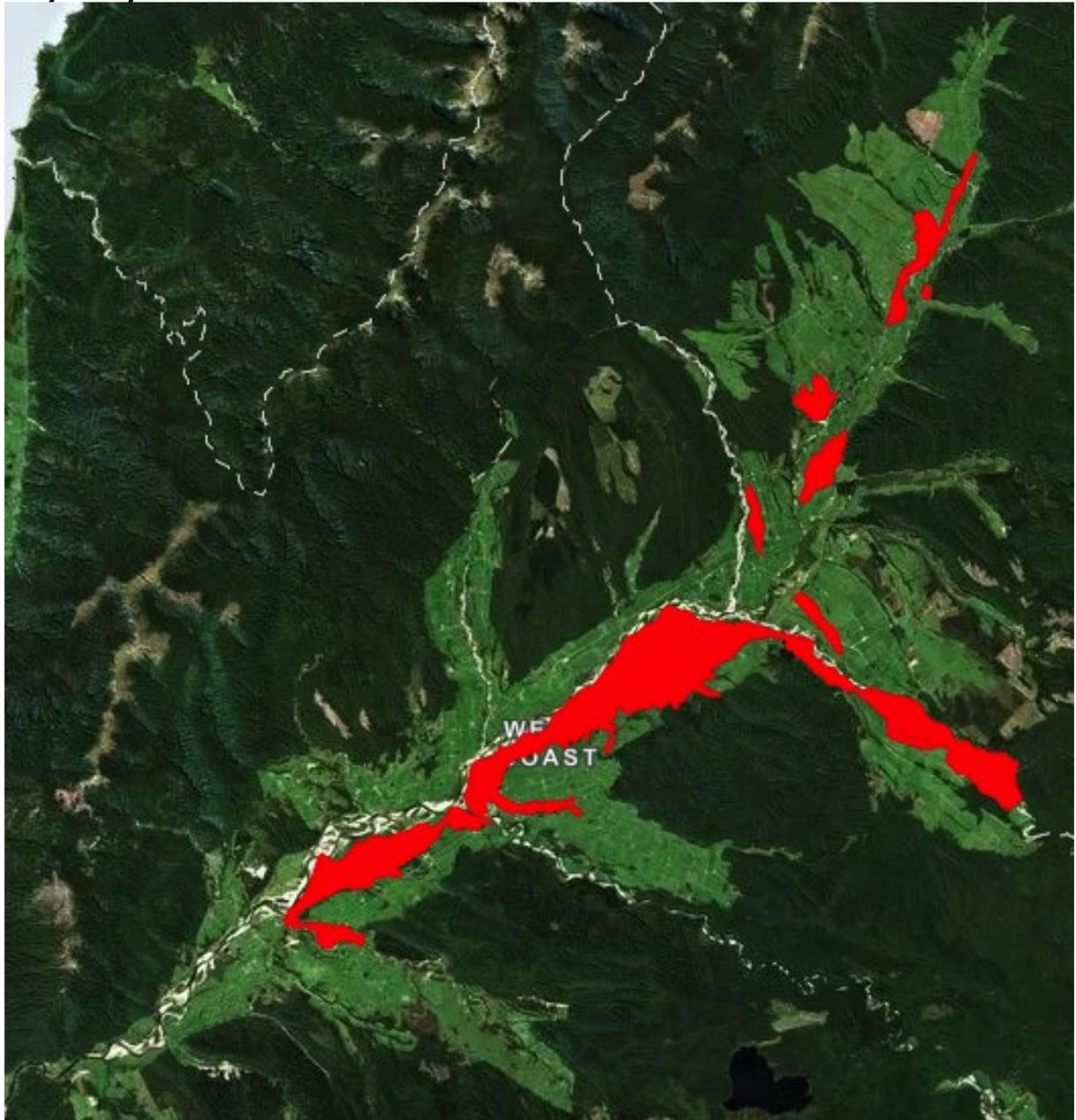
Westport



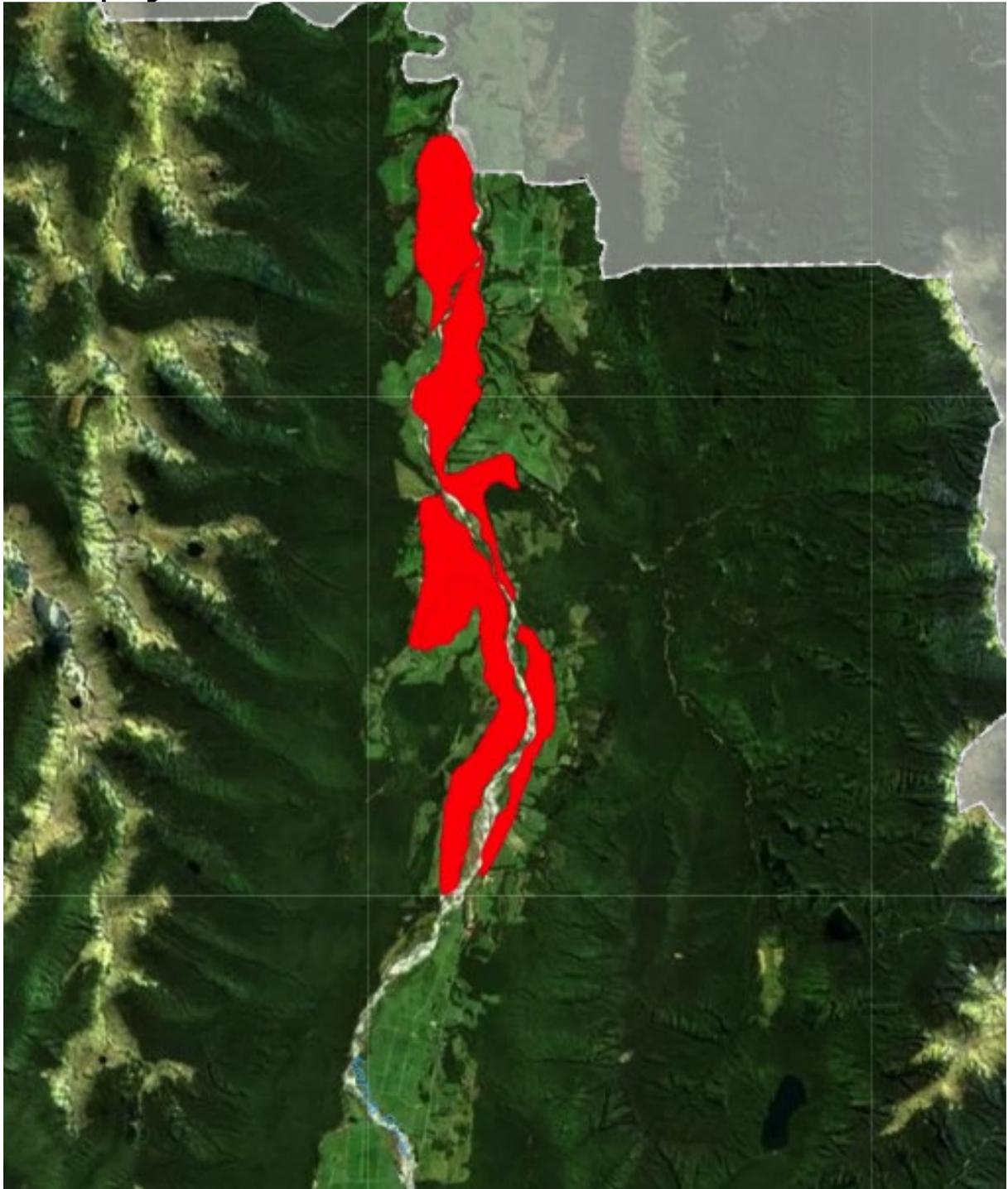
Reefton-Inangahua



Grey Valley



Maruia Springs



Arahura-Awatuna





Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner

Date: October 2021

Subject: **Sites and Areas of Significance to Māori – Update on Development of Schedule and Overlays**

SUMMARY

This report gives an update on the development of the Sites and Areas of Significance to Māori schedule and overlays.

A list of Māori sites of archaeological significance has been obtained from the archaeological society, however the majority of the schedule and overlay are being developed by Poutini Ngāi Tahu. Some of this information will not be finalised ahead of the draft Plan consultation process.

This report gives an update on progress and proposed consultation approach.

RECOMMENDATIONS

1. That the Committee receive the report.

Lois Easton

Principal Planner

BACKGROUND

1. Draft Objectives, policies and rules for Sites and Areas of Significance to Māori have been developed for the draft Te Tai o Poutini Plan (TTPP).
2. These refer to a schedule and mapped areas to be included within the Plan.
3. Poutini Ngāi Tahu are currently identifying and mapping many of these areas. Advice from Poutini Ngāi Tahu is that with the amount of work required, and the limited time in each week available to do the work, not all sites and maps will be able to be completed ahead of the draft TTPP consultation. It is expected that the information will be complete by the end of March 2022 in time for inclusion in the Proposed TTPP.
4. The main types of sites and progress with their development in time for the draft TTPP are outlined in the table below:

Type of Site	Schedule or Map	Status for draft Plan
Pounamu overlay	Map	Mapped. Able to be included
Aotea overlay	Map	Currently being mapped. Able to be included
Cultural landscapes	Map	Currently being mapped. Able to be included
Specific sites and areas of significance	Schedule and map	Schedule currently being developed. Mapping underway. This work will not be completed ahead of the draft Plan.

5. The identification work done to date for specific sites, has found that they are almost all either located on Poutini Ngāi Tahu Land or land held in the conservation estate. The work has also confirmed that there will not be the need for any "silent files" or identification of sites not able to be included on the TTPP maps.
6. This has reduced the complexity of the rules required.
7. The main impact on private land is likely to be any buffer areas required around sites – as the exact extent of some sites may not be well known. This is some of the key information currently being looked at on a site-by-site basis.

NEXT STEPS

8. Because the schedule and maps of the specific sites and areas will be uncompleted at the time of consultation on the draft TTPP, staff have considered whether some other pre-Proposed Plan consultation is needed.
9. If all sites are located on public land (DOC, other Crown or Council) and Poutini Ngāi Tahu land, then there will be no directly affected parties for whom consultation is needed.
10. At this stage therefore the staff view is that there is probably not a need for any pre-Proposed Plan consultation – but once the schedule is completed this could be re-looked at if needed.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: October 2021
Subject: **Te Tai o Poutini Plan Draft Chapter Review – Industrial Zones**

SUMMARY

This report gives an opportunity for the Committee to review draft provisions from Te Tai o Poutini Plan. It is intended to bring chapters to the Committee for review this and next month, ahead of the final draft Plan in December.

The fifth set of provisions for review are the Industrial Zones.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Industrial Zone provisions for Te Tai o Poutini Plan.

INTRODUCTION

1. With the decision to fast track the notification of Te Tai o Poutini Plan (TTPP), there is a need to ensure that draft work developed is reviewed to ensure consistency and coherence in the Plan. Draft chapters are being brought to the Committee for review each month, ahead of the entire draft Plan coming to the Committee in December for adoption for consultation.
2. The fifth chapter for review is the Industrial Zones chapter.

DRAFT PROVISIONS AND NEXT STEPS

3. The following text is the current draft provisions – with an overview of the Zones, Objectives and Policies and then a Rule set for each of the three Industrial Zones.
4. When this topic was first discussed with the Committee, only a General and Heavy Industrial Zone were proposed. However with the likelihood of rezoning at Cape Foulwind (Cement Works Site) to a Light rather than Heavy Industrial Zone, the current Light Industrial Zone at Sergeants Hill, and the approach to Industrial zoning in Hokitika, the technical team consider a Light Industrial Zone would be useful.
5. The key differences in the Light Industrial vs General Industrial zone are that this has lower height and site coverage provisions, expanded landscaping requirements, and provision for a range of commercial activities that are not considered appropriate in town or settlement centres. So it is a bit of a hybrid zone – allowing for considerably more commercial activities such as trade stores and yard based retail than in the other two Industrial Zones.
6. Following any amendments sought by the Committee, these provisions will be incorporated into the Draft Te Tai o Poutini Plan.

DRAFT PROVISIONS

INZ

Industrial Zone - Objectives and Policies

Overview

Industrial Zones are key to employment and the function of industry. There are different types of industrial uses, and one of the common issues for towns on the West Coast/Tai o Poutini is the changing nature of industrial activities.

The Plan provides for three types of Industrial Zones - a General Industrial Zone, a Light Industrial Zone and a Heavy Industrial Zone.

Industrial Zone Objectives	
INZ - O1	To provide for the efficient and effective operation and development of industrial activities in the industrial zones in a manner that maintains a standard of amenity appropriate to these areas and which will not compromise the amenity of adjoining areas.
INZ - O2	To encourage new industrial development to locate within industrial zoned land, and where new land is proposed for industrial zoning ensure that this maximises the efficient use of existing infrastructure.

Also the Urban Form and Development Strategic Objective [UFD-O1](#)

Industrial Zone Policies	
INZ - P1	Recognise the substantial investment in infrastructure by ensuring that any new industrial areas are located where they support the efficient use of infrastructure.
INZ - P2	New industrial areas should not be located in areas subject to significant risks from natural hazards, or in wāhi tapu.
INZ - P3	Where new industrial areas are developed the developers of these shall fund and install infrastructure to the standards required by the Councils and the Plan. Where there is significant infrastructure serving multiple properties under different ownership this should be vested in the Council for ongoing maintenance and renewal.
INZ - P4	Where suitable land for industrial use is available within industrial zones, industrial activities should in the first instance be located in those zones, and not proliferate through the rural areas and settlements.

INZ - P5	Where cultural landscapes are identified in industrial areas or developments, ensure activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu including: <ul style="list-style-type: none"> a. Protection of wāhi tapu and taonga sites scheduled in the Plan using culturally appropriate methods; and b. Identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Poutini Ngāi Tahu; and c. Protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.
INZ - P6	Provide for a wide range of industrial activities within the industrial zones, while ensuring an acceptable level of environmental quality and amenity within the zones.
INZ - P7	Avoid activities that may be incompatible with other industrial activities from establishing in the industrial zones, to ensure the safe and efficient operation of industrial activities. This includes: <ul style="list-style-type: none"> a. Excluding activities (such as residential, visitor accommodation and community activities) that conflict with the intended purpose of the zone through the potential for reverse sensitivity effects; or by reducing the land available for industrial and service activities; b. Excluding retail and commercial activities from General and Heavy Industrial Zoned land that do not support or are not related to industrial and service activities, and to avoid the development of General and Heavy Industrial Zoned land for non-industrial purposes; and c. Restricting residential activities in the industrial zones to only custodial units for people whose duties require them to live on site.
INZ - P8	Impose performance standards on development and land use in the industrial zones that protects the amenity values of the commercial, residential and rural areas surrounding the industrial zones.
INZ - P9	Industrial sites at the gateways to Hokitika (SH6), Reefton (SH7 and SH69), Greymouth/Māwhera (SH6) and Westport/Kawatiri (SH 67), and where in close proximity to residential areas, should enhance the visual amenity of the road frontage through the inclusion of landscaping and tree planting.
INZ - P10	Over the long-term, promote sporadic out-of zone industrial activities in residential, commercial and rural areas to relocate to industrial areas.
INZ - P11	Require the careful management and treatment of stormwater from industrial buildings and sites in order to safeguard the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments.

GIZ

General Industrial Zone Rules

Overview

The General Industrial Zone is intended to provide for a range of industrial activities, with provision for some activities that support industrial activities and/or activities that are compatible with the adverse effects generated by industrial activities (such as noise, odour, dust, fumes and smoke). General Industrial land is located near key transport routes - around the Ports of Westport and Greymouth; at Kaiata Park; Greymouth South and Karoro in Greymouth; in the Town Belt East, Airport and Seaview Industrial Park at Hokitika; at the Stafford Street Industrial area at Westport; and the Hattie St and Buller Road industrial areas in Reefton. Smaller industrial areas are also located in settlements throughout the three districts.

The Industrial objectives, policies and General Industrial Zone rules provide the framework for managing the effects of development and ensuring that a reasonable standard of amenity and environmental quality is retained within the zone, and that there are not significant adverse effects on the amenity and quality of the environment in surrounding areas.

There are sufficient areas of land zoned for industrial use to meet anticipated growth requirements in the short to medium-term, provided General Industrial Zoned land is utilised for industrial purposes. Non-industrial activities, such as residential and commercial activities, unless these are directly associated with industrial use, are therefore generally inappropriate in industrial locations and are provided for in other zones.

Lower standards of amenity are characteristic of industrial zones and out-of-zone activities locating in industrial zones can lead to reverse sensitivity effects. A key attribute of the zone is that it contains sites large enough to accommodate large-scale industrial activities and internalise adverse effects on adjoining zones. However, given that the General Industrial Zone contains a number of businesses and has a high level of employment, small scale food and beverage stores are provided for.

Rules
 Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities

GIZ - R1	Industrial Activities and Industrial Buildings
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum building height above ground level is 20m; 2. Maximum site coverage is 80%; 3. Buildings are setback a minimum: <ol style="list-style-type: none"> i. 10m from State Highways; and ii. 5m from road boundaries, any Residential Zone, Open Space Zone or Settlement Zone boundary and the Rail Corridor; 4. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that it is not visible from any adjacent Residential Zone or Settlement Zone boundary or adjacent public place; 5. No blasting or vibration beyond the zone boundary shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays; 6. There is no visible evidence of suspended solids or particulate matter in the air or deposited particulate matter beyond the zone boundary that the activity occurs in; 7. The area <u>adjoining the road frontage</u> of all <u>sites</u>, and the side boundary of a site that adjoins a Residential, Settlement, Open Space or Mixed Use Zone shall contain <u>landscaping</u> with a minimum width of 2 metres except that this does not apply to any emergency services facility or vehicle access to the site; 8. Contaminated stormwater run-off associated with any industrial activity or building, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; 9. No building shall project beyond a building envelope defined by a 35 degree recession plane to commence 2.5m above any Residential, Open Space, Mixed Use or Settlement Zone boundary except where neighbour's consent is provided to the Council. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1.2m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and 	<p>Activity status where compliance not achieved: Discretionary where Standards 1-8 are not complied with.</p> <p>Restricted Discretionary where Standard 9 is not complied with.</p>

<p>v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Any <u>landscaping</u> required by this rule may be located in common areas, where the development comprises land and/or <u>buildings</u> in separate unit titles. 2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into <u>landscaped areas</u>, where practicable, to achieve effective stormwater management in an integrated manner. 	
<p>GIZ - R2 Minor Structures</p>	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for rule GIZ - R1 are complied with - except that compliance with standard 3 (setbacks) is not required. 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. Any antenna dish must be less than 1.2m in diameter and not project more than 3.5m above the highest point of any building they are attached to; 4. Any ornamental or garden structure must not exceed 2.4 m in height; and 5. Any other structure must not exceed 10m² and 2m in height. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
<p>GIZ - R3 Fences, Walls and Retaining Walls</p>	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
<p>GIZ - R4 Commercial Activities</p>	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule GIZ - R1 are complied with; and 2. Any retail activity shall occupy no more than 250m² or 25% of the Gross Floor Area of all buildings on the same site, whichever is the lesser. 	<p>Activity status where compliance not achieved: Non Complying</p>
<p>GIZ - R5 Ancillary Residential Activities</p>	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule GIZ - R1 are complied with; 2. One single residential unit per site is provided; 3. The residential activity is ancillary to the commercial or industrial activity on the site; and 4. Any residential unit shall be designed and constructed to ensure noise from activities on adjacent sites during night time will not exceed 35 dBA LAeq (15 min) in bedrooms and 40 dBA LAeq (15 min) in other habitable rooms. This indoor design level must be achieved with windows and doors open unless adequate alternative ventilation that complies with the Building Code is provided. <p>Advice Note: Noise from any ventilation system shall not cause the internal noise criteria to be exceeded.</p>	<p>Activity status where compliance not achieved: Non Complying</p>
<p>GIZ - R6 Emergency Management Facilities, Carparking Lots & Buildings, Trade and Industry Training, Community Corrections Facility, Gymnasium and Public Transport Facility</p>	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule GIZ - R1 are complied with. 	<p>Activity status where compliance not achieved: Discretionary</p>

GIZ - R7	Agricultural, pastoral and horticultural activities	
Activity Status Permitted Where: 1. All performance standards for GIZ - R1 are complied with.		Activity status where compliance not achieved: Discretionary
GIZ - R8	Aquaculture activities	
Activity Status Permitted Where: 1. All performance standards for GIZ - R1 are complied with.		Activity status where compliance not achieved: Discretionary
Restricted Discretionary Activities		
GIZ - R9	Industrial Activities and Buildings not meeting rule GIZ - R1	
Activity Status Restricted Discretionary Where: 1. The building projects into the recession plane; and 2. All other performance standards for Rule GIZ - R1 are complied with. Discretion is restricted to: a. Design and location of buildings; b. Design and location of parking and access; and c. Landscape treatment.		Activity status where compliance not achieved: Discretionary
GIZ - R10	Minor Structures not meeting rule GIZ - R2	
Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures; and b. Landscape treatment.		Activity status where compliance not achieved: N/A
GIZ - R11	Fences, Walls and Retaining Walls not meeting rule GIZ - R3	
Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures; and b. Landscape treatment.		Activity status where compliance not achieved: N/A
Discretionary Activities		
GIZ - R12	Industrial Activities, Aquaculture Activities, Agricultural, Pastoral and Horticultural Activities and Buildings not meeting Permitted, Controlled or Restricted Discretionary Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
GIZ - R13	Emergency Management Facilities, Carparking Lots & Buildings, Trade and Industry Training, Community Corrections Facility, Gymnasium, Public Transport Facility and Bulk Fuel Supply Infrastructure not meeting Permitted Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
GIZ - R14	Community Facilities not provided for as a Permitted Activity	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
Non Complying Activities		

GIZ - R15	Any Activity that is not a Permitted Activity, a Controlled Activity, a Restricted Discretionary Activity or a Discretionary Activity.
Activity Status Non-complying	Activity status where compliance not achieved: N/A

HIZ

Heavy Industrial Zone - Rules

Overview

The Heavy Industrial Zone is intended to provide specifically for large scale heavy industrial activities that may have greater scale and amenity effects than those locating in the General Industrial Zone. There is provision for some activities that support industrial activities and/or activities that are compatible with the adverse effects generated by heavy industrial activities (such as noise, odour, dust, fumes and smoke).

The Industrial objectives, policies and Heavy Industrial Zone rules provide the framework for managing the effects of development and ensuring that a level of amenity and environmental quality is retained within the zone, and that there are not significant adverse effects on the quality of the environment in surrounding areas.

Heavy Industrial Zoned land is a reasonably limited quantity. While there are sufficient areas of land zoned for heavy industrial use to meet anticipated growth requirements in the short to medium-term, this is provided all heavy industrial zoned land is utilised for industrial purposes. Non-industrial activities, such as residential and commercial activities, are therefore generally inappropriate in heavy industrial locations and are provided for in other zones.

Lower standards of amenity are characteristic of industrial zones and out-of-zone activities locating in industrial zones can lead to reverse sensitivity effects. A key attribute of the zone is that it contains sites large enough to accommodate large-scale industrial activities and internalise adverse effects on adjoining zones.

Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities

HIZ - R1	Industrial Activities and Industrial Buildings
Activity Status Permitted	Activity status where compliance not achieved: Discretionary
<p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height above ground level of 50 metres, except within 20m of a residential or rural zone where the maximum building height above ground level is 20m; 2. The maximum site coverage is 80%; 3. Buildings are setback a minimum: <ol style="list-style-type: none"> i. 5m from local road boundaries and the rail corridor; ii. 20m from State Highways; and iii. 10m from any non-industrial zone boundary. 4. All external storage shall be screened by a 1.8m fence or landscaping so that it is not visible from any adjoining Residential Zone boundary or any public place; 5. No visible evidence of suspended solids or particulate matter in the air or deposited particulate matter beyond the zone boundary that the activity occurs in; 6. The area adjoining the external road frontage of all sites shall contain landscaping with a minimum width of 3 metres with a minimum density of tree 	

<p>planting of 1 tree per 10m or part thereof, except that this does not apply to any emergency services facility or vehicle access to the site, including provision for sight-lines;</p> <ol style="list-style-type: none"> 7. Contaminated stormwater run-off associated with any industrial activity or building, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; 8. No building shall project beyond a building envelope defined by a 35 degree recession plane to commence 2.5m above any Residential, Open Space, Mixed Use or Settlement Zone boundary except where neighbour's consent is provided to the Council. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1.2m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles. 2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner. 	
HIZ - R2	Commercial Activities
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule HIZ - R1 are complied with; and 2. Any retail activity shall occupy no more than 250m² or 25% of the Gross Floor Area of all buildings on the same site, whichever is the lesser. 3. Any office activity shall occupy no more than 250m² or 25% of the Gross Floor Area of all buildings on the same site, whichever is the lesser, or for yard based activities shall occupy no more than 250m² of floor area of the whole site. 	<p>Activity status where compliance not achieved: Non Complying</p>
HIZ - R3	Fences Walls and Retaining Walls
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
Restricted Discretionary Activities	
HIZ - R4	Fences Walls and Retaining Walls not meeting Rule HIZ - R3
<p>Activity Status Restricted Discretionary</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Design and location of structures; and b. Landscape treatment. 	<p>Activity status where compliance not achieved: N/A</p>
Discretionary Activities	
HIZ - R5	Buildings and Fences not meeting Permitted or Restricted Discretionary Standards

Activity Status Discretionary		Activity status where compliance not achieved: N/A
HIZ - R6	Ancillary Residential Activities	
Activity Status Discretionary Where: <ol style="list-style-type: none"> 1. One single residential unit per site is provided; 2. The residential activity is ancillary to the commercial or industrial activity on the site; 3. Any residential unit is designed and constructed to ensure noise from activities on adjacent sites during night time will not exceed 35 dBA LAeq (15 min) in bedrooms and 40 dBA LAeq (15 min) in other habitable rooms. This indoor design level must be achieved with windows and doors open unless adequate alternative ventilation that complies with the Building Code is provided. 		Activity status where compliance not achieved: Non-complying
Non-complying Activities		
HIZ - R7	Any Activity that is not a Permitted Activity, a Controlled Activity, a Restricted Discretionary Activity or a Discretionary Activity	
Activity Status Non-complying		Activity status where compliance not achieved: N/A

LIZ

Light Industrial Zone Rules Overview

The Light Industrial Zone complements the Heavy and General Industrial Zones by specifically providing for industrial activities that are unlikely to produce objectionable environmental effects but there may still be some adverse effects including those associated with odour, dust or noise.

Activities within this zone may include light manufacturing, contractors depots and automotive repair and service industries and some compatible commercial activities. Aquaculture activities such as fish or seaweed farming and processing are also appropriate in this zone.

It may also provide a buffer between other Industrial Zones and Residential or Mixed Use Zones.

The National Policy Statement on Urban Development imposes a responsibility to ensure that there is sufficient business land to meet the future demands of the District and that this development is in the right location and appropriately serviced.

The Industrial objectives, policies and Light Industrial Zone rules provide the framework for managing the effects of development and ensuring that a reasonable standard of amenity and environmental quality is retained within the zone, and that there are not significant adverse effects on the amenity and quality of the environment in surrounding areas.

Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities

LIZ - R1	Industrial Activities and Industrial Buildings
-----------------	---

<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum building height above ground level is 12m; 2. Maximum site coverage is 65%; 3. Buildings are setback a minimum: <ol style="list-style-type: none"> i. 10m from State Highways; and ii. 5m from road boundaries, any Residential Zone, Open Space Zone or Settlement Zone boundary and the Rail Corridor; 4. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that it is not visible from any adjacent Residential Zone or Settlement Zone boundary or adjacent public place; 5. No blasting or vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on Saturdays with no blasting or vibration to be undertaken on Sundays or public holidays; 6. No visible evidence of suspended solids or particulate matter in the air or deposited particulate matter beyond the zone boundary that the activity occurs in; 7. The area <u>adjoining the road frontage</u> of all <u>sites</u>, and the side boundary of a site that adjoins a Residential, Settlement, Open Space or Mixed Use Zone shall contain <u>landscaping</u> as follows: <ol style="list-style-type: none"> i. A minimum width of 2 metres that will, within two years of being planted, reach a minimum height of 1m; and ii. On sites adjoining a Residential Zone shall be planted with species, which at maturity, will provide screening from the adjoining sites; and iii. The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area. 8. Contaminated stormwater run-off associated with any industrial activity or building, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and 9. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any Residential, Open Space, Mixed Use or Settlement Zone boundary except where neighbour's consent is provided to the Council. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1.2m in diameter), chimneys, flues and architectural features (eg finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or <u>buildings</u> in separate unit titles. 2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner. 	<p>Activity status where compliance not achieved: Discretionary where Standards 1-8 are not complied with.</p> <p>Restricted Discretionary where Standard 9 is not complied with.</p>
LIZ - R2	Commercial Activities
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Any Retail Activities are: <ol style="list-style-type: none"> i. Motor vehicle sales yards; 	<p>Activity status where compliance not achieved: Discretionary</p>

<ul style="list-style-type: none"> ii. Service stations; iii. Yard based retail; iv. Trade and building suppliers; v. Drive through restaurants; or vi. Convenience stores, restaurants, cafes and takeaway food outlets with a maximum gross floor area of 250m². 	
LIZ - R3 Ancillary Residential Activities	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule LIZ - R1 are complied with; 2. One single residential unit per site is provided; 3. The residential activity is ancillary to the commercial or industrial activity on the site; and 4. Any residential unit shall be designed and constructed to ensure noise from activities on adjacent sites during night time will not exceed 35 dBA LAeq (15 min) in bedrooms and 40 dBA LAeq (15 min) in other habitable rooms. This indoor design level must be achieved with windows and doors open unless adequate alternative ventilation that complies with the Building Code is provided. 	<p>Activity status where compliance not achieved: Non Complying</p>
LIZ - R4 Emergency Services Facilities, Carparking Lots & Buildings, Trade and Industry Training, Community Corrections Facility, Gymnasium and Public Transport Facility	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule LIZ - R1 are complied with. 	<p>Activity status where compliance not achieved: Discretionary</p>
LIZ - R5 Minor Structures	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All performance standards for rule LIZ - R1 are complied with - except that compliance with standard 3 (setbacks) is not required. 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. Any antenna dish must be less than 1.2m in diameter and not project more than 3.5m above the highest point of any building they are attached to; 4. Any ornamental or garden structure must not exceed 2.4 m in height; and 5. Any other structure must not exceed 10m² and 2m in height. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
LIZ - R6 Fences, Walls and Retaining Walls	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
LIZ - R7 Agricultural, Pastoral and Horticultural Activities	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule LIZ - R1 are complied with. 	<p>Activity status where compliance not achieved: Discretionary</p>
LIZ - R8 Aquaculture Activities	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule LIZ - R1 are complied with. 	<p>Activity status where compliance not</p>

		achieved: Discretionary
Restricted Discretionary Activities		
LIZ - R9	Industrial Activities and Buildings not meeting rule LIZ - R1	
Activity Status Restricted Discretionary Where: 1. The building projects into the recession plane; and 2. All other performance standards for Rule LIZ - R1 are complied with. Discretion is restricted to: a. Design and location of buildings; b. Design and location of parking and access; and c. Landscape treatment.		Activity status where compliance not achieved: Discretionary
LIZ - R10	Minor Structures not meeting rule LIZ - R5	
Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures; and b. Landscape treatment.		Activity status where compliance not achieved: N/A
LIZ - R11	Fences, Walls and Retaining Walls not meeting rule LIZ - R6	
Activity Status Restricted Discretionary Discretion is restricted to: a. Design and location of structures; and b. Landscape treatment.		Activity status where compliance not achieved: N/A
Discretionary Activities		
LIZ - R12	Industrial, Commercial, Aquaculture and Agricultural, Pastoral and Horticultural Activities or Industrial, Commercial, Aquaculture and Agricultural, Pastoral and Horticultural Buildings not meeting Permitted or Restricted Discretionary Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
LIZ - R13	Emergency Management Facilities, Carparking Lots & Buildings, Trade and Industry Training, Community Corrections Facility, Gymnasium, Public Transport Facility not meeting Permitted Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
Non-complying Activities		
LIZ - R14	Any Activity that is not a Permitted Activity, a Restricted Discretionary Activity or a Discretionary Activity.	
Activity Status Non-complying		Activity status where compliance not achieved: N/A



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: October 2021
Subject: **Te Tai o Poutini Plan Draft Chapter Review – Special Purpose Zones**

SUMMARY

This report gives an opportunity for the Committee to review draft provisions from Te Tai o Poutini Plan. It is intended to bring chapters to the Committee for review this and next month, ahead of the final draft Plan in December.

The seventh set of provisions for review are the Special Purpose Zones.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Special Purpose Zone provisions for Te Tai o Poutini Plan.

INTRODUCTION

1. With the decision to fast track the notification of Te Tai o Poutini Plan (TTPP), there is a need to ensure that draft work developed is reviewed to ensure consistency and coherence in the Plan. Draft chapters are being brought to the Committee for review each month, ahead of the entire draft Plan coming to the Committee in December for adoption for consultation.
2. The seventh chapter for review is the Special Purpose Zones chapter. Special Purpose Zones cover a large number of locations for specific purposes, and a wide range of Special Purpose Zones are included in the Plan. The Special Purpose Zones are:
 - Airport Zone
 - Buller Coalfield Zone
 - Future Urban Zone
 - Hospital Zone
 - Mineral Extraction Zone
 - Māori Purpose Zone
 - Port Zone
 - Stadium Zone
 - Scenic Visitor Zone

DRAFT PROVISIONS AND NEXT STEPS

3. The draft provisions have an overview, objective, policy and rule set for each Special Purpose Zone. It should be noted that the mineral extraction provisions (Buller Coalfield Zone, Mineral Extraction Zone as well as the provisions in other parts of the Plan) are the subject of a separate paper on this agenda.
4. Following any amendments sought by the Committee, these provisions will be incorporated into the Draft Te Tai o Poutini Plan.

DRAFT PROVISIONS

AIRPZ

Airport Zone

Overview

The Hokitika and Westport Airport, Greymouth and Karamea Aerodrome and Franz Josef Heliport are major strategic infrastructure assets for the West Coast/Tai o Poutini. Hokitika and Westport Airports are key entry points and with Greymouth and Karamea Aerodrome and Franz Josef Heliport play a significant role in facilitating access, trade, tourism and economic activity locally, regionally and nationally.

These facilities contain critical infrastructure assets such as runways, aprons, aircraft hangers and carparking areas. They contain operations including Air Ambulance services, refuelling services and navigational aids. They also have areas of land and buildings to serve commercial tenants. All of these facilities are included within the Airport Zone. The purpose of the zone is to enable the efficient operation and development of the airports and associated land and facilities.

Airport Zone Objectives

AIRPZ - O1	To support the continued operation, maintenance and upgrading of the Hokitika and Westport Airports, Greymouth Aerodrome as regionally significant infrastructure and recognizing the contribution they make to the economic and social wellbeing and health of communities of the West Coast/Tai o Poutini.
AIRPZ - O2	To ensure that Franz Josef (Glacier Country) Heliport and Karamea Aerodrome continue to operate as significant tourism and industry infrastructure.
AIRPZ - O3	To manage the potential reverse sensitivity effects on the airports and heliports in the Airport Zone by providing noise contours and requirements for mitigation of these during subdivision and development.
AIRPZ - O4	To ensure that the airport and related activities within the Airport Zone maintain an acceptable level of noise amenity that recognizes the inherent airport/heliport function, alongside the need for

general amenity, for those using the airports/heliports and living adjacent to them.

Also the Urban Form and Development and Tourism Strategic Objectives [UFD - O1 TOURISM LINK](#)

Airport Zone Policies	
AIRPZ - P1	Enable the efficient operation, use and development of the West Coast/Tai o Poutini public airports and heliports by providing for aviation activities necessary for them to operate in a safe and efficient manner.
AIRPZ - P2	Ensure that aircraft takeoff and landing, and safe airport and heliport function is not affected by the intrusion of vegetation and structures into flight paths within the Airport Flightpath Overlay.
AIRPZ - P3	Manage adverse effects on amenity values arising from the on-going development, use and maintenance of the airports and helipads in the Airport Zone.
AIRPZ - P4	Ensure that the noise associated with the operation of the airports and heliports within the Airport Zone does not exceed nationally accepted standards, and that any new noise sensitive activities provide adequate acoustic management.
AIRPZ - P5	Avoid the location of noise sensitive activities close to the airports and heliports in the Airport Zone that have the potential to result in reverse sensitivity effects.
AIRPZ - P6	To provide for development on Airport Zone land that allows for a range of business activity, where such activities would not: <ul style="list-style-type: none"> a. Constrain airport/aviation operations; b. Result in significant adverse effects on urban form, including on the role, function, viability and amenity of the Town Centres and Settlements; c. Lead to significant adverse effects on transportation networks; or d. Adversely affect the visual amenity of the residential and rural areas adjacent to the airports.
AIRPZ - P7	To allow for the future expansion of the Hokitika and Westport Airports aviation activities including a lengthened runway, aircraft hangers and expanded terminal whilst: <ul style="list-style-type: none"> a. Minimising effects on amenity values; b. Ensuring noise and light emissions remain at an acceptable level, particularly in relation to sensitive activities; and c. Recognising natural features and landforms, waterbodies, coastal environment, indigenous vegetation, historic heritage, sites of significance to Poutini Ngāi Tahu, archaeological sites or scheduled features, including by using best practice industry requirements and technology to ensure efficient use of land and to reduce effects.
AIRPZ - P8	To provide for future additions of airports and heliports to the Airport Zone where these are significant public infrastructure or public benefit and operated by a network operator.
AIRPZ - P9	To encourage the incorporation of Poutini Ngāi Tahu mātauranga principles into the design of buildings in the Airport Zone and opportunities for Poutini Ngāi Tahu to exercise their customary responsibilities as mana whenua and kaitiaki in respect of activities and/or development at the airports and helipads that may affect cultural, spiritual and/or heritage values of importance to Poutini Ngāi Tahu.
AIRPZ - P10	To manage the risks of natural hazards to the airports and helipads within the Airport Zone including: <ul style="list-style-type: none"> a. Providing for maintenance and development activities that increase West Coast/Tai o Poutini public airports and heliports resilience to natural hazards; and

	b. Planning for managed retreat from existing hazards at Westport Airport including potential relocation in the future.
--	---

AIRPZ - P11	To minimise the development or location of large areas of open water, or other land disturbance which could act as a significant bird attractant near to the airports and heliports in the Airport Zone.
--------------------	--

Airport Zone Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities

AIRPZ - R1 Airport Activities

<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum gross ground floor area of a single building is 2000m²; 2. All buildings and structures shall meet the maximum height requirements specified for building activities and trees contained within the relevant Airport Flight Path Overlay; and 3. Buildings are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary, and 10m from internal boundaries. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
---	---

AIRPZ - R2 Grazing, cropping, moss collection and beekeeping

<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All buildings and structures shall meet the maximum height requirements specified for building activities and trees contained within the relevant Airport Flight Path Overlay. 	<p>Activity status where compliance not achieved: Non Complying</p>
--	--

AIRPZ - R3 Emergency Service Activities

<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All buildings and structures shall meet the maximum height requirements specified for building activities and trees contained within the relevant Airport Flight Path Overlay; and 2. Buildings are setback a minimum of 3m from the road boundary and 5m from the State Highway Boundary. 	<p>Activity status where compliance not achieved: Non Complying</p>
---	--

AIRPZ - R4 Network Utility and Meteorological Structures

<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All buildings and structures shall meet the maximum height requirements specified for building activities and trees contained within the relevant Airport Flight Path Overlay. 	<p>Activity status where compliance not achieved: Non-complying</p>
--	--

AIRPZ - R5 Fences Walls and Retaining Walls

Activity Status Permitted		Activity status where compliance not achieved: Restricted Discretionary
Where: 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.		
Restricted Discretionary Activities		
AIRPZ - R6	Industrial Activities and Buildings at Hokitika or Westport Airport or Greymouth Aerodrome	
Activity Status Restricted Discretionary		Activity status where compliance not achieved: Discretionary
Where: 1. All performance standards for Rule AIRPZ - R1 are complied with. Matters of discretion are: a. Bulk, design and location of buildings; b. Management of access, traffic and parking; c. Management of odour and dust; d. Landscape measures; e. Any impacts on the amenity or production value of surrounding rural land; f. Effects on visual amenity; g. Any impacts on the amenity of adjacent residential land; and h. Any impacts on the efficiency or function of the main Airport Activity in the Zone.		
AIRPZ - R7	Commercial Activities and Buildings other than Visitor Accommodation at Hokitika and Westport Airports and Greymouth Aerodrome	
Activity Status Restricted Discretionary		Activity status where compliance not achieved: Discretionary
Where: 1. Performance standards for Rule AIRPZ - R1 are met. Discretion is restricted to: a. Bulk, design and location of buildings; b. Management of access, traffic and parking; c. Landscape measures; d. Any impacts on the amenity or production value of surrounding rural land; e. Effects on visual amenity; f. Any impacts on the amenity of adjacent residential land; and g. Any impacts of retail activities on the viability of the Hokitika, Westport or Greymouth town centres; and h. Any impacts on the efficiency or function of the main Airport Activity in the Zone.		
AIRPZ - R8	Airport Activities and Fences, Walls and Retaining Walls not meeting Rules AIRPZ -R1 or AIRPZ - R5	
Activity Status Restricted Discretionary		Activity status where compliance not achieved: Non-complying
Where:		

<p>1. All buildings and structures meet the maximum height requirements specified for building activities and trees contained within the relevant Airport Flight Path Overlay (REFER FIGURES)</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Bulk, design and location of buildings; b. Management of access, traffic and parking; c. Landscape measures; d. Any impacts on the amenity or production value of surrounding rural land; e. Effects on visual amenity; f. Any impacts on the amenity of adjacent residential land; and g. Any impacts on the efficiency or function of the main Airport Activity in the Zone. 		
AIRPZ - R9	Visitor Accommodation at Hokitika and Westport Airport or Greymouth or Karamea Aerodrome	
<p>Activity Status Restricted Discretionary Where:</p> <ul style="list-style-type: none"> 1. All buildings and structures meet the maximum height requirements specified for building activities and trees contained within the relevant Airport Flight Path Overlay (REFER FIGURES); and 2. Visitor accommodation buildings shall be designed and constructed to ensure noise from activities on adjacent sites during night time will not exceed 35 dBA LAeq(15min) in bedrooms and 40 dBA LAeq (15)min in other habitable rooms. The indoor design level must be achieved with windows and doors open unless adequate ventilation that complies with the Building Code is provided. Noise from any ventilation system shall not cause the internal noise criteria to be exceeded. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Bulk, design and location of buildings; b. Management of access, traffic and parking; c. Landscape measures; d. Any impacts on the amenity or production value of surrounding rural land; e. Effects on visual amenity; f. Any impacts on the amenity of adjacent residential land; and g. Any impacts on the efficiency or function of the main Airport Activity in the Zone. 		<p>Activity status where compliance not achieved: Non - complying</p>
Discretionary Activities		
AIRPZ - R10	Industrial and Commercial Activities and Buildings not meeting Rule AIRPZ - R6 or Rule AIRPZ - R7	
<p>Activity Status Discretionary Where:</p> <ul style="list-style-type: none"> 1. This does not include Visitor Accommodation; and 2. All buildings and structures meet the maximum height requirements specified for building activities and trees contained within the relevant Airport Flight Path Overlay (REFER FIGURES) 		<p>Activity status where compliance not achieved: Non - complying</p>

AIRPZ - R11	Any Activity not meeting the Permitted, Restricted Discretionary or Discretionary Activity Rules
Activity Status Non-complying	Activity status where compliance not achieved: N/A

BCZ

Buller Coalfield Zone

Overview

The Buller Coalfield Zone covers the area of the Buller Coalfield where coal mining is currently authorised. The authorisation is from two different mechanisms includes:

1. Coal mining licences under the Coal Mines Act (1979);
2. Ancillary coal mining licences under the Coal Mines Act (1979); and
3. Resource consents issued under the Resource Management Act (1991).

The Zone includes as its core the Stockton Mine, which is the single largest mine in New Zealand as well as smaller consented or licensed areas on the Stockton Plateau, Denniston Plateau and at Te Kuha.

There are a range of activities occurring in the zone including mineral extraction, processing of coal, site rehabilitation and ancillary works such as roads, workshops, storage of materials, carparking, coal loadout and transport activities.

The intent of the zone is to enable the existing authorised activity to continue, including further development of the mines and coal processing within the zone. It also allows for other mineral extraction to occur within the zone, for example rock quarrying.

Buller Coalfield Zone Objectives

BCZ - O1	Mineral extraction activities in the Buller Coalfield are enabled by inclusion of a special purpose zone that recognises its national and regional significance, the scale and operational characteristics and the contribution that these activities make to the economic and social wellbeing of the region and Buller District.
BCZ - O2	To ensure that exploration, extraction and processing of minerals within the Buller Coalfield Zone minimises adverse effects on the environment, the community and the relationship of Ngāti Waewae with their ancestral lands, sites, water, wāhi tapu and other taonga.

Also the Mineral Extraction Strategic Objectives **INSERT LINK**

Buller Coalfield Zone Policies

BCZ - P1	To provide for the current authorised mineral extraction and processing activities in the Buller Coalfield Zone and the opportunities for reasonable growth and expansion to meet future demands, while managing adverse effects on the environment.
BCZ - P2	To acknowledge the importance of the mineral deposits in the Buller Coalfield Zone and prevent future establishment of activities or developments in locations which could compromise access to these mineral deposits.
BCZ - P3	To ensure that after mineral extraction, all mine sites in the Buller Coalfield Zone are rehabilitated to best practice environmental standards and to provide for future use and activities appropriate to the area.
BCZ - P4	Maintain the quality of the environment, landscape, character and amenity of the areas surrounding the Buller Coalfield Zone as far as practicable by: <ol style="list-style-type: none"> a. Utilising management, mitigation and rehabilitation plans as a key tool; b. Managing dust, noise, vibration, access and illumination to maintain amenity values;

	<ul style="list-style-type: none"> c. Managing traffic generation impacts on the operation and maintenance of the transport network; d. Managing impacts on significant indigenous vegetation and significant indigenous fauna habitat; e. Ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity; f. Ensuring buildings and structures are appropriately located in relation to boundaries and natural features and are of an appropriate scale; g. Undertaking remedial measures during extraction operations; and h. Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose.
--	---

BCZ - P5	Where the removal of an area of significant indigenous vegetation or significant fauna habitat in whole or in part is necessary to provide for mineral extraction and processing activities, adverse effects should be mitigated, remedied, offset or compensated to achieve no net loss in biodiversity values.
-----------------	--

Buller Coalfield Zone Rules

Permitted Activities

BCZ - R1 Mineral Prospecting and Exploration

<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Notice is provided to the Buller District Council 5 working days ahead of work being undertaken; 2. Where areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible and no later than 3 months after the disturbance has occurred; 3. The site shall be rehabilitated generally to its original condition; and 4. All stripped material (including vegetation, soil and debris) is deposited or contained in such a manner that it does not enter any waterbody or cause the destruction of habitat. 	<p>Activity status where compliance not achieved: Controlled</p>
---	---

BCZ - R2 Mineral Extraction and Processing

<ol style="list-style-type: none"> 1. The mineral extraction and processing is lawfully established at the date of notification of the Plan and the site is active or anticipated to be active within the next 12 months; 2. Where the site is active, or intended to be active within the next 12 months: <ul style="list-style-type: none"> a. To the extent not already required by any coal mining licence or resource consent, an Environmental Monitoring Plan shall be prepared and submitted to the Buller District Council within 12 months for certification and shall set out a schedule of monitoring to be undertaken; b. To the extent not already required by any coal mining licence or resource consent, a Rehabilitation Management Plan and Mine Closure Plan shall be prepared and submitted to the Buller District Council within 12 months for certification; c. To the extent not already required by any coal mining licence or resource consent, an annual Environmental Monitoring Report and Annual Work Plan shall be prepared and submitted to the Consent Authority by 30 March of each calendar year. These Plans will be required until the Buller District Council certifies that rehabilitation is complete; d. A stakeholder liaison group shall be formed and meet annually to discuss the results of the monitoring and proposed activities for the next 	<p>Activity status where compliance not achieved: Controlled</p>
--	---

	<p>year. This group shall include representatives of Buller District Council, West Coast Regional Council, Department of Conservation and Te Rūnanga o Ngāti Waewae and continue to meet annually - or less frequently as agreed by the participants, until rehabilitation of the site is complete;</p> <ol style="list-style-type: none"> 3. During mineral extraction activity, progressive rehabilitation of all disturbed areas is undertaken in accordance with the Rehabilitation Management Plan; 4. Upon ceasing of mineral extraction and processing activity, a programme of mine closure shall be undertaken in accordance with the Mine Closure Plan; 5. No blasting or vibration shall occur outside the hours of 0700 to 2200 hours weekdays and 0800 to 1800 hours on weekends and public holidays; 6. A bond is in place with the Buller District Council; 7. Noise meets the Permitted Activity Standards in Rule NOISE - R7; and 8. Light and glare meet the Permitted Activity standards in Rule LIGHT - R2. <p>Advice Note: Only active mineral extraction sites, or those expected to be active within 12 months are required to prepare an Annual Work Plan, Environmental Monitoring Plan, Rehabilitation Management Plan, Mine Closure Plan or Environmental Monitoring Report.</p>	
BCZ - R3	Activities ancillary to mineral extraction and processing being undertaken at the date of notification of the Plan	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. This includes maintenance and operation of all roads, parking, buildings, coal haul road, tramway, railway loadout and structures existing at the date of notification of the Plan This includes maintenance and operation of all roads, parking, buildings, water treatment facilities, storage facilities, railway loadout and structures existing at the date of notification of the Plan; 2. Maximum building height above ground level is 10m; 3. Buildings are setback a minimum of 10m from the road boundary and 10m from internal boundaries; 4. A maximum of 50 heavy vehicle movements per day; 5. There shall be offensive or objectionable dust nuisance at or beyond the zone boundary as a result of the activity; 6. A bond is in place with the Buller District Council; 7. Noise levels meet the Permitted Activity Standards in Rule NOISE - R7; and 8. Light and glare meet the Permitted Activity standards in Rule LIGHT - R2. 		<p>Activity status where compliance not achieved: Controlled</p>
BCZ - R4	Conservation, recreation and research activities	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Maximum building height above ground level is 10m; and 2. Buildings are setback a minimum of 10m from the road boundary and 10m from internal boundaries. 		<p>Activity status where compliance not achieved: N/A</p>
Controlled Activities		
BCZ – R5	Mineral Extraction Activities not meeting Rule BCZ - R1, BCZ - R2 or BCZ - R3	
<p>Activity Status Controlled Where:</p>		<p>Activity status where compliance not</p>

<ol style="list-style-type: none"> 1. This does not occur within an Outstanding Natural Landscape or Outstanding Natural Feature, area of significant indigenous vegetation or significant indigenous fauna habitat, Historic Heritage item or area or Site of Significance to Māori; 2. This includes all earthworks and vegetation clearance associated with the mineral extraction activity; and 3. This includes ancillary activities, buildings, structure and infrastructure required to enable the mineral prospecting, exploration, extraction or processing activity. <p>Matters of control are:</p> <ol style="list-style-type: none"> a. Management of access, parking, traffic generation from the site; b. Noise, glare, light, dust, blasting and vibration management; c. Hours of operation; d. Hazardous substances and waste management; e. Historic and cultural heritage requirements; f. Extent and design of earthworks and native vegetation clearance; g. Effects on ecological values including any threatened fauna or their habitats; h. Design and location of ancillary buildings, structures and infrastructure; i. Overburden management; j. Monitoring, reporting and community liaison requirements; k. Financial contributions and any requirement for bonds; and l. Site rehabilitation and mine closure requirements. 	<p>achieved: Restricted Discretionary</p>
<p>Restricted Discretionary Activities</p>	
<p>BCZ – R6</p>	<p>Mineral Extraction Activities not meeting Rule BCZ – R5</p>
<p>Activity Status Restricted Discretionary</p> <ol style="list-style-type: none"> 1. This does not occur within an Outstanding Natural Landscape or Outstanding Natural Feature, Historic Heritage item or area or Site of Significance to Māori; and 2. This includes all earthworks and vegetation clearance associated with the mineral extraction activity. 3. This includes ancillary activities, buildings, structure and infrastructure required to enable the mineral prospecting, exploration, extraction or processing activity. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Management of access, parking and traffic generation from the site; b. Noise, glare, light, dust, blasting and vibration management; c. Hours of operation; d. Hazardous substances and waste management; e. Historic and cultural heritage requirements; f. Extent and design of earthworks and native vegetation clearance; g. Effects on ecological values including any threatened fauna or their habitats; h. Design and location of ancillary buildings, structures and infrastructure; i. Overburden management; j. Monitoring, reporting and community liaison requirements; k. Financial contributions and any requirement for bonds; and l. Site rehabilitation and mine closure requirements. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>Discretionary Activities</p>	
<p>BCZ – R7</p>	<p>Mineral Extraction Activities not meeting Rule BCZ – 6</p>

Activity Status Discretionary	Activity status where compliance not achieved: N/A
Non-complying Activities	
BCZ – R8	Any activity not provided for in another rule in the zone
Activity Status Non-complying	Activity status where compliance not achieved: N/A

FUZ

Future Urban Zone

Overview

This zone applies to land which is intended for housing and business purposes in the future. The Future Urban Zone applies to rural land which has been identified as being suitable for these purposes. It is located in places, where this need may arise as a result of natural hazards and the need for managed retreat for settlements. The zone is a holding zone where land can continue to be used for a range of rural activities, and subdivision and urban development are discouraged until a structure plan is prepared, or the land is rezoned. Structure planning helps achieve an optimal type, form and extent of urban development and demonstrates how future development can be adequately serviced by infrastructure.

Rural-lifestyle subdivision, use and development, non-farming related industry and commercial activities are discouraged in the Future Urban Zone along with ad hoc urban development. Subdivision and development is restricted to limit fragmentation of land and to maintain the land's character, amenity and productive capability in the interim.

The Future Urban Zone applies to xxxxx

Future Urban Zone Objectives	
FUZ -O1	Future urban development is not compromised by incompatible subdivision, use and development.
FUZ - O2	Future urban land is available for managed retreat of vulnerable communities.
FUZ -O3	Rural activities are provided for until the land is rezoned for urban purposes.
FUZ -O4	Urbanisation on sites zoned Future Urban Zone occurs in a planned manner either by Plan Change, or by implementation of a Structure Plan where Council resolution identifies that natural hazard risk thresholds have been met.

Also the Urban Form and Development Strategic Objective [UFD - O1](#)

Future Urban Zone Policies	
FUZ - P1	Provide for use and development that is consistent with the policies of the General Rural Zone unless that use will give rise to reverse sensitivity issues when urban development occurs.
FUZ - P2	Avoid subdivision that will result in the fragmentation of land and compromise future urban development
FUZ - P3	Avoid subdivision, use and development of land that may result in one or more of the following: <ul style="list-style-type: none"> a. Structures and buildings of a scale and form that will hinder or prevent future urban development;

	<ul style="list-style-type: none"> b. Compromise the efficient and effective operation of a future urban transport and infrastructure networks; c. Require the provision, or extension of the transport, wastewater, water supply, stormwater networks or other infrastructure unless this is provided as part of the development in a way that will not compromise the ultimate infrastructure configuration of the zone; d. Create or extend infrastructure out of sequence or that is not contiguous with the existing network infrastructure; e. Will give rise to reverse sensitivity issues when urban development occurs; or f. Undermine the form or nature of future urban development or compromise the integrity of any relevant Structure Plan.
FUZ - P4	<p>Where land is zoned Future Urban Zone, subject to adequate provision of any infrastructure, to allow for:</p> <ul style="list-style-type: none"> a. The provision of the necessary infrastructure by any person or by the Council for any part or all of that land; b. The provision of wastewater infrastructure that utilises disposal to land; c. Infrastructure servicing plans that are approved by Council, prior to the removal of the Future Urban Zone, which are required to be implemented under the urban zone through subsequent subdivision or development.
FUZ - P5	<p>Where the Future Urban Zone is activated by Council Resolution, or where urban development is undertaken prior to rezoning, provide for use and development which supports the policies of the relevant urban zone as identified in the Structure Plan for the area.</p>

Future Urban Zone Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in [General Approach](#).

Permitted Activities

FUZ - R1	Agricultural, Pastoral and Horticulture Activities	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum gross ground floor area of a single building is 500m²; 2. Maximum building height above ground level is 10m; 3. Buildings are setback a minimum of 10m from the road boundary, 5m from side boundaries and 20m from rear boundaries; and 4. The minimum separation distance between buildings housing more than 10 animals or commercial livestock and a residential/settlement/rural lifestyle zone boundary shall be 30m and from any dwelling on another site 50m, and from any other boundary 20m. 		<p>Activity status where compliance not achieved: Discretionary</p>
FUZ - R2	Conservation and Recreation Activities	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule FUZ - R1 are complied with. 		<p>Activity status where compliance not achieved: Discretionary</p>
FUZ - R3	Residential Activities and Residential Units	

Activity Status Permitted	Activity status where compliance not achieved: Non Complying
<p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule FUZ - R1 are complied with; 2. Residential unit density is no more than one unit per 20ha net site area except where the site is already in existence at the date of notification of the Plan; 3. There is a maximum 1 residential dwelling per site; 4. There is no more than 1 minor residential unit with a maximum gross floor area of 65m² where this is located within 20 metres of and shares the driveway with the principal residential dwelling; and 5. Any minor residential unit shares a driveway with the site's principal residential unit. 	
FUZ - R4	Minor Structures
Activity Status Permitted	Activity status where compliance not achieved: Controlled
<p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule FUZ - R1 are complied with; 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. Any antenna dish must be less than 1m in diameter; 4. Any ornamental or garden structure must not exceed 2.4 m in height; and 5. Any other structure must not exceed 10m² and 2m in height. 	
FUZ - R5	Fences, Walls and Retaining Walls
Activity Status Permitted	Activity status where compliance not achieved: Discretionary
<p>Where:</p> <ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 	
FUZ - R6	Relocated Buildings
Activity Status Permitted	Activity status where compliance not achieved: Controlled
<p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule FUZ - R1 and FUZ - R2 are complied with; 2. The building was constructed within the 10 years prior to location on the site; and 3. Is established on foundations complying with the Building Code at the time of relocation. 	
FUZ - R7	Home Business
Activity Status Permitted	Activity status where compliance not achieved: Restricted Discretionary
<p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rules FUZ - R1, FUZ - R2, NOISE - R1, -R2 and -R4, LIGHT - R1 and -R3 and SIGN - R13 are complied with; 2. There is a maximum of 10 heavy vehicle movements per day and whichever is the greater of 30 light vehicle movements per day or 210 light vehicle movements per week; and 3. No external generation of dust, odour or smoke occurs as part of the activity. 	

FUZ - R8	Residential Visitor Accommodation	
Activity Status Permitted Where:	<ol style="list-style-type: none"> 1. This is ancillary to a residential or rural activity; 2. All performance standards for Rules FUZ - R1, FUZ - R2, NOISE - R1, -R2 and -R4, LIGHT - R1 and -R3 and SIGN - R13 are complied with; 3. There are a maximum of 6 guests at any one time; 4. Notification to the District Council is required at the time of the activity commencing; and 5. Records of letting activity are kept and provided to the Council on request. 	Activity status where compliance not achieved: Restricted Discretionary
Advice Note: Compliance with the Building Code is also required.		
FUZ - R9	Mineral Prospecting and Exploration	
Activity Status Permitted Where:	<ol style="list-style-type: none"> 1. This is authorised under a prospecting or exploration permit from NZPAM; 2. Notice is provided to the relevant District Council Consent Authority 5 working days ahead of work being undertaken; 3. Where areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible and no later than 3 months after the disturbance has occurred; 4. The site shall be rehabilitated generally to its original condition; and 5. All stripped material (including vegetation, soil and debris) is deposited or contained in such a manner that it does not enter any waterbody or cause the destruction of habitat. 	Activity status where compliance not achieved: N/A
FUZ - R10	Any Activity provided for as a Permitted Activity within the relevant Urban Zone	
Activity Status Permitted Where:	<ol style="list-style-type: none"> a. The relevant District Council has made a Resolution to activate the Future Urban Zone for current urban uses; and b. A Structure Plan has been prepared for the site and adopted by the relevant District Council; and c. The activity, use and development are in accordance with the Permitted Activities in the Zone(s) identified in the adopted Structure Plan. 	Activity status where compliance not achieved: Refer to relevant Zone rules
Controlled Activities		
FUZ – R11	Relocated Buildings not meeting FUZ - R5	
Activity Status Controlled Where:	<ol style="list-style-type: none"> 1. All performance standards for Rules FUZ - R1 and FUZ - R2 are complied with. 	Activity status where compliance not achieved: Discretionary
Matters of control are:		
<ol style="list-style-type: none"> a. Design and location of structures b. Landscape measures 		

c. Appearance of buildings		
FUZ - R12	Minor Structures not meeting Rule FUZ – R4	
Activity Status Controlled Where: <ol style="list-style-type: none"> 1. The minor structure does not exceed 10m in height above ground level; and 2. All other performance standards from Rule FUZ - R1 are complied with. Matters of control are: <ol style="list-style-type: none"> a. Design and location of structures b. Landscape measures 		Activity status where compliance not achieved: Discretionary
Restricted Discretionary Activities		
FUZ - R13	Home Business not meeting Rule FUZ - R7	
Activity Status Restricted Discretionary Where: <ol style="list-style-type: none"> 1. This is ancillary to a residential or rural activity; and 2. All performance standards for Rules FUZ - R1 and FUZ - R2 are complied with. Discretion is restricted to: <ol style="list-style-type: none"> a. Compatibility with the character and amenity values of the Future Urban Zone; b. Site design, layout and scale; c. Adequacy of infrastructure servicing including on-site servicing; d. Ensuring that the activity avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; e. The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone; and f. No external generation of dust, odour or smoke occurs as part of the activity. 		Activity status where compliance not achieved: Non-complying
FUZ - R14	Visitor and Temporary Worker Accommodation	
Activity Status Restricted Discretionary Where: <ol style="list-style-type: none"> 1. This is ancillary to a residential, farming or conservation activity; and 2. Performance standards for Rules FUZ - R1 and FUZ - R2 are complied with. Discretion is restricted to: <ol style="list-style-type: none"> a. Requirements for record keeping of letting activity; b. Compatibility with the character and amenity values of the Future Urban Zone; c. Site design, layout and scale; d. Adequacy of infrastructure servicing including on-site servicing; e. Ensuring that the activity avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and 		Activity status where compliance not achieved: Non-complying

<p>f. The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone.</p>	
<p>FUZ -R16 Mineral Prospecting, Mineral Exploration and Mineral Extraction not complying with Rule FUZ – R9</p>	
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Area, a Historic Heritage item or area, or a Site of Significance to Māori <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Whether the activity could compromise the future intended use of the Future Urban Zone b. Ensuring that the activity avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone c. The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone. d. Management of access, parking, traffic generation and transport of minerals from the site; e. Noise, glare, light, dust, blasting and vibration management; f. Hours of operation; g. Hazardous substances and waste management; h. Historic and cultural heritage requirements; i. Extent and design of earthworks and native vegetation clearance; j. Effects on any threatened fauna or their habitats; k. Design and location of ancillary buildings, structures and infrastructure; l. Landscape measures; m. Overburden management; n. Monitoring, reporting and community liaison requirements; o. Financial contributions and any requirement for bonds; and p. Site rehabilitation and mine closure requirements. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>FUZ -R17 Community Facilities</p>	
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. Performance standards for Rules FUZ - R1 and FUZ - R2 are complied with. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Compatibility with the character and amenity values of the Future Urban Zone; b. Site design, layout and scale; c. Adequacy of infrastructure servicing including on-site servicing; d. Whether the activity could compromise the future intended use of the Future Urban Zone; e. Ensuring that the activity avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and 	<p>Activity status where compliance not achieved: Discretionary</p>

f. The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone.		
FUZ -R18	Camping Grounds	
Activity Status Restricted Discretionary Where: <ol style="list-style-type: none"> Performance standards for Rules FUZ - R1 and FUZ - R2 are complied with. Discretion is restricted to: <ol style="list-style-type: none"> Compatibility with the character and amenity values of the Future Urban Zone; Site design, layout and scale; Adequacy of infrastructure servicing including on-site servicing; Whether the activity could compromise the future intended use of the Future Urban Zone; Ensuring that the activity avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone. 		Activity status where compliance not achieved: Discretionary
Discretionary Activities		
FUZ - R19	Relocated Buildings, Minor Structures, Fences, Walls and Retaining Walls, Community Facilities and Camping Grounds not meeting Permitted, Controlled or Restricted Discretionary Standards	
Activity Status Discretionary Where: <ol style="list-style-type: none"> The performance standards for Rule FUZ - R2 are complied with. 		Activity status where compliance not achieved: Non-complying
FUZ – R20	Agricultural, Pastoral and Horticultural Activities not meeting FUZ - R1	
Activity Status Discretionary Where: <ol style="list-style-type: none"> There is no intensive indoor primary production being undertaken. 		Activity status where compliance not achieved: Non-complying
Non Complying Activities		
FUZ – R21	Residential Activities not provided for as a Permitted Activity	
FUZ – R22	Commercial Activities not provided for in another rule within the Future Urban Zone	
FUZ – R23	Industrial Activities including Rural Industrial Activities	
FUZ - R24	Intensive Indoor Primary Production	

HOSZ Hospital Zone Overview

This zone applies to the three public hospitals that are located on the West Coast/Tai o Poutini. It also applies to major medical centres and aged care facilities. Te Nikau, Grey Hospital and Health

Centre is the main public regional hospital and is located in Greymouth/Māwhera. It provides a range of services that are essential to the social wellbeing and health for people and communities throughout the West Coast/Tai o Poutini. Buller and Reefton Hospitals provide a range of hospital and health services for the communities within the Buller District. There are also medical centres at Fox Glacier/Weheka, Franz Josef/Waiau, Greymouth/Māwhera, Haast, Harihari, Hokitika, Karamea, Moana, Ngākawau and Whataroa included within the zone. There are also aged care facilities in Karamea, Westport/Kawatiri, Greymouth/Māwhera, Hokitika and Reefton.

The zone's purpose is to provide for efficient and effective operation and development of these regionally important medical facilities. It also provides for ancillary activities that are associated with each hospital, such as pharmacies, offices, administrative activities and commercial activities.

The sites on which these hospitals are located are predominantly characterised by bulky buildings with large footprints. These buildings tend to generate higher volumes of passenger vehicle traffic compared with typical residential or business activities and, as a result have large areas of sealed parking. Signage is important for way-finding and providing information about hospital facilities. Sporadic noise is generated from ambulance sirens and helicopters. No helicopters operate from Reefton Hospital.

Flexibility for medical facilities to develop, upgrade, expand and adapt is important. Some of the facilities run 24 hours per day and have special operational needs and environmental effects. The special purpose is to provide for a degree of operational flexibility, subject to environmental considerations, while ensuring neighbouring communities are aware of what is anticipated within the zone.

Hospital Zone Objectives	
HOSZ - O1	To ensure the safe and efficient operation, maintenance, upgrading and expansion of the West Coast/Tai o Poutini hospitals, medical centres and aged care facilities.
HOSZ- O2	To recognise the scale, form, nature and use of development at the Te Nikau Grey Hospital, Reefton Hospital and Buller Integrated Health Facility sites. These sites are characterised by: <ol style="list-style-type: none"> 1. Large scale grounds and buildings which accommodate major healthcare activities and ancillary support activities; 2. A range of scales of buildings; and 3. A spacious and open environment.

Also the Urban Form and Development Strategic Objective [UFD - O1](#)

Hospital Zone Policies	
HOSZ - P1	Allow activities that are compatible with the role, function and predominant character of the Hospital Zone, including: <ol style="list-style-type: none"> a. Major healthcare activities b. Medical and health services c. Helicopter facilities, including helicopter take-off and associated fuelling and service facilities at Te Nikau Grey Hospital, Buller Integrated Health Facility and Reefton Hospital sites; d. Building activities; e. Carparking; f. Emergency response services; g. Temporary accommodation; h. Ancillary retail, café and service facilities; and i. Ancillary community facilities.

HOSZ - P2	<p>Require activities within the Hospital Zone to maintain the residential amenity of adjoining residential sites by:</p> <ol style="list-style-type: none"> a. Ensuring structures are of a bulk, height and form that minimises adverse dominance effects on adjoining residential activities; b. Achieving adequate separation distances and/or setbacks to minimise adverse daylighting and shading effects; c. Managing adverse noise and light overspill within adjoining residential sites; and d. Providing screening to minimise adverse visual effects for adjoining residential sites
------------------	--

Hospital Zone Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in [General Approach](#).

Permitted Activities

HOSZ - R1	Healthcare and Medical Activities and Buildings	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Any ancillary commercial activity does not exceed 200m² gross floor area or 10% of the hospital building footprint per commercial activity per site, whichever is the lesser; 2. The maximum building height above ground level is: <ol style="list-style-type: none"> i. 12 metres at the Te Nikau Grey Hospital, Reefton Hospital and Buller Integrated Health Centre Site; and ii. 10m at all other locations in the zone; and iii. This does not include solar water heating components, antennas, aerials, flues, chimneys, satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) that do not exceed the height by more than 1m. 3. The maximum building length is 20m where this is within 5m of an adjoining Residential Zone; 4. All outdoor rubbish and collection areas must be fully screened with a fence that is 1.8m in height measured from ground level; 5. Any building or structure including car parking areas, outdoor storage and rubbish collection areas must be setback: <ol style="list-style-type: none"> i. 5m from any Residential Zone or Open Space Zone; and ii. 5m from the road boundary and 6. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbour's consent is provided to the Council. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and 		<p>Activity status where compliance not achieved: Restricted Discretionary</p>

	v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.5m vertically.	
HOSZ - R2	Helicopter facilities, including helicopter pads and associated fuelling and servicing facilities	
Activity Status Permitted Where:	<ol style="list-style-type: none"> 1. These are located at the Te Nikau Grey Hospital, Reefton Hospital or Buller Integrated Health Facility sites only; and 2. All performance standards for Rule HOSZ -R1 are able to be met. 	Activity status where compliance not achieved: Restricted Discretionary
HOSZ - R3	Community Facilities	
Activity Status Permitted Where:	<ol style="list-style-type: none"> 1. All performance standards for Rule HOSZ -R1 are complied with; and 2. The community facility is ancillary to and/or supports healthcare and medical activity. 	Activity status where compliance not achieved: Restricted Discretionary
HOSZ - R4	Minor Structures	
Activity Status Permitted Where:	<ol style="list-style-type: none"> 1. All performance standards for Rule HOSZ -R1 are complied with; 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. Any antenna dish must be less than 1m in diameter and not project more than 3.5m above the highest point of any building they are attached to; 4. Any ornamental or garden structure must not exceed 2.4 m in height; and 5. Any other structure must not exceed 10m² and 2m in height. 	Activity status where compliance not achieved: Restricted Discretionary
HOSZ - R5	Fences, Walls and Retaining Walls	
Activity Status Permitted Where:	<ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 	Activity status where compliance not achieved: Restricted Discretionary
HOSZ - R6	Relocated Buildings	
Activity Status Permitted Where:	<ol style="list-style-type: none"> 1. All performance standards for Rule HOSZ -R1 are complied with; 2. The building was constructed within the 10 years prior to location on the site; and 3. Is established on foundations complying with the Building Code at the time of relocation. 	Activity status where compliance not achieved: Restricted Discretionary
Restricted Discretionary Activities		

HOSZ - R7	Activities and Buildings Provided for as Permitted Activities but not meeting the Permitted Activity Standards
Activity Status Restricted Discretionary Discretion is restricted to: <ol style="list-style-type: none"> Design, size and location of buildings, structures and facilities; Screening, planting and landscape measures; Shading and privacy impacts on neighbouring properties; Any adverse effects on the streetscape; Any adverse effects on the amenity of neighbouring properties; The extent to which the infringement is necessary due to the shape, natural or physical features of the site; and The extent to which any helicopter facilities are ancillary to and necessary for effective Healthcare and Medical Activities in the zone. 	Activity status where compliance not achieved: N/A
Discretionary Activities	
HOSZ - R8 Any Activity that is not a Permitted Activity, a Restricted Discretionary Activity or a Non-complying Activity	
Non-complying Activities	
HOSZ - R9 Commercial Activity not ancillary to a Healthcare and Medical Activity	
HOSZ - R10 Residential Activity other than temporary living accommodation for hospital staff and visitors.	
HOSZ - R11 Industrial Activity	

MINZ

Mineral Extraction Zone

Overview

The West Coast/Tai o Poutini has a wide range of minerals located across the region and the mineral extraction industry is a key industry and employer on the West Coast/Tai o Poutini. It is arguably the most mineral rich region in Aotearoa/New Zealand. Minerals found on the West Coast/Tai o Poutini in economic quantities include coal, gold, garnets, illminite and a wide range of alluvially and outwash deposited minerals as well as rock materials used for road construction, natural hazard protection works.

Mineral extraction has a functional need to occur where the mineral resource is located, and the Mineral Extraction Zone recognises this requirement, and that mineral extraction will continue to be an important activity in the West Coast/Tai o Poutini.

The Mineral Extraction Zone covers areas where there are discrete, long term mineral extraction activity currently authorised. This authorisation is from three different mechanisms and includes:

1. Coal mining licences under the Coal Mines Act (1979);
2. Ancillary coal mining licences under the Coal Mines Act (1979); and
3. Resource consents issued under the Resource Management Act (1991).

The boundary of the Mineral Extraction Zone around these authorised areas takes into account future likely mineral extraction activity. For example the Ross Goldfield is a large area with a substantive gold resource. In this location the Mineral Extraction Zone includes areas subject to Minerals Permits where future mineral extraction is planned within the expected life of Te Tai o Poutini Plan.

Because of its size and significance, and particular operational requirements, the Buller Coalfield Zone is a separate Special Zone.

Not all minerals of significance are found in discrete locations. Gold, garnets, illminite and gravel are all examples of minerals that are widely spread across the West Coast in alluvial and outwash deposits. Where mineral deposits occur outside of the Special Zones, mineral extraction will be managed within the relevant zone rules. It is anticipated that there will continue to be widespread mineral extraction outside of the Mineral Extraction Zone.

Mineral Extraction Zone Objectives	
MINZ - O1	Mineral extraction activities in the Mineral Extraction Zone are enabled recognising the scale and operational characteristics and the contribution that these activities make to the economic and social wellbeing of the region and districts.
MINZ - O2	To ensure exploration, extraction and processing of minerals within the Mineral Extraction Zone minimises adverse effects on the environment, the community and the relationship of Poutini Ngāi Tahu with their ancestral lands, sites, water, wāhi tapu and other taonga.

Also the Mineral Extraction Strategic Objectives [INSERT LINK]

Mineral Extraction Policies	
MINZ - P1	To identify and provide for regionally significant mineral resources (where these are found in a discrete location) by identifying Mineral Extraction Zones and applying provisions to facilitate mineral extraction activities.
MINZ - P2	To recognise the importance of the mineral deposits in the Mineral Extraction Zone and prevent future activities or developments from establishing in locations which could compromise access to these mineral deposits.
MINZ - P3	To ensure that after mineral extraction, all mine sites in the Mineral Extraction Zone are rehabilitated to best practice environmental standards and to provide for future use and activities appropriate to the area.
MINZ - P4	Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the Mineral Extraction Zone as far as practicable by: <ul style="list-style-type: none"> a. Utilising management, monitoring and rehabilitation plans as a key tool; b. Managing dust, noise, vibration, access and illumination to maintain amenity values; c. Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d. Managing impacts on significant indigenous vegetation and significant habitats of indigenous fauna; e. Ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity; f. Ensuring buildings and structures are appropriately located in relation to boundaries and natural features and are of an appropriate scale; g. Undertaking remedial measures during extraction operations; and h. Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose.
MINZ - P5	Where the removal of an area of significant indigenous vegetation or significant fauna habitat in whole or in part is necessary to provide for mineral extraction and processing activities, adverse effects should be mitigated, remedied, offset or compensated to achieve no net loss in biodiversity values.
MINZ - P6	Protect the relationship and mana of Poutini Ngāi Tahu with their ancestral lands, sites, water, wāhi tapu and other taonga within the Mineral Extraction Zone by: <ul style="list-style-type: none"> a. Ensuring Poutini Ngāi Tahu input to any resource consenting processes; b. Requiring ongoing liaison and communication where Poutini Ngāi Tahu cultural resources may be affected by mineral extraction, processing or rehabilitation activities;

	<ul style="list-style-type: none"> c. Recognising the ownership of the pounamu resource lies with Poutini Ngāi Tahu; and d. Enabling the kaitiakitanga responsibilities of Poutini Ngāi Tahu.
MINZ - P7	<p>Manage conflicts between mineral extraction activities and other land uses by ensuring that:</p> <ul style="list-style-type: none"> a. Standards to minimise impacts on the amenity, rural character and natural values of adjacent areas are met; and b. Activities that are incompatible with the effects of mineral extraction and ancillary activities are not established close to the Mineral Extraction Zone.
MINZ - P8	Co-ordinate the approach to mineral extraction activity consents with the West Coast/Tai o Poutini Regional Council, particularly where water resources and soil conservation are affected

Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities

MINZ - R1	Mineral Prospecting and Exploration	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Notice is provided to the relevant District Council Consent Authority 5 working days ahead of work being undertaken; 2. Where areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible and no later than 3 months after the disturbance has occurred; 3. The site shall be rehabilitated generally to its original condition; and 4. All stripped material (including vegetation, soil and debris) is deposited or contained in such a manner that it does not enter any waterbody or cause the destruction of habitat. 		<p>Activity status where compliance not achieved: Controlled</p>
MINZ - R2	Mineral Extraction and Processing	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The area is lawfully established for mineral extraction and processing at the date of notification of the Plan; 2. To the extent not already required by any coal mining licence or existing resource consent, an Environmental Monitoring Plan shall be prepared and submitted to the relevant District Council Consent Authority within 12 months for certification and shall set out a schedule of monitoring to be undertaken; 3. To the extent not already required by any coal mining licence or existing resource consent, a Rehabilitation Management Plan shall be prepared and submitted to the relevant District Council Consent Authority within 12 months for certification; 4. An annual Environmental Monitoring Report and Annual Work Plan shall be prepared and submitted to the relevant District Council Consent Authority by 30 		<p>Activity status where compliance not achieved: Controlled</p>

	<p>March of each calendar year. These Plans will be required until the District Council certifies that rehabilitation is complete;</p> <ol style="list-style-type: none"> 5. Upon ceasing of the mineral extraction and processing activity, rehabilitation of the site in accordance with the Rehabilitation Management Plan is undertaken; 6. A bond is in place with the relevant district council; 7. No blasting or vibration shall occur outside the hours of 7am to 10pm weekdays and 8am to 6pm on weekends and public holidays; 8. Light and glare meets the Permitted Activity Standards in Rule LIGHT - R2; and 9. Noise meets the Permitted Activity standards in Rule NOISE - R7. 	
MINZ - R3	Activities ancillary to mineral extraction and processing lawfully established at the date of notification of the Plan	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. This includes maintenance and operation of all roads, parking, buildings, water treatment facilities, storage facilities, railway loadout and structures existing at the date of notification of the Plan; 2. The maximum building height above ground level is 10m; 3. Buildings are setback a minimum of 10m from the road boundary and 10m from internal boundaries; 4. There are a maximum of 30 heavy vehicle movements per day; 5. There shall be no offensive or objectionable dust nuisance at or beyond the zone boundary as a result of the activity; 6. A bond is in place with the relevant district council; 7. Noise levels meet the Permitted Activity Standards in Rule NOISE - R7; and 8. Light and glare meet the Permitted Activity standards in Rule LIGHT - R2. 		<p>Activity status where compliance not achieved: Controlled</p>
MINZ - R4	Conservation, Recreation and Research Activities	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum building height above ground level is 10m; and 2. Buildings are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary, and 10m from internal boundaries. 		<p>Activity status where compliance not achieved: Discretionary</p>
MINZ - R5	Grazing of Animals	
<p>Activity Status Permitted</p>		<p>Activity status where compliance not achieved: N/A</p>
Controlled Activities		
MINZ - R6	Mineral Extraction Activities not meeting Rule MINZ -R1, MINZ - R2 or MINZ - R3	
<p>Activity Status Controlled Where:</p> <ol style="list-style-type: none"> 1. This does not occur within an Outstanding Natural Landscape or Outstanding Natural Feature, area of significant indigenous vegetation or significant indigenous fauna habitat, Historic Heritage site or Site of Significance to Māori; and 2. This includes all earthworks and vegetation clearance associated with the mineral extraction activity. 		<p>Activity status where compliance not achieved: Restricted Discretionary</p>

<p>3. This includes ancillary activities, buildings, structures and infrastructure required to enable the mineral extraction activity.</p> <p>Matters of control are:</p> <ul style="list-style-type: none"> a. Management of access, parking, traffic generation and transport of minerals from the site; b. Noise, glare, light, dust, blasting and vibration management; c. Hours of operation; d. Hazardous substances and waste management; e. Historic and cultural heritage requirements; f. Extent and design of earthworks and native vegetation clearance; g. Effects on ecological values including any threatened fauna or their habitats; h. Design and location of ancillary buildings, structures and infrastructure; i. Overburden management; j. Monitoring, reporting and community liaison requirements; k. Financial contributions and any requirement for bonds; and l. Site rehabilitation and mine closure requirements. 		
Restricted Discretionary Activities		
MINZ - R7	Mineral Extraction Activities not meeting Rule MINZ - R6	
<p>Activity Status Restricted Discretionary</p> <ul style="list-style-type: none"> 1. This does not occur within an Outstanding Natural Landscape or Outstanding Natural Feature, area of significant indigenous vegetation or fauna habitat, Historic Heritage item or area or Site or Area of Significance to Māori; 2. This includes all earthworks and vegetation clearance associated with the mineral extraction activity; and 3. This includes ancillary activities, buildings, structure and infrastructure required to enable the mineral extraction activity. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Management of access, parking, traffic generation and transport of minerals from the site; b. Noise, glare, light, dust, blasting and vibration management; c. Hours of operation; d. Hazardous substances and waste management; e. Historic and cultural heritage requirements; f. Extent and design of earthworks and native vegetation clearance; g. Effects on ecological values including any threatened fauna or their habitats; h. Design and location of ancillary buildings, structures and infrastructure; i. Overburden management; j. Monitoring, reporting and community liaison requirements; k. Financial contributions and any requirement for bonds; and l. Site rehabilitation and mine closure requirements. 		<p>Activity status where compliance not achieved: Discretionary</p>
Discretionary Activities		
MINZ - R8	Conservation, research and recreation activities not meeting Rule MINZ - R4	
<p>Activity Status Discretionary</p>		<p>Activity status where compliance not achieved: N/A</p>
MINZ - R9	Mineral Extraction Activities not meeting Rule MINZ - R7	

Activity Status Discretionary		Activity status where compliance not achieved: Non-complying
Non-complying Activities		
MINZ - R10	Residential Activities	
Activity Status Non-complying		Activity status where compliance not achieved: N/A
MINZ - R11	Any activity not provided for in another rule in the zone	
Activity Status Non-complying		Activity status where compliance not achieved: N/A

MPZ

Māori Purpose Zone

Overview

The purpose of the Māori Purpose Zone is to enable tino rangatiratanga for Poutini Ngāi Tahu in relation to their own lands and allow for their unique social, cultural, environmental and economic needs to be met within Tai o Poutini/the West Coast.

A key element of the rules in the zone, is the development of Iwi/Hapū Management Plans. These plans will be developed by Poutini Ngāi Tahu and endorsed by the relevant rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio. In areas where their takiwa overlaps, the plan(s) will need to be endorsed by both rūnanga.

These Iwi/Hapū Management Plans will enable Poutini Ngāi Tahu to undertake activities on specific sites in a way that reflects the unique identities and values of the sites, while managing the effects of the activities.

Once the Iwi/Hapū Management Plan is lodged with the Council, many activities become Permitted. Prior to that, the zone still provides for a wide range of Permitted Activities which enable Poutini Ngāi Tahu to use and develop the land within a cultural framework.

Māori Purpose Zone Objectives

MPZ - O1	The use and possession of ancestral land by Poutini Ngāi Tahu is recognised and provided for within the Māori Purpose Zone, within which Poutini Ngāi Tahu area able to exercise rangatiratanga.
MPZ - O2	The Māori Purpose Zone specifically provides for Poutini Ngāi Tahu needs and activities, including residential, social, cultural, environmental and economic use and development to: <ul style="list-style-type: none"> a. Provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors); b. Ensure the whenua is managed in accordance with tikanga Māori; and c. Ensure the protection and maintenance of ngā taonga tuku iho (treasures).
MPZ - O3	The significant coverage of identified natural heritage overlays across some parts of the Māori Purpose Zone and the contribution their values make to the wider community is recognised, and the appropriate use and development of the Zone, including papakāinga, is provided for.

Also the Poutini Ngāi Tahu Strategic Objectives [[INSERT LINK](#)]

Māori Purpose Zone Policies

MPZ - P1	Enable the incorporation of whānaungatanga, mātauranga and tikanga in relation to the use, design and layout of development within the Māori Purpose Zone.
MPZ - P2	<p>Enable the use and development of the land in the Māori Purpose Zone for a range of activities to support the Poutini Ngāi Tahu community, including:</p> <ul style="list-style-type: none"> a. Single dwellings, multiple dwellings, and papakāinga housing; b. Marae complexes; c. Customary uses including harvest of mahinga kai; d. Social, recreational, educational and community facilities; and e. Farming activities. <p>While</p> <ul style="list-style-type: none"> i. Ensuring any significant adverse effects from these activities on adjoining landowners beyond the zone and the wider environment are mitigated; and ii. Requiring that the above activities are adequately serviced with on site or community scale facilities.
MPZ - P3	<p>Enable the establishment of compatible activities within the Māori Purpose Zone while ensuring that:</p> <ul style="list-style-type: none"> a. Use and development is consistent with the purpose of the zone; b. The Poutini Ngāi Tahu community is sustained; c. Cultural values are maintained or enhanced; and d. The quality of the environment within or adjacent to the zone is not adversely affected.
MPZ - P4	Avoid activities which are likely to be incompatible with the purpose of the Māori Purpose Zone, unless a cultural impact assessment endorsed by the relevant rūnanga demonstrates that the effects on the cultural values are acceptable or can be mitigated.
MPZ - P5	<p>Provide for the use of Te Rūnanga o Ngāi Tahu mandated iwi/papatipu rūnanga management plans to provide for development in different areas within the Māori Purpose Zone; ensuring that these plans contain the level of detail necessary to ensure that comprehensive, co-ordinated and efficient development occurs, including:</p> <ul style="list-style-type: none"> a. A description of activities, buildings and structures existing, or proposed to be established within the development area; b. The bulk and location of any buildings and structures; c. How adverse effects resulting from proposed activities, in particular at zone boundaries, will be avoided, remedied or mitigated d. The provision of sufficient infrastructure to service the needs of all activities proposed to be established; and e. The protection of the mauri of any identified features potentially affected by any activities, buildings or structures proposed to be established.
MPZ - P6	Support the future application of the Māori Purpose Zone in other locations where it will enable the use and development of land in accordance with tikanga Māori and to meet Poutini Ngāi Tahu needs.

Also the Poutini Ngāi Tahu Strategic Policies [[INSERT LINK](#)]

Māori Purpose Zone Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In

those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities	
MPZ - R1	Maori Purpose Activities
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum gross ground floor area of a single building is 500m²; 2. Maximum building height above ground level is 10m; 3. Maximum site coverage is 40%; 4. Buildings are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary, and 5m from internal boundaries, except that: <ol style="list-style-type: none"> a. In the Arahura Pā settlement buildings are setback 5m from the road and any General Rural or Industrial Zone boundary and 1m from internal boundaries; 5. Where a dwelling is located within 80m of a State Highway with a speed limit of 70kph or greater, or within 40m of a State Highway with a speed limit of less than 70kph then the dwelling shall be designed, sited and constructed to ensure the internal noise levels for dwellings shall not exceed 35 dB LAeq (1 hour) inside bedrooms or 40 dB LAeq (1 hour) inside other habitable spaces. This standard must be achieved with the windows open unless adequate alternative ventilation that complies with the Building Code is provided. 6. The average residential density is no more than 1 unit per 500m² net site area in areas fully serviced by a network or tribal utility operator with wastewater, water supply and stormwater systems; and 7. In areas not serviced by network or tribal utility operated wastewater, stormwater and water supply the average dwelling/papakāinga building density is no more than one unit and one minor residential unit per 1000m² net site area. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
MPZ - R2	Agricultural, Pastoral or Horticultural Activities
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The activity does not include intensive primary production; 2. Performance standards for Rule MPZ - R1 are met; 3. The minimum separation distance between buildings housing more than 5 animals or commercial livestock and a residential/settlement/rural lifestyle zone boundary shall be 100m and from any dwelling 30m, and from any other boundary 20m; and 4. Performance standards for beekeeping, outdoor poultry farming and pig keeping apply as follows: <ol style="list-style-type: none"> i. For poultry setbacks of 10m from any residential dwelling and 2m from any boundary; ii. For pig keeping setbacks of 50m from any residential dwelling and 100m for any shelter holding 4 or more pigs; iii. For beekeeping no bees may be kept on a property less than 600m² net site area and beehives must be placed with an obstruction in front of them or be elevated to ensure all bees are above 2.5m above ground level prior to crossing the site boundary. 	<p>Activity status where compliance not achieved: Discretionary</p>
MPZ - R3	Conservation and Recreation Activities

<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Performance standards for Rule MPZ - R1 are met. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>MPZ - R4 Residential Activities</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Performance standards for Rule MPZ - R1 are met 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>MPZ - R5 Minor Structures</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Performance standards for Rule MPZ - R1 are met; and 2. The minor structures are identified in an Iwi/Hapū Management Plan; or <p>If there is no Iwi/Hapū Management Plan:</p> <ol style="list-style-type: none"> i. Masts, poles and aerials must not exceed 7m in height; ii. Any antenna dish must be less than 1m in diameter; ii. Any ornamental or garden structure must not exceed 2.4 m in height; v. Any other structure must not exceed 10m² and 2m in height. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
<p>MPZ - R6 Fences, Walls and Retaining Walls</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>MPZ - R7 Relocated Buildings</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All performance standards for rule MPZ - R1 are met; and 2. The relocated building is identified in an Iwi/Hapū Management Plan; or <p>If there is no Iwi or Hapū Management Plan in place:</p> <ol style="list-style-type: none"> i. The building was constructed within the 10 years prior to location on the site; ii. Is constructed of new materials; and ii. Is established on foundations complying with the Building Code at the time of relocation. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
<p>MPZ - R8 Visitor Accommodation that is not in a Marae Complex</p>	
<p>Activity Status Permitted Where:</p>	<p>Activity status where compliance not</p>

<ol style="list-style-type: none"> 1. All performance standards for rules MPZ- R1, Noise, Glare, Signs and Parking are met. 2. The accommodation is homestay accommodation with a permanent resident living on site; 3. There is a maximum of 5 guests at any one time; 4. Notification to the District Council is required prior to the activity commencing; and 5. Records of letting activity must be kept and provided to the Council on request. 	achieved: Restricted Discretionary
MPZ - R9 Community Facilities	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. Performance standards for Rule MPZ - R1 are met 	Activity status where compliance not achieved: Restricted Discretionary
MPZ - R10 Building and Other Activities in Accordance with an Iwi/Hapū Management Plan	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. Performance standards for Rule MPZ - R1 are met. 	Activity status where compliance not achieved: Restricted Discretionary
Restricted Discretionary Activities	
MPZ - R11 Maori Purpose Activities not meeting Rule MPZ - R1	
Activity Status Restricted Discretionary Discretion is restricted to: <ol style="list-style-type: none"> a. The extent to which the proposal complies with any iwi/hapū management plan in place for the site; b. Size, height, design and location of any buildings and structures; c. Density of any residential dwellings; and d. Methods of water supply, wastewater and stormwater treatment and disposal. 	Activity status where compliance not achieved: N/A
MPZ -R12 Minor structures not meeting Rule MPZ - R5	
Activity Status Restricted Discretionary Where: <ol style="list-style-type: none"> 1. The minor structure does not exceed 10m in height; and 2. All other performance standards for rule GRUZ - R1 are met. Discretion is restricted to: <ol style="list-style-type: none"> a. Compliance with any iwi/hapū management plan in place for the site; b. Design and location of structures; and c. Landscape measures 	Activity status where compliance not achieved: Discretionary
MPZ - R13 Relocated buildings not meeting Rule MPZ - R7	

Activity Status Restricted Discretionary Where: <ol style="list-style-type: none"> 1. The maximum floor and yard area for any non-rural activity shall be 100m²; and 2. Performance standards for Rule MPZ - R1 are met. 		Activity status where compliance not achieved: Discretionary
Discretion is restricted to: <ol style="list-style-type: none"> a. Compliance with any iwi/hapū management plan in place for the site; b. The extent to which the activity could be undertaken more appropriately in another zone; c. Bulk and location of buildings; d. Management of traffic and parking; e. Management of odour; f. Landscape measures; g. Any impacts on the production values of the surrounding land; h. Effects on visual amenity and rural character; and i. Methods of wastewater and stormwater treatment and disposal. 		
Discretionary Activities		
MPZ - R17	Agricultural, Pastoral and Horticultural Activities, Conservation and Recreation Activities not meeting Permitted, Controlled or Restricted Discretionary Activity Rules	
Activity Status Discretionary Notification: Applications will always be notified to the relevant hapū rūnanga (Ngāti Waewae of Ngāti Māhaki ki Makaawhio).		
MPZ - R18	Intensive Indoor Primary Production or Rural Industry not meeting Permitted or Restricted Discretionary Activity Rules	
Activity Status Discretionary Notification: Applications will always be notified to the relevant hapū rūnanga (Ngāti Waewae or Ngāti Māhaki ki Makaawhio).		
MPZ - R19	Non-rural activities not meeting Permitted or Restricted Discretionary Activity Rules.	
Activity Status Discretionary Notification: Applications will always be notified to the relevant hapū rūnanga (Ngāti Waewae or Ngāti Māhaki ki Makaawhio).		
MPZ - R20	Minor structures, fences, walls and relocated buildings not meeting Permitted or Restricted Discretionary Rules	
Activity Status Discretionary Notification: Applications will always be notified to the relevant hapū rūnanga (Ngāti Waewae or Ngāti Māhaki ki Makaawhio).		
MPZ - R21	Residential activities and visitor accommodation activities not meeting Permitted or Restricted Discretionary Rules.	
Activity Status Discretionary		

Notification:

Applications will always be notified to the relevant hapū rūnanga (Ngāti Waewae of Ngāti Māhaki ki Makaawhio).

Non-complying Activities

PMZ - R22	Any activity not meeting another Rule in the zone
------------------	--

Activity Status Non-complying

PORTZ**Port Zone****Overview**

Westport and Greymouth Ports are the major ports on the West Coast/Tai o Poutini. They are significant connections to the rest of New Zealand as well as providing the bases for the West Coast/Tai o Poutini fishing fleet.

The Port Zone applies to the two ports and their surrounds and the zone's purpose is to enable the efficient operation and development of the ports and associated land and activities. Flexibility for the ports to develop and adapt is important. The ports have special operational needs and environmental effects and the special purpose zoning is tailored to address those needs and effects. This includes providing for a degree of operational flexibility subject to environmental considerations.

Port Zone Objectives

PORTZ - O1	Manage the West Coast/Tai o Poutini ports to sustain their current and future potential use and development
PORTZ - O2	Minimise effects of port activities on areas beyond those used for port activities, including adverse effects on the adjacent coastal marine area

Also the Urban Form and Development Strategic Objective [UFD - O1](#)

Port Zone Policies

PORTZ - P1	Enable the efficient operation, use and development of West Coast/Tai o Poutini ports by ensuring incompatible non-port related activities or developments do not compromise port operations or development of port and maritime facilities.
PORTZ - P2	Provide for public use and access to West Coast/Tai o Poutini port areas and adjoining land, for recreational and tourism purposes, provided this does not adversely affect the efficient and safe operation of marine and port activities.
PORTZ - P3	Provide for maintenance and development activities that increase West Coast/Tai o Poutini ports' resilience to natural hazards.
PORTZ - P4	Recognise the historic and cultural significance of the West Coast/Tai o Poutini ports and make use of opportunities to identify and enhance historic and cultural sites, values and taonga of cultural significance to Poutini Ngāi Tahu.
PORTZ - P5	Work co-operatively with the West Coast Regional Council and the Port Operators to address cross-boundary resource management issues deriving from activities undertaken within port areas.
PORTZ - P6	Impose performance standards on development and land use in the Port Zones that protects the amenity values of the adjacent commercial, residential and rural areas.

Port Zone Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in [General Approach](#)

Permitted Activities	
PORTZ - R1	Port and Industrial Activities and Buildings
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum building height above ground level is 20m; 2. Maximum site coverage is 80%; 3. Buildings are setback a minimum: <ol style="list-style-type: none"> i. 5m from road boundaries, the rail corridor, any Residential or Mixed Use Zone boundary; and ii. 10m from State Highways; 4. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that it is not visible from any adjoining Residential Zone boundary or adjoining public place outside of the Port Zone; 5. Vibration from any site due to blasting shall not exceed a peak particle velocity of 5mm/sec measured in the frequency range 3-12 Hz at the notional boundary of any dwelling, resthome, hospital or school; 6. Airblast overpressure from blasting shall not exceed a peak sound pressure level of 120 dBC at the notional boundary of any dwelling, resthome, hospital or school; 7. There shall be no offensive or objectionable dust nuisance at or beyond the zone boundary as a result of the activity; 8. No noxious or offensive odour shall be detected beyond the zone boundary that the activity occurs in; 9. The area adjoining the road frontage of all sites, and the side boundary of a site that adjoins a Residential, Open Space or Mixed Use Zone, shall contain landscaping with a minimum width of 2 metres which includes planting that will, within two years of being planted, reach a height of 1m, except that this does not apply to any emergency services facility or vehicle access to the site; and 10. Stormwater run-off associated with any Port, industrial or commercial activity or building, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality. 11. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any Residential, Open Space, Mixed Use or Settlement Zone boundary except where neighbour's consent is provided to the Council. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1.2m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles. 2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated 	<p>Activity status where compliance not achieved: Discretionary for standards 1 - 10, Restricted Discretionary for standard 11</p>

into landscaped areas , where practicable, to achieve effective stormwater management in an integrated manner.		
PORTZ - R2	Minor Structures	
Activity Status Permitted Where: <ol style="list-style-type: none"> All performance standards for rule PORTZ - R1 are complied with except that compliance with standard 3 (setbacks) is not required; Masts, poles, aerials and pou whenua must not exceed 7m in height; Any antenna dish must be less than 1m in diameter and not project more than 3.5m above the highest point of any building they are attached to; Any ornamental structure must not exceed 2.4 m in height; and Any other structure must not exceed 10m² and 2m in height. 		Activity status where compliance not achieved: Restricted Discretionary
PORTZ - R3	Fences, Walls and Retaining Walls	
Activity Status Permitted Where: <ol style="list-style-type: none"> Fences, walls and retaining walls are a maximum 2m height above ground level; and The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 		Activity status where compliance not achieved: Restricted Discretionary
PORTZ - R4	Commercial Activities	
Activity Status Permitted Where: <ol style="list-style-type: none"> All performance standards for rule PORTZ - R1 are complied with; and Any retail activity shall occupy no more than 250m² or 25% of the Gross Floor Area of all buildings on the same site, whichever is the lesser. 		Activity status where compliance not achieved: Controlled
PORTZ - R5	Extension of the Coastal Cycleway	
Activity Status Permitted		Activity status where compliance not achieved: N/A
Controlled Activities		
PORTZ - R6	Ancillary Residential Activities	
Activity Status Controlled Where: <ol style="list-style-type: none"> One single residential unit per site is provided; The residential activity is ancillary to the port, commercial or industrial activity on the site; The residential activity is located at the rear of the site or above ground level; Any residential unit shall be designed and constructed to ensure noise from activities on adjacent sites during night time will not exceed 35 dBA LAeq (15 min) in bedrooms and 40 dBA LAeq (15 min) in other habitable rooms. This indoor design level must be achieved with windows and doors open unless adequate alternative ventilation that complies with the Building Code is provided. 		Activity status where compliance not achieved: Non Complying

5. All performance standards for Rule PORTZ - R1 are complied with.		
Matters of control are:		
<ul style="list-style-type: none"> a. Residential unit design b. Residential unit location c. Noise insulation requirements d. Internal air quality requirements 		
Restricted Discretionary Activities		
PORTZ - R7	Port and Industrial Activities and Buildings not meeting PORTZ - R1	
Activity Status Restricted Discretionary Where: <ul style="list-style-type: none"> 1. The building projects into the 35 degree recession plane; 2. All other performance standards for rule PORTZ - R1 are complied with; and 3. Rules NOISE - R6 and LIGHT - R4 are complied with. Discretion is restricted to: <ul style="list-style-type: none"> a. Design and location of buildings; b. Design and location of parking and access; and c. Landscape measures. 		Activity status where compliance not achieved: Discretionary
PORTZ - R8	Minor Structures not meeting Rule PORTZ - R2	
Activity Status Restricted Discretionary Where: <ul style="list-style-type: none"> 1. Performance standards 1-10 for rule PORTZ - R1 are complied with. Discretion is restricted to: <ul style="list-style-type: none"> a. Design and location of structures; and b. Landscape measures. 		Activity status where compliance not achieved: Discretionary
PORTZ - R9	Fences, Walls and Retaining Walls not meeting Rule PORTZ - R3	
Activity Status Restricted Discretionary Discretion is restricted to: <ul style="list-style-type: none"> a. Design and location of structures; and b. Landscape measures. 		Activity status where compliance not achieved: N/A
Discretionary Activities		
PORTZ - R10	Minor Structures, Fences and Walls not meeting Permitted, Controlled or Restricted Discretionary Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
PORTZ - R11	Port and Industrial Activities and Buildings not meeting Permitted, Controlled or Restricted Discretionary Activity Standards	

Activity Status Discretionary		Activity status where compliance not achieved: N/A
Non-complying Activities		
PORTZ - R12	Any Activity that is not a Permitted Activity, a Controlled Activity, a Restricted Discretionary Activity or a Discretionary Activity	
Activity Status Non-complying		Activity status where compliance not achieved: N/A

STADZ Stadium Zone Overview

The Stadium Zone applies to the two major stadium facilities on the West Coast/Tai o Poutini - the Pulse Energy Events Centre in Westport and the Westland Recreation Centre in Greymouth. These two large facilities have multiple uses with a range of activities. Therefore the flexibility to develop and adapt is important.

The intention of the Stadium Zone is that the stadia will continue to be used for this purpose, together with other complementary activities. It is not contemplated that land use at the sites will change fundamentally.

The stadia and their associated activities have the potential for visual, noise and traffic effects that may impact on surrounding land uses. The effects of activities within the area must be carefully managed to ensure that there are no adverse impacts on the rest of the community. Activities permitted within the Stadium Zone are limited to those clearly associated with the operation and function of the stadium, or that make use of the stadium facility itself.

Stadium Zone Objectives	
STADZ- 01	To enable efficient and effective operation of the stadia in the Stadium Zone.
STADZ- 02	Land use development and activities are designed and operated to: <ul style="list-style-type: none"> a. Provide a good standard of on-site amenity for visitors b. Maintain and enhance the amenity of surrounding areas as far as is practicable.

Also the Urban Form and Development Strategic Objective [UFD - 01](#)

Stadium Zone Policies	
STADZ - P1	Provide for activities ancillary to the stadium function: <ul style="list-style-type: none"> a. Which support the efficient and effective operation of the stadium; and b. Are not more appropriately located in another zone
STADZ - P2	Provide for flexibility of use of the stadia recognising a range of uses are likely to be needed to support financial viability.
STADZ - P3	Require land use activities and development to be designed and operated to ensure that adverse effects of noise on the amenity of adjacent residential areas is minimised.
Stadium Zone Rules	

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified

rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

STADZ - R1	Stadium Activity	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum height above ground level is 15 metres. This does not include: <ol style="list-style-type: none"> i. solar water heating components, antennas, aerials, flues, chimneys, satellite dishes (less than 1m in diameter), hydro slides and architectural features (e.g. finials, spires) that do not exceed the height by more than 1m; 2. The maximum building length is 20m where this abuts a Residential Zone; 3. All outdoor rubbish and collection areas must be fully screened with a fence that is 1.8m in height measured from ground level so that it is not visible from any adjoining residential zone boundary; 4. Any building or structure including car parking areas, outdoor storage and rubbish collection areas must be set back <ol style="list-style-type: none"> i. 3m from any Residential Zone or Open Space Zone; and ii. 3m from the road boundary; 5. No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any site boundary except where neighbour's consent is provided to the Council under Section 87AAB of the Act. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. Road boundaries ii. Buildings on adjoining sites that have a common wall along the boundary iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard. iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (eg finials, spires) provided these do not exceed the recession plane by more than 3m vertically v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically 		<p>Activity status where compliance not achieved: Restricted Discretionary</p>
<p>STADZ - R2</p>	<p>Minor Structures</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. All performance standards for rule STADZ - R1 are complied with; 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. Any antenna dish must be less than 1m in diameter; 4. Any ornamental or garden structure must not exceed 2.4 m in height; and 5. Any other structure must not exceed 10m² and 2m in height 		<p>Activity status where compliance not achieved: Restricted Discretionary</p>
<p>STADZ - R3</p>	<p>Fences Walls and Retaining Walls</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 		<p>Activity status where compliance not achieved: Restricted Discretionary</p>

2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.		
STADZ - R4	Relocated Buildings	
Activity Status Permitted Where:		Activity status where compliance not achieved: Restricted Discretionary
<ol style="list-style-type: none"> 1. All performance standards for rule STADZ - R1 are complied with; 2. The building was constructed within the 10 years prior to location on the site; and 3. Is constructed of new materials; and 4. Is established on foundations complying with the Building Code at the time of relocation 		
Restricted Discretionary Activities		
STADZ - R5	Stadium Activities, Minor Structures, Fences, Walls, Retaining Walls and Relocated Buildings not meeting Permitted Activity standards	
Activity Status Restricted Discretionary Discretion is restricted to:		Activity status where compliance not achieved: Not applicable
<ol style="list-style-type: none"> a. Design, size and location of buildings, structures and facilities; b. Screening, planting and landscape measures; c. Shading and privacy impacts on neighbouring properties; d. Any adverse effects on the streetscape; e. Any adverse effects on the amenity of neighbouring properties; f. The extent to which the infringement is necessary due to the shape, natural or physical features of the site. 		
Non-complying Activities		
Rule Reference	Residential dwellings and activities	
Rule Reference	Industrial activities	
Rule Reference	Any other Activity not meeting Permitted Activity, a Restricted Discretionary Activity or Discretionary Activity Standards	
Activity Status Non-complying		Activity status where compliance not achieved: Not applicable

SVZ

Scenic Visitor Zone

Overview

This zone recognises the unique tourism and scenic qualities of the commercial areas of Fox Glacier/Weheka, Franz Josef/Waiiau and Punakaiki townships.

These three areas sit adjacent to the Tai Poutini/Westland National Park, and Paparoa National Park respectively. They are located in areas of spectacular natural value, and development needs to respect the qualities of the environment in which they are located.

Because of their spectacular locations, these townships are among the most visited in the country, and form key tourism and visitor infrastructure for the West Coast/Tai o Poutini.

In the case of the glacier towns of Franz Josef/Waiiau and Fox Glacier/Weheka, tourism numbers have reached as high as 750,000 per annum (6000 people per day), with 450,000 people per annum

visiting Punakaiki. The communities themselves however each only are home to a few hundred people, so the main focus of the commercial areas is supporting visitor activity.

Alongside their scenic locations, these three townships are all threatened by significant natural hazards - coastal erosion and rockfall at Punakaiki, flooding and the Alpine Fault at Fox Glacier/Weheka and Franz Josef/Waiau. As part of the development of these areas over time, Te Tai o Poutini Plan intends to increase these townships resilience to natural hazards. At Franz Josef/Waiau, where the Alpine Fault crosses through the centre of the township, movement of development away from the faultline is supported by the Plan. This includes through changes in zoning provisions, as well as the natural hazards provisions in the Natural Hazards chapter (REFERENCE).

Scenic Visitor Zone Objectives

SVZ - 01	To provide for visitors and the community needs in the Fox Glacier/Weheka, Franz Josef/ Waiau and Punakaiki townships in a way that delivers protection of the unique values that attracts visitors and benefits the local and regional economies and communities.
SVZ - 02	To support the expansion of the Fox Glacier/Weheka and Franz Josef / Waiau townships in areas of lower risk of natural hazards and reduce the risk where existing development is located in high risk locations.

Also the Urban Form and Development Strategic Objective [UFD - 01](#)

Scenic Visitor Zone Policies

SVZ - P1	Provide for growth and change to the Fox Glacier, Franz Josef/Waiau and Punakaiki townships that: <ul style="list-style-type: none"> a. Supports the long term viability of the commercial areas and the communities that support them; and b. Recognises the unique scenic qualities of the environments and does not compromise the dominance of the natural landscape setting in which the townships are located.
SVZ - P2	Provide for new commercial development areas beyond the current Fox Glacier and Franz Josef/Waiau centres where these are at lower risk from natural hazards and avoid areas of high hazard risk.
SVZ - P3	Recognise the significance of the three townships to the wider visitor economy of the West Coast/Tai Poutini and enable the further development of these areas as world class visitor destinations.
SVZ - P4	Support the development of appropriate tourism and visitor businesses such as accommodation, visitor attractions and tourism support facilities that relate to the scenic environment in which they are located.
SVZ - P5	Within the Scenic Visitor Zone ensure that sufficient sewerage, water supply, refuse disposal, roading, footpath, open space and parking infrastructure is provided as part of new development.
SVZ - P6	Require high quality design outcomes within the Scenic Visitor Zone that: <ul style="list-style-type: none"> a. Recognise and respond to the natural character and scenic landscape values of the area; b. Have appropriate controls on design and height to protect the landscape and natural character values; c. Create a safe and vibrant pedestrian environment with continuous verandah coverage in the Main Street Frontage of Fox Glacier/Weheka and Franz Josef/Waiau; d. Recognise and provide for Poutini Ngāi Tahu cultural values; and

	e. Avoid the significant risks of natural hazards.
SVZ - P7	Implement the Franz Josef/Waiiau Concept Plan and Punakaiki Masterplan to deliver on the long term aspirations for development in these areas.
Scenic Visitor Zone Rules	
Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.	
Permitted Activities	
SVZ - R1	Commercial, Visitor Accommodation, Residential, Recreational, Conservation and Community Buildings and Activities
Activity Status Permitted Where:	Activity status where compliance not achieved: Restricted Discretionary where standard 3 is not complied with Discretionary where standards 1 - 2 and 4 - 6 are not complied with.
<ol style="list-style-type: none"> 1. Any building or structure is setback a minimum of 3m from any Settlement Zone boundary; 2. All external storage and waste management space is screened by landscaping so it is not visible from any adjoining Settlement Zone boundary or any adjoining public space; 3. Any residential activity must provide a minimum of 50m² outdoor living space for each residential unit which is separate from any parking and manoeuvring areas; 4. In the Punakaiki Scenic Visitor Zone: <ol style="list-style-type: none"> i. No indigenous vegetation clearance occurs as part of the activity; ii. Roof colour has a reflectance value of 30% or recessive colours in grey/greens; iii. Maximum site coverage is 60%; iv. Residential activities are ancillary to a Commercial or Community activity; 5. Maximum building height is: <ol style="list-style-type: none"> i. 7m in the Punakaiki Scenic Visitor Zone; and ii. 10m in the Franz Josef/Waiiau and Fox Glacier/Weheka Scenic Visitor Zone; 6. In the Franz Josef/Waiiau and Fox Glacier/Weheka Scenic Visitor Zone: <ol style="list-style-type: none"> i. Building roof pitch is between 8-35 degrees; ii. Roof colour has a reflectance value of 30% or recessive colours in grey/greens; iii. Buildings are clad in wood, plaster stone and/or profile metal sidings; iv. Accessory buildings are in the style, appearance and materials of the principal building; v. Residential unit density is a minimum of 1 unit per 200m² net site area; vi. Maximum building coverage is: <ol style="list-style-type: none"> a. 60%; except b. 80% for sites in the Franz Josef/Waiiau Main Street Frontage area; vii. A minimum 10% of the indigenous vegetation is retained on on any site; 7. All buildings in the Franz Josef/Waiiau Main Street Frontage area: <ol style="list-style-type: none"> i. Are located on the front boundary of the site with no setback from the street boundary except that a recess of up to 0.5m within the facade of the building is permitted; ii. Have a cantilevered continuous verandah to cover the full width of the footpath; iii. Have 50% of the ground floor facade devoted to display windows or 75% of its height for at least 50% of the ground floor building frontage; and iv. Have one public entrance with glazing comprising at least 40% of the doors. 	

<p>8. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any Settlement Zone boundary except where neighbour's consent is provided to the Council.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Road boundaries; 2. Buildings on adjoining sites that have a common wall along the boundary; 3. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; 4. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or 5. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically 	
<p>SVZ - R2 Residential and Visitor Accommodation Activities - Noise Attenuation</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Any dwelling or visitor accommodation unit that is located: <ol style="list-style-type: none"> i. Within 80m of a State Highway with a speed limit of 70kph or greater, or within 40m of a State Highway with a speed limit of less than 70kph; or ii. Within the Outer Control (50dB L_{dn}) Air Noise Boundary of Franz Josef Heliport <p>Shall be designed, sited and constructed to ensure the internal noise levels for dwellings shall not exceed :</p> <ol style="list-style-type: none"> 1. <ol style="list-style-type: none"> i. 35 dB LAeq (1 hour) inside bedrooms; or ii. 40 dB LAeq (1 hour) inside other habitable spaces. iii. This standard must be achieved with the windows open unless adequate alternative ventilation that complies with the Building Code is provided. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>SVZ - R3 Minor Structures</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Masts, poles, aerials and pou whenua must not exceed 7m in height; 2. Any antenna dish must be less than 1m in diameter; 3. Any ornamental structure must not exceed 2.4m in height; and 4. Any other structure must not exceed 10m² and 2m in height. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>SVZ - R4 Fences, Walls and Retaining Walls</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 	<p>Activity status where compliance not achieved: Discretionary</p>

2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall.		
SVZ - R5 Relocated Buildings		
Activity Status Permitted Where: 1. All standards for Rule SVZ - R1 are complied with; 2. The building was constructed within the 10 years prior to location on the site; 3. Is established on foundations complying with the Building Code at the time of relocation.		Activity status where compliance not achieved: Discretionary
Restricted Discretionary Activities		
SVZ - R6 Commercial, Visitor Accommodation, Residential, Recreational, Conservation or Community Buildings and Activities not Meeting Rule SVZ - R1		
Activity Status Restricted Discretionary Where: 1. This is in the Punakaiki Scenic Visitor Zone; and 2. Indigenous vegetation clearance is proposed as part of the activity; and 3. All other performance standards for Rule SVZ - R1 are complied with. Discretion is restricted to: a. Design and location of buildings, structures, carparking and vehicle access; b. Extent of indigenous vegetation clearance; c. Effects on Poutini Ngāi Tahu Cultural values; d. Effects on natural character and landscape values; and e. Effects on biodiversity and wildlife values.		Activity status where compliance not achieved: Discretionary
Discretionary Activities		
SVZ - R7 Commercial, Residential and Community Buildings and Activities not meeting Permitted or Restricted Discretionary Activity Rules.		
Activity Status Discretionary		Activity status where compliance not achieved: N/A
SVZ - R8 Minor Structures, Relocated Buildings, Fences, Walls and Retaining Walls not meeting Permitted Activity Rules		
Activity Status Discretionary		Activity status where compliance not achieved: N/A
Non-complying Activities		
SVZ - R9 Industrial Activities		
Activity Status Non-complying		Activity status where compliance not achieved: N/A
SVZ - R10 Any Activity that is not a Permitted, Restricted Discretionary or Discretionary Activity		

Activity Status Non-complying

**Activity status
where compliance
not achieved: N/A**



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: October 2021
Subject: **Te Tai o Poutini Plan Draft Chapter Review – Historical and Cultural Values**

SUMMARY

This report gives an opportunity for the Committee to review draft provisions from Te Tai o Poutini Plan. It is intended to bring chapters to the Committee for review this and next month, ahead of the final draft Plan in December.

The sixth set of provisions for review are the Industrial Zones.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Historical and Cultural Values provisions for Te Tai o Poutini Plan.

INTRODUCTION

1. With the decision to fast track the notification of Te Tai o Poutini Plan (TTPP), there is a need to ensure that draft work developed is reviewed to ensure consistency and coherence in the Plan. Draft chapters are being brought to the Committee for review each month, ahead of the entire draft Plan coming to the Committee in December for adoption for consultation.
2. The sixth chapter for review is the Historical and Cultural Values chapter.

DRAFT PROVISIONS AND NEXT STEPS

3. The following text is the current draft provisions. There are three sections within the chapter – Historic Heritage, Notable Trees and Sites and Areas of Significance to Māori. Each section has objectives, policies and rules. The Historic Heritage and Notable Trees Schedules are also included. As outlined in a separate paper on this agenda, the Sites and Areas of Significance to Māori Schedule is not yet completed.
4. Following any amendments sought by the Committee, these provisions will be incorporated into the Draft Te Tai o Poutini Plan.

DRAFT PROVISIONS

HH

Historic Heritage

Overview

Sites, areas, features, landmarks, memorials and buildings may have historic heritage values if they are places or objects which people associate with their identity, history, events, customs, or practices.

Historic heritage values are important because they provide a tangible insight into our past and can be an important source of knowledge and a social link to the past that is important to the community. The destruction or damage of heritage values can cause the loss of this knowledge as well as a social/cultural link to the past.

As well as meeting the specific duties under section 6 of the Resource Management Act 1991, protecting historic heritage values can help teach people about their past, foster a sense of identity and community, and provide economic opportunities in heritage, tourism, recreation, restoration, and marketing.

Te Tai o Poutini Plan manages different types of historic heritage.

Historic Heritage buildings and items are listed in Schedule One and this identifies if there are any interior elements of a heritage building that are also scheduled.

Historic areas are also identified in Schedule One. There are seven historic areas - Denniston Historic Area, Reefton Historic Area, Waiuta Historic Area, Moana Railway Station Historic Area, Brunner Mines Historic Area, Jack's Mill School Historic Area, Ross Historic Area.

Archaeological sites are any place in Aotearoa New Zealand (including buildings and structures) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. While all archaeological sites are protected under Heritage New Zealand Pouhere Taonga Act 2014, sites of particular significance to the community on the West Coast/Tai Poutini are included in Schedule One and the Historic Heritage rules also apply to these sites.

Some historic heritage and archaeological sites are also important to Poutini Ngai Tahu. These are contained, with other Sites of Significance to Māori, in Schedule Three. Where a site is Scheduled in multiple locations, the provisions of both chapters must be considered.

It is important to note that in addition to this chapter, a number of General District-wide Matters chapters also contain provisions that may be relevant for historic heritage, including:

- Subdivision

- Earthworks
- Signs

Aside from Te Tai o Poutini Plan, there are other key regulations which also must be considered and affect historic heritage.

The Building Act 2004 - this act and associated regulations manage earthquake-prone buildings. Earthquake strengthening to scheduled heritage buildings and items is a permitted activity so long as the strengthening work does not compromise the heritage building or items heritage values.

The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) - under this act it is unlawful to destroy, damage or modify an archaeological site (regardless of whether the site is scheduled in Te Tai o Poutini Plan or not) without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga before work starts. An archaeological authority is required in addition to any resource consents required by the Council. If you discover a previously unknown archaeological site (for example, when you are undertaking earthworks) you must stop any work that could affect the site and contact Heritage New Zealand Pouhere Taonga for advice on how to proceed. If there are human remains revealed then the Accidental Discovery Protocol in Appendix Four must be followed and if any artefacts are found they must be handed over to the Ministry for Culture and Heritage.

Historic Heritage Objectives	
HH - O1	Recognise and celebrate the benefits of historic heritage to communities' sense of place, identity, appreciation and understanding of the Region's heritage.
HH - O2	Provide for development opportunities sensitive to the identified values of scheduled historic heritage items and areas.
Historic Heritage Policies	
HH - P1	Recognise that historic heritage items may be valued on a national, regional, district and or local scale.
HH - P2	Identify, assess and map heritage buildings, features, places and sites and archaeological sites, in partnership with Poutini Ngai Tahu and in consultation with the local iwi, community and key stakeholders.
HH - P3	Enable the use, including adaptive reuse of scheduled historic heritage items, while ensuring that their identified values are maintained.
HH - P4	When considering proposals for external alteration of scheduled historic heritage items, matters include: <ul style="list-style-type: none"> a. Any external alteration will not significantly detract from its historic heritage value; or b. The alterations are for the primary purpose of improving structural performance, fire safety or physical access.
HH - P5	When considering proposals for relocation or repositioning of scheduled historic heritage items, matters include: <ul style="list-style-type: none"> a. The impact on the physical integrity of the item and practical considerations associated with relocating or repositioning; b. The item can be accommodated without having a significant adverse effect; c. The item is at immediate risk from natural hazards identified in the natural hazard chapter of this plan; d. Relocation is to return an item to its original location; e. The movement of the item will improve public access to the item; and f. The historic heritage item and land it is sited on are in different ownership and following investigation and assessment into practical options for the retention of the historic heritage item in its current location, it is unreasonable for the item to remain.
HH - P6	Demolition and destruction of scheduled historic heritage items will not be allowed unless it can be demonstrated that: <ul style="list-style-type: none"> a. The item is in a serious state of disrepair; b. The costs to repair are significantly greater than other viable alternatives on site;

	<ul style="list-style-type: none"> c. The item cannot be relocated or repositioned and reused due to practical considerations, including cost; and d. In circumstances where the heritage building and land it is sited on is in different ownership and following investigation and assessment into practical options for the retention of the heritage item, it is unreasonable for the building to remain.
HH - P7	<p>Internal alteration of scheduled historic heritage buildings assessed as having significant internal values will not be allowed unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a. It is in a serious state of disrepair, and cost of remedying is prohibitive; or b. Any alteration will not detract from its heritage value; or c. Is of a temporary or easily reversible manner and will support its ongoing use; or d. It can be altered in part without significant adverse effects on the heritage values for which the item was listed in Schedule One.
HH - P8	<p>Flexibility in development control should be allowed on sites identified by a Historic Heritage Overlay, where:</p> <ul style="list-style-type: none"> a. The values for which the item was listed are not adversely affected by the development; b. Any adverse effects on adjoining sites are minor; and c. There is a resulting environmental benefit from protection of the item identified in the Historic Heritage Overlay.

Historic Heritage Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

HH - R1	Repairs and Maintenance	
Activity Status Permitted		Activity status where compliance not achieved:
<p>Where the repairs and maintenance of a Historic Heritage item do not result in any of the following:</p> <ul style="list-style-type: none"> 1. Changes to the extent, floor levels, form, proportion and scale of the item; 2. Changes to the design, texture, or form of the fabric; 3. Use of materials other than those that are the same as the original, or most significant fabric, or the closest equivalent; or 4. Damage to the building or structure as a consequence of affixing of scaffolding. 		<p>Restricted Discretionary</p>
HH - R2	Earthquake strengthening, fire protection and accessibility upgrades	
Activity Status Permitted		Activity status where compliance not achieved:
<p>Where:</p> <ul style="list-style-type: none"> 1. All performance standards for Rule HH - R1 are complied with; and 2. An assessment from a Heritage Architect is provided to the relevant council confirming the works are consistent with the values of the Historic Heritage item. 		<p>Restricted Discretionary</p>
Controlled Activities		
HH - R3	Relocation or Repositioning of a Historic Heritage item	
Activity Status Controlled		Activity status where compliance not achieved:
<p>Where:</p> <ul style="list-style-type: none"> 1. All performance standards for Rule HH R1 are complied with; and 2. The item is being relocated or repositioned: <ul style="list-style-type: none"> i. To its original locations; or ii. Due to an immediate threat from damage sustained by a Natural Hazard identified: <ul style="list-style-type: none"> a. In this plan; or b. By a suitably qualified professional. <p>Matters of control are:</p> <ul style="list-style-type: none"> a. The capacity of the item to endure relocation and repositioning; b. The capacity of the site or area to accommodate the item; 		<p>Restricted Discretionary</p>

<p>c. The impact on public access to the item; and d. The reduction in risk from natural hazards from the relocation or repositioning.</p> <p>Notification: Proposals to relocate or reposition public monuments will always be publicly notified.</p>	
<p>Restricted Discretionary Activities</p>	
<p>HH - R4</p>	<p>Repairs and Maintenance, Earthquake strengthening, fire protection and accessibility upgrades where Permitted Activity standards are not met, or Additions and Alterations</p>
<p>Activity Status Restricted Discretionary Where: 1. Compliance with Rule HH R1 or HH R2 is not achieved; or 2. The activity involves additions and alterations to a Historic Heritage item.</p> <p>Discretion is restricted to: a. Compatibility of the form, materials and setting with the Historic Heritage item; b. Methods to minimise the loss or destruction of the values which contribute to the item's Historic Heritage values; c. Compatibility of the treatment of the exterior, including the façade; d. The ongoing maintenance and enhancement of the Historic Heritage values of the item; e. The long-term viability, retention or ongoing functional use of the item; f. Whether the works are in accordance with good practice conservation principles and methods; g. If the Historic Heritage item is located within a Historic Heritage area, that the works do not compromise the ability to interpret the Historic Heritage area; and h. Whether the works complement the form, fabric and setting of the Historic Heritage area which the item contributes to.</p>	<p>Activity status where compliance not achieved: NA</p>
<p>HH - R5</p>	<p>Relocation or Repositioning of a Historic Heritage item where compliance with Rule HH - R3 is not achieved</p>
<p>Activity Status Restricted Discretionary</p> <p>Discretion is restricted to: a. Opportunities to enhance the physical conditions of the item, and its values; b. Effects on public access to the item; c. Measures to minimise the risk of damage to the item while being relocated or repositioned; and d. Whether the new location is as close to the original location as possible and the new location is aligned with the heritage values of the item, or has an association with the original location.</p> <p>Notification: Proposals to relocate or reposition public monuments will always be publicly notified.</p>	<p>Activity status where compliance not achieved: NA</p>
<p>HH - R6</p>	<p>New Buildings or Structures within a Historic Area identified in Schedule One</p>
<p>Activity Status Restricted Discretionary</p> <p>Discretion is restricted to: a. Effects on the area from the scale, location, design including materials, duration and extent of the proposal, the construction methodology and associated site works; b. The effects on the inter-relationship between buildings, structures and features within that place; c. The purpose and necessity of the works and any alternatives considered; d. The provisions of a conservation plan where one has been prepared for the scheduled Historic Area, and e. Whether the building or structure is for a Poutini Ngai Tahu cultural purpose.</p>	<p>Activity status where compliance not achieved: NA</p>

Discretionary Activities		
HH - R7	Demolition and Destruction of a Historic Heritage item or Historic Area	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
Non-complying Activities		
HH - R8	Any Historic Heritage activity which is not a permitted, controlled, restricted discretionary or discretionary activity	
Activity Status Non-complying		Activity status where compliance not achieved: N/A
Other Methods		
HH - M1	Support owners of historic heritage items to maintain their assets through council appropriate resources, such as providing links to guidance documents on resource consent applications on council websites.	

TREE

Notable Trees

Overview

Notable trees are those that are recognised and protected for botanic, amenity, cultural or historic reasons. Notable Trees are listed in Schedule Two.

These trees may be valued by Poutini Ngāi Tahu, be prominent natural features and landmarks, add character and identity to the neighbourhood, be rare species, spectacular specimens or have an association with special sites or events. Trees may be identified as an individual stand-alone tree or a small group of trees where each tree within the group is protected. Notable trees include both exotic and indigenous species and have significance to West Coast/Tai o Poutini community.

Notable trees have been assessed using the Standard Tree Evaluation Method (STEM) from the publication Flook, R.R. (1996) STEM A Standard Tree Evaluation Method. Nelson, New Zealand. STEM assesses trees based on condition (health) and amenity (community benefit) as well as notability (distinction).

Notable Tree Objectives

TREE - O1	To recognise the botanical, aesthetic, cultural or historic value of notable trees.
TREE - O2	To provide for tino rangatiratanga in relation to management of notable trees of value to Poutini Ngāi Tahu.
TREE - O3	To provide for the protection of notable trees while recognising instances where trimming and/or pruning is required and may improve the health of the tree, or where removal is unavoidable.

Notable Tree Policies

TREE - P1	Identify, assess using the Standard Elevation Tree Method (STEM) and protect notable trees, in partnership with Poutini Ngāi Tahu and in consultation with the community and key stakeholders.
TREE - P2	Trees with notable botanical, aesthetic, cultural or historic value are protected.
TREE - P3	Enable opportunities for mana whenua to exercise tino rangatiratanga for notable trees of value to Poutini Ngāi Tahu.
TREE - P4	Allow the trimming and pruning of notable trees and activities in the root protection area where the works: <ul style="list-style-type: none"> a. Retain or improve the health of the tree; b. Are necessary to prevent a serious threat to property and people;

	<ul style="list-style-type: none"> c. Are necessary for the ongoing provision of existing infrastructure or d. Are for maintaining network utility operations compliance with relevant safety standards.
TREE - P5	<p>Ensure that any activity within the root protection area of a notable tree is appropriate having regard to:</p> <ul style="list-style-type: none"> a. The values of the tree and its setting; b. If the tree is identified for cultural values, the outcomes of any discussion with and/or assessment undertaken by Poutini Ngāi Tahu; c. Whether the activity will compromise the tree's health or result in a reduction or loss of its values; d. The impact of the activity on the stature, form or shape, health and vigour, structural integrity and life expectancy of the tree; and e. Whether the tree renders a site incapable of reasonable use.
TREE - P6	<p>Allow the removal, partial removal or destruction of an unsafe or unsound notable tree where it has been certified as such by a Council approved arborist.</p>

Notable Tree Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities

TREE - R1	Gardening and Mowing in the Root Protection Area of a Notable Tree	
Activity Status Permitted		Activity status where compliance not achieved:
Where:		Restricted
<ul style="list-style-type: none"> 1. The ground level is not altered; and 2. The protected root zone is not damaged. 		Discretionary
TREE - R2	Trimming and Maintenance of a Notable Tree	
Activity Status Permitted		Activity status where compliance not achieved:
Where the trimming and/or maintenance is:		Restricted
<ul style="list-style-type: none"> 1. Necessary to improve, maintain or monitor tree health; or 2. To enable the ongoing provision of existing infrastructure; or 3. For compliance with relevant electricity hazard regulations; or 4. To prevent a serious threat to people or property. 		Discretionary
And		
<ul style="list-style-type: none"> i. A council approved arboricultural contractor has certified that the works will not compromise the ongoing integrity, viability or values of the tree. 		
TREE - R3	Root Pruning within the Root Protection Area of a Notable Tree	
Activity Status Permitted		Activity status where compliance not achieved:
Where:		Restricted
<ul style="list-style-type: none"> 1. The root pruning will not compromise the integrity, ongoing viability and values of the tree; and 2. Any machinery associated with undertaking the root pruning is only operated on top of paved surfaces and/or ground protection measures; and 3. A council approved arboricultural contractor has certified that the work will be in accordance with 1 and 2. 		Discretionary
Restricted Discretionary Activities		
TREE - R4	Building Activities Within the Root Protection Area of a Notable Tree	
Activity Status Restricted Discretionary		Activity status where compliance not achieved:
Discretion is restricted to:		Discretionary
<ul style="list-style-type: none"> a. The potential impact of the activity on the integrity, ongoing viability, and values of the scheduled notable tree; 		

	<ul style="list-style-type: none"> b. Effects on amenity values of public places; c. Effects on identified values of the tree/s; and d. Whether there is an operational or functional need for the activity to be located within the root protection area; and e. Whether any alternatives are available to avoid the activity occurring in the root protection area. 	
TREE - R5	New Underground Network Utilities and Infrastructure Within the Root Protection Area of a Notable Tree	
Activity Status Restricted Discretionary		Activity status where compliance not achieved: Discretionary
Discretion is restricted to:		
<ul style="list-style-type: none"> a. The potential impact of the activity on the integrity, ongoing viability, and values of the scheduled notable tree; b. Effects on amenity values of public places.; c. Effects on identified values of the tree/s; and d. Whether there is an operational or functional need for the activity to be located within the root protection area and/or whether any alternatives are available to avoid the activity occurring in the root protection area. 		
Discretionary Activities		
TREE - R6	Removal, Partial Removal or Destruction of a Notable Tree Not A Permitted or Restricted Discretionary Activity	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
TREE - R7	Activities Within the Root Protection Area of a Notable Tree Not A Permitted or Restricted Discretionary Activity	
Activity Status Discretionary		Activity status where compliance not achieved: N/A

SASM

Sites and Areas of Significance to Māori

Overview

The West Coast/Tai o Poutini Councils acknowledge Poutini Ngāi Tahu as mana whenua. Te Rūnanga o Ngāti Waewae and Te Rūnanga o Ngāti Māhaki ki Mahaawhio are the only elected and mandated bodies with authority to represent and administer to all Poutini Ngāi Tahu interests.

Poutini Ngāi Tahu lived and travelled extensively across the West Coast/Tai o Poutini and, as a result they have historical and cultural connections with land and waterways throughout the area. To appropriately reflect the depth and breadth of their relationship with the West Coast/Tai o Poutini, the approach taken is to identify four different types of sites:

- Cultural Landscapes - or areas of association. These are areas with significant associations to cultural traditions, history or identity and include ancestral maunga;
- Wāhi taonga – places that are treasured due to their high intrinsic values and their role in maintaining a balanced and robust ecosystem, sustaining quality of life and providing for the needs of present and future generations. Examples include repo raupō, wai puna and mahinga kai;
- Wāhi tapu - sacred sites or areas held in reverence according to whakapapa. They may be associated with tāngata whenua creation stories, particular events or ceremonies, or valued resources, and include sites such as urupā, pā, tuhituhi o neherā, and tauranga waka;
- Pounamu and Aotea management areas. Pounamu and Aotea are taonga of Poutini Ngāi Tahu. Under the Pounamu Vesting Act, all pounamu on the West Coast/Tai o Poutini is owned by Poutini Ngāi Tahu. Its presence is widespread across parts of the West Coast/Tai o Poutini. Aotea is not subject to the Pounamu Vesting Act, but is only found in the

Makaawhio River over which Ngāti Māhaki ki Makaawhio hold both a statutory acknowledgement and a Crown Mining Permit.

In parallel with the process of identifying significant sites and areas, threats to the values of the sites and areas from a range of land use activities have been considered. Based on this, the approach to management of activities agreed with Poutini Ngāi Tahu is a layered approach with the following characteristics:

1. In Cultural Landscape areas, and the Pounamu and Aotea management area, provisions are used to identify activities that pose particularly serious threats to values and make them subject to a different consent threshold or a more onerous activity status in these areas, or to trigger consultation with Poutini Ngāi Tahu when resource consent is already needed for some other reason;
2. In wāhi tapu and wāhi taonga, areas resource consent is needed for a range of activities that could adversely affect cultural values of these areas;
3. Across the district as a whole, policies and matters of discretion provide for consideration of effects on cultural values, particularly when consent is required for key activities with the potential to impact on cultural values, and there are also enabling provisions for customary harvest or other cultural practices of benefit to Poutini Ngāi Tahu.

Sites and Areas of Significance to Māori are listed and described in Schedule Three.

Sites and Areas of Significance to Māori Objectives	
SASM - O1	Sites and cultural landscapes of significance to Poutini Ngāi Tahu are recognised and identified and Poutini Ngāi Tahu are actively involved in decision making that affects their values.
SASM - O2	Poutini Ngāi Tahu are able to access, maintain and use areas and resources of cultural value within identified sites and cultural landscapes.
SASM - O3	The values of significant sites and cultural landscapes are protected from subdivision, use and development and inappropriate modification, demolition or destruction.

Also the Poutini Ngāi Tahu Strategic Objectives [INSERT LINK]

Sites and Areas of Significance to Māori Policies	
<i>Cultural Landscapes</i>	
SASM - P1	Protect Poutini Ngāi Tahu cultural landscapes from adverse effects of subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and customary use.
<i>Identification and access to sites</i>	
SSAM - P2	Work with Poutini Ngāi Tahu to identify and list sites and areas of significance to Poutini Ngāi Tahu in Schedule Three and protect the identified values of the sites and areas.
SASM - P3	Upon accidental discovery of kōiwi (skeletal remains) or urupā ensure that the Accidental Discovery Protocol in Appendix Four is followed.
SASM - P4	Promote the provision or development of access for Poutini Ngāi Tahu to the identified sites and areas of significance to Poutini Ngāi Tahu listed in Schedule Three, including through: <ol style="list-style-type: none"> a. Formal arrangements, such as co-management, joint management or relationship agreements, easements and land covenants, or access agreements; and/or b. Informal arrangements or understandings between landowners and local Poutini Ngāi Tahu hapū and/or marae.
<i>Poutini Ngāi Tahu Roles</i>	
SASM - P5	Recognise and provide for the exercise of rangatiratanga and kaitiakitanga by Poutini Ngāi Tahu in decisions made in relation to identified sites and areas of significance in Schedule Three.

SASM - P6	Within the Pounamu and Aotea Management overlay, enable rangatiratanga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu and avoid the disturbance or removal of this resource by non-hapū members.
Management of Activities on Sites	
SASM - P7	Protect and maintain sites and areas of significance to Māori from inappropriate activities by: <ul style="list-style-type: none"> a. Ensuring identified sites and areas of significance to Māori are not disturbed, destroyed, removed and/or visually encroached upon; and b. Requiring activities on, or in proximity to sites and areas of significance to Māori to avoid adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to tangata whenua.
SASM - P8	Where an activity is proposed within any wāhi tapu or wāhi taonga or area identified in Schedule Three ensure that: <ul style="list-style-type: none"> a. Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood; b. An accidental discovery protocol is adopted for any earthworks; c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional needs of the activity it is not possible to avoid all adverse effects; and d. Any residual effects that cannot be practicably avoided are mitigated in a way that protects, maintains or enhances the values of the site or area.
SASM - P9	Require that activities within identified sites and areas of significance to Poutini Ngāi Tahu that support taonga species and mahinga kai resources as identified in Schedule Three: <ul style="list-style-type: none"> a. Avoid adverse effects on indigenous habitats and waterbodies; b. Enable the maintenance and enhancement of these areas; and c. Maintain and where appropriate improve access for Poutini Ngāi Tahu to these areas.
Inappropriate Activities	
SASM - P10	Restrict buildings, structures, forestry, network utility structures, roading, mining and earthworks on the upper slopes and peaks of ancestral maunga as identified in Schedule Three.
SASM - P11	Recognise the significance to Poutini Ngāi Tahu of the wāhi tapu and wāhi taonga areas listed in Schedule Three and protect the identified values of these areas by avoiding the following activities in, or in close proximity to, wāhi tapu or wāhi taonga areas; <ul style="list-style-type: none"> a. Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea; b. Landfills and waste disposal facilities, hazardous facilities and offensive industries; c. Incompatible rural industry; d. Intensive primary production; e. Cemeteries and crematoria; and f. Wastewater treatment plants and disposal facilities.
SASM - P12	Avoid the demolition or destruction of sites and areas of significance included in Schedule Three .
Appropriate Activities	
SASM - P13	Enable activities in sites and areas of significance to Poutini Ngāi Tahu included in Schedule Three where the cultural and spiritual values of the site or area are protected. This includes: <ul style="list-style-type: none"> a. Maintenance and restoration; b. Alterations to existing buildings and structures; c. Maintenance and repair or upgrading of existing network utility structures;

	<ul style="list-style-type: none"> d. Customary harvest and other cultural practices in accordance with tikanga; e. Small-scale earthworks for burials within an existing urupā; f. Animal grazing where identified values are maintained.
SASM - P14	<p>Allow subdivision of sites or areas of significance to Māori listed in Schedule Three where it can be demonstrated that:</p> <ul style="list-style-type: none"> a. The values identified in Schedule Three are maintained and protected; b. Sufficient land is provided around the site or area listed Schedule Three to protect identified values; c. The remainder of the site is of a size which continues to provide it with a suitable setting to the values identified Schedule Three; and d. Practical mechanisms are incorporated to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for mahinga kai, karakia, monitoring, customary activities and ahi kā roa.
SASM - P15	<p>Allow any other use and development on sites and areas of significance in Schedule Three where it can be demonstrated that the identified values of the site or area are protected and maintained, having regard to:</p> <ul style="list-style-type: none"> a. Whether there are alternative methods, locations or designs that would avoid or reduce the impact on the values associated with the site or area of significance; b. Outcomes articulated by Poutini Ngāi Tahu through an assessment of environmental effects, cultural impact assessment or iwi planning documents; c. The potential to enhance the values of the site of significance and the relationship of Poutini Ngāi Tahu with their taonga, commensurate with the scale and nature of the proposal; d. How values of significance to Poutini Ngāi Tahu, including tikanga, kaitiakitanga and mātauranga Māori may be incorporated; and e. Any practical mechanisms to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for karakia, monitoring, customary activities and ahi kā roa.
Effects of Natural Hazards	
SASM - P16	Where there is a high risk of significant damage to a site of significance to Māori from natural hazards and where the relevant hapū authority is supportive, allow for activities to translocate materials or preserve the taonga tuku iho of the site of significance to Māori.

Also the Poutini Ngāi Tahu Strategic Policies [INSERT LINK]

Sites of Significance to Māori Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities

SASM -R1	Grazing of Animals on Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori	
Activity Status Permitted		Activity status where compliance not achieved: N/A
SASM - R2	Earthworks on Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori	
Activity Status Permitted		Activity status where compliance not achieved:
1. Where these are earthworks associated with: <ul style="list-style-type: none"> a. Burials at existing urupā; or 		Discretionary

	<ul style="list-style-type: none"> b. Archaeological survey by Pouhere Taonga - Heritage New Zealand or authorised representatives; or c. Installing fence posts and the replacement of poles for overhead network utility lines provided the area of land disturbed is limited to what is necessary to maintain an existing fence or line along its existing alignment and does not involve installation or digging of new holes; or d. Maintaining roads/tracks within the footprint or modified ground compromised by the existing road/track; and <p>2. An Accidental Discovery Protocol commitment has completed and submitted to Council at least 2 weeks prior to the commencement of any earthworks.</p>	
SASM - R3	Demolition, removal of, or alterations to a structure on Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori	
Activity Status Permitted		Activity status where compliance not achieved:
Where: <ul style="list-style-type: none"> 1. No land disturbance is involved; 2. There is no change to the size or location of the structures foundation or building footprint occupied by the structure; and 3. All Zone Permitted Activity standards are complied with. 		Discretionary
SASM - R4	Indigenous vegetation clearance on Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori	
Activity Status Permitted		Activity status where compliance not achieved:
Where: <ul style="list-style-type: none"> 1. This is carried out by Poutini Ngāi Tahu whanui for customary purposes 		Discretionary
SASM - R5	Temporary events on Sites and Areas in Schedule Three-Sites and Areas of Significance to Māori	
Activity Status Permitted		Activity status where compliance not:
Where: <ul style="list-style-type: none"> 1. These are Poutini Ngāi Tahu cultural events in accordance with tikanga 		Discretionary
SASM - R6	Collection of Pounamu and Aotea by Poutini Ngāi Tahu whanui within the Pounamu - Aotea Overlay	
Activity Status Permitted		
Where: <ul style="list-style-type: none"> 1. Any collection of Aotea stone is only undertaken by Ngāti Māhaki ki Makaawhio whanui 		
Advice Note: Under the Pounamu Vesting Act all pounamu is owned by Poutini Ngāi Tahu		
SASM - R7	Earthworks, Buildings or Structures in the Wāhi Tapu Caution Overlay	
Activity Status Permitted		Activity status where compliance not achieved:
Where: <ul style="list-style-type: none"> 1. Written confirmation is provided to the Council 14 days before the activity occurs by the relevant Ngāi Tahu runanga - Ngāti Waewae or Ngāti Māhaki ki Makaawhio, that the activity will not impact on any wāhi tapu within the overlay; or 2. The work is in accordance with an Iwi/Hapū Management Plan. 		Discretionary
Controlled Activities		
SASM - R8	Maintenance, Repair and Upgrading of Network Utility Structures on or within 50m of Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori	
Activity Status Controlled		Activity status where compliance not achieved:
Where: <ul style="list-style-type: none"> 1. Notice of works is provided to mana whenua 10 working days prior to any earthworks commencing; and 2. All underlying Zone Standards are complied with. 3. The work is in area that has previously been disturbed by the network utility; and 		Discretionary

	<ul style="list-style-type: none"> a. For the maintenance, repair and upgrading of above ground structures any earthworks involves no more than 0.3m² to a maximum depth of 450mm at the base of the above ground structure; and b. For underground structures, a maximum area of 10m² or a maximum volume of 5m³ of land; or <p>4. The work is installing customer connections to an existing network, provided that any associated earthworks are limited to the extent that is necessary to install the connection; or</p> <p>5. The work is the trimming or removal of trees or vegetation for the purpose of protecting the integrity of a structure or is otherwise undertaken in accordance with the Electricity (Hazards from Trees) Regulations 2003.</p> <p>Matters of control are:</p> <ul style="list-style-type: none"> a. Area and depth of earthworks for above ground structures; b. Area and volume of earthworks for underground structures; c. Extent of earthworks for new customer connections; d. Extent of any vegetation trimming or removal; and e. Implementation of any advice received from mana whenua on ways to manage the effects on cultural values of the proposed maintenance works. 	
<p>SASM - R9 Removal and Reinterment of Kōiwi from sites and areas in Schedule Three - Sites and Areas of Significance to Māori and within the Wāhi Tapu Caution Overlay</p>		
<p>Activity Status Controlled Where:</p> <ul style="list-style-type: none"> 1. The site where the kōiwi are located is at significant risk of destruction due to natural hazards; and 2. Written agreement from the relevant rūnanga and Pouhere Taonga-Heritage New Zealand for the relocation of the kōiwi is provided. <p>Matters of control are:</p> <ul style="list-style-type: none"> a. Method of kōiwi relocation; b. Relocation site; c. Conditions set by the relevant rūnanga; d. Conditions set by Heritage New Zealand - Pouhere Taonga; and e. Any relevant matter of tikanga. 		<p>Activity status where compliance not achieved: Non Complying</p>
<p>Discretionary Activities</p>		
<p>SASM -R10 Earthworks on or within 50m of Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori and within the Wāhi Tapu Caution Overlay not meeting Permitted or Controlled Activity Standards.</p>		
<p>Activity Status Discretionary Where:</p> <ul style="list-style-type: none"> 1. These are not located on ancestral maunga or ūrupa identified in Schedule Three. <p>Notification: Applications for earthworks on sites and areas of significance to Māori will always be notified to the relevant Poutini Ngāi Tahu rūnanga and may be publicly notified.</p>		<p>Activity status where compliance not achieved: Non-complying</p>
<p>SASM - R11 Buildings and structures on sites and areas in Schedule Three - Sites and Areas of Significance to Māori and within the Wāhi Tapu Caution Overlay not meeting Permitted or Controlled Activity Standards.</p>		
<p>Activity Status Discretionary Where:</p> <ul style="list-style-type: none"> 1. These are not located on ancestral maunga identified in Schedule Three. <p>Notification: Applications for buildings and structures on sites and areas of significance to Māori will always be notified to the relevant Poutini Ngāi Tahu rūnanga and may be publicly notified.</p>		<p>Activity status where compliance not achieved: Non-complying</p>

SASM - R12	Fossicking or mineral extraction of Pounamu or Aotea by anyone other than Poutini Ngāi Tahu whanui in the Pounamu - Aotea Overlay area.	
Activity Status Discretionary Where: 1. This is in accordance with: i. A Pounamu Management Plan prepared by Ngāti Waewae or Ngāti Māhaki ki Makaawhio; or ii. An Aotea Management Plan prepared by Ngāti Māhaki ki Makaawhio; and 2. Written consent for the activity is provided by the relevant hapū authority. Advice Note: Under the Pounamu Vesting Act all pounamu is owned by Poutini Ngāi Tahu. Notification: Applications for extraction of pounamu or aotea within the Pounamu - Aotea Overlay area will always be notified to the relevant Poutini Ngāi Tahu rūnanga and may be publicly notified.		Activity status where compliance not achieved: Prohibited
SASM - R13	Any Activity not meeting Rules SSAM - R1- R8	
Activity Status Discretionary Where: 1. These are not activities subject to Rules SSAM - R10 to R12 or SSAM - R14 to R17. Notification: Applications for activities on sites and areas of significance to Māori will always be notified to the relevant Poutini Ngāi Tahu rūnanga and may be publicly notified.		Activity status where compliance not achieved: N/A
Non-complying Activities		
SASM - R14	Destruction or demolition of a site identified in Schedule Three - Sites and Areas of Significance to Māori	
Activity Status Non-complying		
Notification: Applications will always be notified to the relevant rūnanga and may be publicly notified.		
SASM - R15	Plantation forestry or planting of shelterbelts or woodlots on or within 50m of sites and areas in Schedule Three- Sites and Areas of Significance to Māori	
Activity Status Non-complying		
Notification: Applications will always be notified to the relevant rūnanga and may be publicly notified.		
SASM - R16	Landfills, waste disposal facilities, hazardous facilities, intensive indoor primary production, wastewater treatment plants or disposal facilities, new cemeteries or crematoria on or within 50m of sites and areas in Schedule Three- Sites and Areas of Significance to Māori	
Activity Status Non-complying		
Notification: Applications will always be notified to the relevant rūnanga and may be publicly notified.		
SASM - R17	Any activity not meeting the Permitted, Controlled or Discretionary Activity rules on or within 50m of sites and areas in Schedule Three - Sites and Areas of Significance to Māori.	
Activity Status Non-complying		
Notification: Applications will always be notified to the relevant rūnanga and may be publicly notified.		
Prohibited Activities		
SASM - R18	Fossicking or mineral extraction of Pounamu or Aotea by anyone other than Poutini Ngāi Tahu whanui in the Pounamu - Aotea Overlay area not meeting Rule SSAM - R12	

No application for resource consent will be accepted for this activity

SCHED 1

Schedule One: Historic Heritage Items and Areas

SCHED1 - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS

Unique Identifier	Name, Physical Address, Legal Address	Historic Heritage Values	Extent
	Buller District		
HH1	<p>Granity Public Library 93 Torea St, Granity Buller</p> <p>Railway Land as shown on DP 15319 (NZ Gazette 1881, p 1127), Nelson Land District</p>	Architectural, Cultural, Historical, Social, Technological	The registration includes part of the land described as Railway Land as shown on DP 15319 (NZ Gazette 1881, p.1127), Nelson Land District, and the building known as Granity Public Library thereon.
HH2	<p>State Mine Store (Former) 46-54 Back Road, Granity Buller</p> <p>Lot 3 DP 301962 (RT 7859), Nelson Land District</p>	Contextual and Technological	Extent includes part of the land described as Lot 3 DP 301962 (RT 7859), Nelson Land District, and the building known as State Mines Store (Former) thereon. Extent includes building and structures immediately surrounding and associated with State Mines Stores (former). Refer to the extent map tabled at Heritage List / Rarangi Korero Committee meeting 29 October 2020
HH3	<p>War Memorial Torea St, Granity Buller</p> <p>Railway Land as shown on DP 15319 (NZ Gazette 1881, p 1127), Nelson Land District</p>	Architectural, Contextual, Historic, Social, Technological	The registration includes part of the land described as Railway Land as shown on DP 15319 (NZ Gazette 1881, p.1127), Nelson Land District, and the structure known as War Memorial thereon. The concrete wall is included in, and marks the boundary of, the registration
HH4	<p>Mines Survey Office (Former), 98 Torea St, Granity, Buller</p> <p>Pt Allot 12 DP (RT NL22/236) Nelson Land District</p>	Historical, Social	The registration includes part of the land described as Railway Land as shown on DP 15319 (NZ Gazette 1881, p.1127), Nelson Land District, and the structure known as War Memorial thereon. The concrete wall is included in, and marks the boundary of, the registration
HH5	<p>Denniston Historic Area</p> <p>Secs 1, 2, 5, 6, 8, 13, 21, 22, 27, 30, 32, 35, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 51, 52, 53, 54, 57, 58, 62, 64, 65, 72, 77, 79, 80, 83, 87, 94, 97, 100, 103, 104, 106, 107, 111, 115, 122, 123, 124, 142, 143 Town of Denniston (RTs NL13/97, NL14/43, NL6A/687, Identifier: 216495, NL14/44, NL1A/270, NL92/57, NL1B/842, NL42/36,</p>	Archeological, Historical, Social, Technological	The historic place is part of the large Denniston coalfield on the Mt Rochford Plateau, east of Westport. Since the 1870s many mines have been worked to extract coal from the rich deposits which extend along the Papahaua Range. The original Denniston mine, located some 600 metres above sea level, was one of the first on the plateau itself and the historic place encompasses the nucleus of its operations and the mining activities that followed. There is no physical feature to define the boundary for the area but it is described below and is indicated on the Map of Physical Extent of Registration in Appendix 1. The area's

	<p>NL13/232, NL13/235, NL10A/1277, NL13/236, NL13/237, NL8C/367, NL13/239, NL14/181, NL13/98, NL2B/78, NL9A/989, NZ Gazette 1964, p. 1594, NZ Gazette 1975, p. 189, NZ Gazette 1979, p. 700, NZ Gazette 1982, p. 3696), Pt Secs 26, 28, 36, 41, 44, 45, 50, 59, 60, 61, 66, 67, 68, 69, 73 & 74, 82, 87, 89, 90, 91, 96, 101, 102, 127, Town of Denniston (RTs NL13/210, NL8C/1350, NL39/191, NL33/90, NL7C/34 & NL45/56, NL125/14, NL22/60 & NL22/59, NL 84/72 & NL14/77 & NL84/73, NL35/260, NL11D/43, NL20/89, NL50/232, NL54/39, NL9A/746, NL14/51, NZ Gazette 1972, p. 500, NZ Gazette 1975, p. 189, NZ Gazette 1982, p. 3696, NZ Gazette 1987, p.1248), Sec 75, Blk V Kawatiri SD, (NZ Gazette 1976, p. 2287, NZ Gazette 1979, p. 700), Secs 7, 11, 40, 44, 45, 47, 50 and Pt Sec 42, Blk VI Kawatiri SD, (RTs NL89/13, NL55/139, NL5C/6, NL11B/157), Lot 1 DP 542 (being Pt Sec 66 Town of Denniston) (RT NL39/95), Lots 1, 2 DP 61 (being Pt Sec 81 Town of Denniston) (RT NL16/70, NL16/69), Lot 2 DP 1987 (being Pt Sec 89 Town of Denniston) (RT NL68/279), Secs 1, 2, 3, 4, SO Plan 14864 (RTs NL10A/333, NL10A/582, NL10A/573, NL10A/574), Sec 1 SO Plan 14928 (RT 10A/1303), Sec 1 SO Plan 15088 (RT NL11A/1123), and all SO Plans 3524, 8550 and 10411 (NZ Gazette 1979, 700), all Kawatiri SD, Nelson Land District.</p>		<p>boundary runs from the base of the incline to the centre of activities at the brakehead and then continues along the route to major mining areas at Burnett's Face and Coalbrookdale. It includes features which are representative of the unique history of this mining locale.</p> <p>Included within the area are places of technological and historic significance relating to the mining operations which have taken place here since 1878. These include remnants of the site's most famous feature, the incline, and the other transportation systems which brought coal from the various mines to it. The social history of Denniston has been well recorded and many places and items remain to tell its story. Elements of the various townships remain at 'The Camp', Denniston, Marshallvale, Burnett's Face and Coalbrookdale. Apart from remains of dwellings, the sites of commercial or public buildings or recreational activities can be identified to gain a picture of the life settlers evolved for themselves. The Department of Conservation has already placed a number of well illustrated interpretation panels around the area and plan to add more to tell the full story of Denniston's past. Remaining roads and tracks contribute to the history and link the various components.</p> <p>Extent includes all remnants relating to Denniston. The key components are: the self-activating rail incline; Neighbours Brickwork Site; the former Bridle Path (now walking track); the brakehead and stone retaining walls; the Banbury Arch, mine mouth and rail link; the roperoad; the lower aerial tower; the bath houses and former power house chimney base; the settlements; and the Coalbrookdale Mine site and Fanhouse.</p>
HH6	Griffiths Foundary Furnace (Former)	Historic, Technological	Extent of registration includes part of the land described as Sec 84 Village of Birchfield (RT NL25/223), Nelson Land District, and

	45 State Highway 67 (Westport - Seddonville), Birchfield, Buller Sec 84 Village of Birchfield (RT NL25/223), Nelson Land District		the structure known as Griffiths Foundry Furnace (Former) thereon.
HH7	Post Office 155 Palmerston Street, Westport, Buller Sec 1 SO Plan 14491 (RT NL9B/728), Nelson Land District	Architectural, Contextual, Historic, Social, Technological	Extent includes part of the land described as Sec 1 SO Plan 14491 (RT NL9B/728), Nelson Land District, and the building known as Post Office (Former) thereon.
HH8	Buller County Chambers 161 Palmerston Street, Westport, Buller Sec 1074 SO 7432 (RT NL10B/1025, NZ Gazette 1993 p. 44), Nelson Land District	Architectural, Contextual, Historic	Extent of registration includes the land described as Sec 1074 SO Plan 7432 (RT NL10B/1025, NZ Gazette 1993 p. 44), Nelson Land District, and the building known as Buller County Chambers (Former) thereon. The building to the rear of the section is excluded from the registration.
HH9	Buller Field Station, UoC Geology Department, 40 Queen St, Westport, Buller Sec 93 Town of Westport (RT NL9C/1290), Nelson Land District	Architectural, Historic, Technological	Extent includes the land described as Sec 93 Town of Westport (RT NL9C/1290), Nelson Land District and the building known as Buller Field Station (Former) thereon.
HH10	Church of St John the Evangelist, Cnr Lyndhurst and Queen St, Westport, Buller Lot 2 DP 12785 (RT NL8A/222), Nelson Land District	Architectural, Historic, Technological	Extent includes the land described as Lot 2 DP 12785 (RT NL8A/222), Nelson Land District and the building known as Church of St John the Evangelist (Anglican) thereon.
HH11	Courthouse, 11 Wakefield Street, Westport, Buller Sec 1066 Town of Westport (RT NL10B/249, NZ Gazette 1992 p.2539), Nelson Land District	Architectural, Historic	Extent includes the land described as Sec 1066 Town of Westport (RT NL10B/249, NZ Gazette 1992, p. 2539), Nelson Land District, and the building known as Courthouse thereon.
HH12	Gates of Remembrance, Cnr Brougham and Russell St, Westport, Buller Sec 986 Town of Westport (RT 546982), Nelson Land District	Architectural, Contextual, Historic, Social, Technological	Extent includes part of the land described as Sec 986 Town of Westport (RT 546982), Nelson Land District and the structure known as Gates of Remembrance thereon
HH13	House 32 Henley St, Westport, Buller	Architectural, Contextual, Historic, Technological	Extent includes the land described as Lot 2 DP 17876 (RT NL11B/506), Nelson Land District, and the building known as House thereon.

	Lot 2 DP 17876 (RT NL11B/506), Nelson Land District		
HH14	House 51 Queen St, Westport, Buller Sec 142 Town of Westport (RT NL81/74), Nelson Land District	Architectural, Contextual, Historic, Technological	Extent includes the land described as Sec 142 Town of Westport (RT NL81/74), Nelson Land District, and the building known as House thereon
HH15	House 55 Queen St, Westport, Buller Sec 144 Town of Westport (RT NL6B/1253), Nelson Land District,	Architectural, Contextual, Historic, Technological	Extent includes the land described as Sec 144 Town of Westport and Part Defined on DP 355 (RT NL6B/1253), Nelson Land District, and the building known as House thereon.
HH16	Martins Mitre 10 Homecentre Verandah 168 - 172 Palmerston St, Westport, Buller		
HH17	Masonic Lodge Hall 51 Russell St, Westport, Buller Sec 53 Town of Westport (RT NL69/135), Nelson Land District	Architectural, Historic, Technological	Extent includes the land described as Sec 53 Town of Westport (RT NL69/135), Nelson Land District, and the building known as Masonic Lodge Hall thereon.
HH18	O'Connor Home 190 Queen St, Stafford St and Nine Mile Rd, Westport, Buller Sec 71 Square 141 (RT NL2D/354), Nelson Land District.	Architectural, Contextual, Social	Extent to include part of the land described as Sec 71 Square 141 (RT NL2D/354) Nelson Land District, and the building known as O'Connor Home thereon. Refer to the extent map tabled at the Heritage List / Rarangi Korero Committee meeting on 30 July 2020)
HH19	Railway Workshop Adderley St, Westport, Buller Railway Land (NZ Gazette 1881, p.1127), Nelson Land District	Historic, Social, Technological	Extent includes part of the land described as Railway Land (NZ Gazette 1881 p.1127), Nelson Land District as shown on SO 13422, and the Westport Railway Workshop (Former) thereon. The Westport Railway Workshop (Former) measures approximately 40m (length) x 24 metres (width) and includes the lean-to structures on the west side of the building. The additions at the southern end of the building are not included however, nor are any other buildings on the land described (Refer to map tabled at the Board meeting on 2 May 2013).
HH20	Westport Carnegie Free Library Lyndhurst Street, Westport, Buller	Architectural, Contextual, Historic, Technological	Extent includes the land described as Lot 3 A 414 (NZ Gazette 1886 p 1094), Nelson Land District, and the building known as Westport Public Library (Former) thereon.

	Lot 3 A 414 (NZ Gazette 1886 p 1094), Nelson Land District		
HH21	Bank of New South Wales 143 Palmerston St, Westport, Buller Lot 2 DP 11686 (RT NL7B/1307), Nelson Land District	Historic	The registration comprises the Bank of New South Wales (Former) its fixtures and fittings and the land in Lot 2 DP 11686 (RT NL7B/1307), Nelson Land District.
HH22	The Stone House, 108 Derby St, Westport, Buller	Architectural	Extent includes the land described as Sec 449 Town of Westport (RT NL87/31), Nelson Land District, and the building known as The Stone House thereon. No other building on the land described is included in the registration.
HH23	Utopia Lodge (Former) 72 Queen St, Westport, Buller Lot 4 DP 4199 (CT NL2C/331), Nelson Land District	Aesthetic, Contextual, Social	Lot 4 DP 4199 (CT NL2C/331), Nelson Land District, and the building known as Utopia Lodge (Former) thereon. The modern addition to the rear of Utopia Lodge (Former) is excluded from the registration
HH24	Municipal Chambers 113-119 Palmerston St, Westport, Buller Lot 1 DP 442862 (RT 552950), Nelson Land District	Architectural, Contextual, Historic	Extent of registration includes part of the land described as Lot 1 DP 442862 (RT 552950), Nelson Land District, and the building known as Municipal Chambers thereon.
HH25	Cape Foulwind Lighthouse Cape Foulwind Buller Lot 1 DP 353986 (RT 220524), Nelson Land District	Archaeological, Contextual, Historic, Technological	Extent of registration includes the land described as Lot 1 DP 353986 (RT 220524), Nelson Land District, and the building known as Cape Foulwind Lighthouse thereon.
HH26	Big River Quartz Mine Victoria Conservation Park, Big River, Buller Secs 1-4, Blk X and Crown Land Blk X (under action), Waitahu SD and Part Crown Forest Land Blk IV, Mawheraiti SD, (NZ Gazette 1981, p.1420 and NZ Gazette 1958, p.591) and Legal Road, Nelson Land District.	Archaeological, Historic, Technical	Extent includes part of the land described as Secs 1-4, Blk X, and Crown Land Blk X (under action), Waitahu SD and Pt Crown Forest Land Block IV, Mawheraiti Survey District, (NZ Gazette 1981, p.1420 and NZ Gazette 1958, p591), Nelson Land District and the Big River Quartz Mine and road thereon. This includes buildings and structures known as the poppet head, Mine Shafts, Mullock Heap, Cyanide Plant, Boilers, Winding Engines, Cable Trestles, Condenser Shell, Aerial Ropeway, Battery remains, Pelton Wheel remains, Smelter, Water Races, Miner's Cottage, Winding Engine House, and its fittings and fixtures, the following chattels: mine cages, pulley wheels, zinc boxes, tramway remnants, and the following class of chattels: all objects associated with the Big

			River Quartz Mine within the boundary. (Refer to map in Appendix 1 of the registration report for further information). Excluded from the registration is the modern Big River Hut, Department of Conservation toilets and signage, and the make-shift hut situated adjacent to the cyanide tanks. The latter, created in the 1960s-70s, is made from components of structures from the mining era which have significance, but the hut itself does not.
HH27	<p>Pennington House (Consolidated Goldfields of NZ General Manager's Residence, Former) and horse trough 15 Sheil St, Reefton, Buller</p> <p>Sec 236 Town of Reefton (RT NL2D/443), Sec 237 Town of Reefton (RT NL20/34) and Sec 238 Town of Reefton (RT NL122/122), Nelson Land District. Horse trough entry Sec 238 Town of Reefton (RT NL122/122), Nelson Land District</p>	Architectural, Contextual, Historic, Social	Extent shown under horse trough entry - Extent includes part of the land described as Sec 238 Town of Reefton (RT NL122/122), Nelson Land District, and the structure known as Horse Trough (Former) thereon.
HH29	<p>Racecourse Grandstand, Racecourse, Reefton, Buller</p> <p>Sec 136, Square 131 (RT NL4/30), Nelson Land District</p>	Historic, Social	Extent includes part of the land described as Sec 136, Square 131 (RT NL4/30), Nelson Land District and the structure known as the Racecourse Grandstand thereon, and its fittings and fixture
HH30	<p>Reefton Courthouse, 47 Bridge St, Reefton, Buller</p> <p>Sec 1382 Town of Reefton (NZ Gazette 1979 p 1710), Nelson Land District</p>	Architectural, Contextual, Historic	Extent of registration includes the land described as Sec 1382 Town of Reefton (NZ Gazette 1979 p 1710), Nelson Land District, and the building known as Reefton Courthouse (Former) thereon
HH31	<p>Reefton Powerhouse Foundation, Rosstown Road, Reefton, Buller</p> <p>Legal Road (Sec 154 Blk XIV Reefton SD as shown on SO 3938) and Sec 198 Square 131 (RT NL2A/579), Nelson Land District</p>	Architectural Contextual, Historic,	Extent of registration includes part of the land described as Legal Road (Sec 154 Blk XIV Reefton SD as shown on SO 3938), Nelson Land District and part of the land described as Sec 198 Square 131 (RT NL2A/579), Nelson Land District, and the structure known as Reefton Power House Foundations thereon. (Refer to map tabled at the Board meeting on 2 May 2013).
HH32	<p>School of Mines, 22 Sheil St, Reefton, Buller</p> <p>Pt Sec 1342 Town of Reefton (NZ Gazette 1989 p 4870), Nelson Land District</p>	Architectural Contextual, Historic,	Extent of registration includes the land described as Pt Sec 1342 Town of Reefton (NZ Gazette 1989 p 4870), Nelson Land District, and the building known as School of Mines thereon.

HH33	Sacred Heart Church (Catholic), Church St, Reefton, Buller	Historic, Social, Spiritual,	Extent of registration includes the land described as Pt Sec 1342 Town of Reefton (NZ Gazette 1989 p 4870), Nelson Land District, and the building known as School of Mines thereon.
HH34	St Stephens Church (Anglican), Church St, Reefton, Buller Historic, Social, Spiritual,	Historic, Social, Spiritual, Technological	Extent includes the land described as Sec 451-452, Town of Reefton, Nelson Land District and the building known as St Stephen's Church (Anglican) thereon, and its fittings and fixtures. (Refer to map in Appendix 1 of the registration report for further information).
HH35	War Memorial Obelisk, Corner Buller Rd and Walsh St, Reefton, Buller Sec 450 Town of Reefton (RT NL2D/394) and Legal Road, Nelson Land District	Contextual, Historic, Social	Extent includes the land described as Sec 450 Town of Reefton (RT NL2D/394) and Legal Road, Nelson Land District, and the structure known as War Memorial Obelisk and the surrounding fence thereon. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 11 September 2014.
HH36	Masonic Hall (Former), 38 Shiel St, Reefton, Buller Secs 368-370 Town of Reefton, (RTs NL2D/360, NL2D/388, NL2D/408), Nelson Land District.	Architectural, Historic, Social	Extent includes the land described as Secs 368-370 Town of Reefton, (RTs NL2D/360, NL2D/388, NL2D/408), Nelson Land District and the building known as the Masonic Hall (Former) and its fittings and fixtures. (Refer to map in Appendix 1 for further information).
HH37	Reefton Historic Area, Bridge St, Shiel St, Walsh St, Church St, Reefton, Buller Sec 236 Town of Reefton (RT NL2D/443), Sec 237 Town of Reefton (RT NL20/34) and Sec 238 Town of Reefton (RT NL122/122), Nelson Land District. Horse trough entry Sec 238 Town of Reefton (RT NL122/122), Nelson Land District, Pt Secs 244-246 Town of Reefton (RT NL12/252, Secs 368-370 Town of Reefton, (RTs NL2D/360, NL2D/388, NL2D/408; Sec 381-382 and Pt Sec 383 Town of Reefton (RTs NL2B/60, NL2B/50), Secs 384-385 Town of Reefton (RT NL2B/61), Lot 1 DP 5876 (RT NL154/97), Sec 450 Town of Reefton (RT NL2D/394), Secs 451-42 Town of Reefton (RT NL2D/372), Sec 453 Town of Reefton (RT NL3/31), Secs	Architectural, Contextual, Cultural, Historic, Social, Spiritual, Technological	This historic area consists of an area of land that contains a group of inter-related historic places. The identified historic places that contribute to the values in this historic area are the Reefton Courthouse (Former), Clerk of the Court and Survey Office House (Former), Oddfellows Hall, School of Mines, Masonic Hall (Former), Sacred Heart Church (Catholic), St Stephen's Church (Anglican) and War Memorial Obelisk

	459-460 Town of Reefton (RT NL9/74), Secs 454-455 Town of Reefton (TL NL2B/67), Sec 1382 Town of Reefton (NZ Gazette 1979 p.1710), Pt Sec 1342 Town of Reefton (NZ Gazette 1989 p.4870), Lots 1-2 DP 517963 (RTs 870705, 810706) and Legal Road, Nelson Land District		
HH38	Clerk for the Court and Survey Office House, 41 - 43 Bridge St, Reefton, Buller Lot 1 DP 5876 (RT NL154/97), Nelson Land District	Architectural, Cultural, Historic	Extent includes the land described as Lot 1 DP 5876 (RT NL154/97), Nelson Land District, and the building known as Clerk of the Court and Survey Office House (Former) thereon.
HH39	Methodist Church (Blacks Point Museum) and stamper battery. Secs 100-102 Blacks Point Blk XIV Reefton SD (Museum). Gaz 1984-1374 Sec 246 Blk XIV Blacks Point Blk XIV Reefton SD Historic Reserve (Stamper Battery only)	Historic, Social, Spiritual, Technological	Extent includes the building known as Methodist Church (Blacks Points Museum) and the land on which it stands on Secs 100-102 Blacks Point Blk XIV Reefton. Also the stamper battery on Gaz 1984-1374 Sec 246 Blk XIV Blacks Point Blk XIV Reefton SD Historic Reserve
HH40	Miss Bell's Log Cabin, Maruia River, Maruia Springs, Buller Pt Sec 2 Square 182 (NZ Gazette 1994 p 63), Nelson Land District	Aesthetic, Architectural, Historic, Social	Extent includes part of the land described as Pt Sec 2 Square 182 (NZ Gazette 1994 p 63), Nelson Land District, and the building known as Miss Bell's Log Cabin thereon. [In 2013 Heritage New Zealand was alerted to the fact that this building has largely collapsed.]
	Grey District		
HH41	Waipuna Station Homestead (Former), Waipuna Road, Waipuna, Grey Sec 1 Square 121 (RT WS2D/917), Westland Land District	Historic	Registration includes the house (including the two-storey homestead and the attached earlier cottage), its fittings and fixtures and the land on which it stands on Sec 1 Square 121 (RT WS2D/917), Westland Land District (see Appendix 4 of the Registration Report).
HH42	Blackwater School, Waiuta Road, Blackwater, Grey Sec 52 Blk XII Mawheraiti SD (RT NL10A/1267), Nelson Land District	Aesthetic, Architectural, Contextual, Historic	Extent includes part of the land described as Sec 52 Blk XII Mawheraiti SD (RT NL10A/1267), Nelson Land District, and the building known as Blackwater School (Former) thereon.
HH43	Waiuta Historic Area Crown Land (under action) Town of Waiuta (RTs	Aesthetic, Architectural, Contextual, Historic, Social	Extent includes the land described as Crown Land (under action) Town of Waiuta (RTs NL1D/354, NL1D/255 and NL1D/265), Secs 2 and 4 Blk XIII Waitahu SD, Secs 6-7

	<p>NL1D/354, NL1D/255 and NL1D/265), Secs 2 and 4 Blk XIII Waitahu SD, Secs 6-7 Blk XIII Waitahu SD (RT NL9A/489), Sec 8 Blk XIII Waitahu SD, Secs 2A,2-33 Town of Waiuta, Sec 34 Town of Waiuta (RT NL6A/166), Secs 35-41 Town of Waiuta, Sec 42 Town of Waiuta (NZ Gazette 1979, p. 1397), Sec 43 Town of Waiuta, Pt Sec 44 and Pt Sec 46 Town of Waiuta (RT NL1D/354), Pt Sec 44 Town of Waiuta, Sec 45 Town of Waiuta, Pt Sec 46 Crown Land (under action) Town of Waiuta (RTs NL1D/354, NL1D/255 and NL1D/265), Secs 2 and 4 Blk XIII Waitahu SD, Secs 6-7 Blk XIII Waitahu SD (RT NL9A/489), Sec 8 Blk XIII Waitahu SD, Secs 2A,2-33 Town of Waiuta, Sec 34 Town of Waiuta (RT NL6A/166), Secs 35-41 Town of Waiuta, Sec 42 Town of Waiuta (NZ Gazette 1979, p. 1397), Sec 43 Town of Waiuta, Pt Sec 44 and Pt Sec 46 Town of Waiuta (RT NL1D/354), Pt Sec 44 Town of Waiuta, Sec 45 Town of Waiuta, Pt Sec 46 Town of Waiuta, Sec 47 Town of Waiuta, Sec 48 Town of Waiuta (RT NL2D/809), Secs 49-51 Town of Waiuta (NZ Gazette 1984, p. 560), Lot 1 DP 18537 (RT NL73/88), Sec 5 Blk XIII Waitahu SD (NZ Gazette 1981, p. 1420) and Pt Crown Forest Land Blk IV Mawheraiti SD (NZ Gazette 2020, 4720), Sec 1 SO 14989 (NZ Gazette 2002, p. 602), Legal Road and Legal River, Nelson Land District.</p>		<p>Blk XIII Waitahu SD (RT NL9A/489), Sec 8 Blk XIII Waitahu SD, Secs 2A,2-33 Town of Waiuta, Sec 34 Town of Waiuta (RT NL6A/166), Secs 35-41 Town of Waiuta, Sec 42 Town of Waiuta (NZ Gazette 1979, p. 1397), Sec 43 Town of Waiuta, Pt Sec 44 and Pt Sec 46 Town of Waiuta (RT NL1D/354), Pt Sec 44 Town of Waiuta, Sec 45 Town of Waiuta, Pt Sec 46 Town of Waiuta, Sec 47 Town of Waiuta, Sec 48 Town of Waiuta (RT NL2D/809), Secs 49-51 Town of Waiuta (NZ Gazette 1984, p. 560), Lot 1 DP 18537 (RT NL73/88), Nelson Land District, and part of the land described as Sec 5 Blk XIII Waitahu SD (NZ Gazette 1981, p.1420) and Pt Crown Forest Land Blk IV Mawheraiti SD (NZ Gazette 2020, 4720), Sec 1 SO 14989 (NZ Gazette 2002, p. 602), Legal Road and Legal River, Nelson Land District, and the buildings and structures, including remains of below-ground mine shafts and drives, associated with Waiuta thereon, and the 'class of chattels' comprising all objects associated with the Waiuta era of mining within the boundary.</p>
HH44	<p>Arahura Post Office, 3340 Camp Street, Ahaura (State Highway 7, Ahaura), Ahaura, Grey</p>	<p>Aesthetic, Architectural, Contextual, Historic, Social</p>	<p>Extent includes the land described as Sec 382 Town of Ahaura (RT WS5C/1282), Westland Land District and the building known as Ahaura Post Office (Former) thereon. It does not include any other buildings on the land.</p>

	Sec 382 Town of Ahaura (RT WS5C/1282), Westland Land District		
HH45	Runanga Miners' Hall (Former), Mills St, Runanga, Grey Lots 3 - 4 DP 1345 (RTs WS3C/1392, WS5C/1016), Westland Land District	Architectural, Historic, Social	Extent includes the land described as Lots 3 - 4 DP 1345 (RTs WS3C/1392, WS5C/1016), Westland Land District, and the building known as the Runanga Miners' Hall thereon. (Refer to map in Appendix 1 of the registration report for further information).
HH46	Blackball Coal Mine Chimney, Blackball, Grey Pt RS 4979 (NZ Gazette 2008, p.2527) and RS 5111 (SO 5974), Westland Land District	Architectural, Contextual, Historic	Extent includes part of the land described as Pt RS 4979 (NZ Gazette 2008, p.2527) and RS 5111, Westland Land District structures known as Blackball Coal Mine Chimneys thereon. Refer to extent map tabled at the RKC meeting 29 July 2021
HH47 - Placeholder	Blackball Return Air Vent and Fan Chamber Pt Res 1070 Lease 3740 & Tramway Leases Blks I & II Mawheranui SD	Architectural, Contextual, Historic	
HH48	Blackball Community Centre, 45 Hilton St, Blackball, Grey Lot 1 DP 1181 (NZ Gazette 1983, p. 4170), Westland Land District	Aesthetic, Architectural, Cultural, Historic, Social	Extent includes the land described as Lot 1 DP 1181 (NZ Gazette 1983, p. 4170), Westland Land District and the building known as Blackball Community Centre thereon.
HH49	Miners Bath House, Roa Rd, Blackball, Grey RS 5077 (RT WS3C/797), Westland Land District	Aesthetic, Cultural, Historic, Social	Extent includes the land described as RS 5077 (RT WS3C/797), Westland Land District and the structure known as Miners Bath House thereon. This includes the boiler that sits adjacent to the concrete structure.
HH50	Formerly the Blackball Hilton, 26 Hart St, Blackball Lots 53-54 DP 84 (RT WS3B/798) and Legal Road, Westland Land District	Cultural, Historic, Social	Extent includes part of the land described as Lots 53-54 DP 84 (RT WS3B) and Legal Road, Westland Land District and the building known as the Formerly the Blackball Hilton.
HH51	Taylorville Wallsend Swing Bridge	Social, Historic	Foundation piles and concrete abutment on Taylorville side of Grey River.
HH52	Brunner Industrial Site, Brunner Historic Reserve, Taylorville, Grey Sec 2 SO 449212 (NZ Gazette 2012 p. 1067; RT 581572), Westland Land District	Architectural, Contextual, Historic	Extent includes part of the land described as Sec 2 SO 449212 (NZ Gazette 2012 p. 1067; RT 581572), Westland Land District, and the site known as Brunner Industrial Site thereon. (Refer to extent map tabled at Board meeting on 27 October 2016).
HH53	Brunner Mines Historic Area, Taylorville, Grey Pt Sec 2A Square 119 (NZ Gazette 1924, p2299); RS	Archaeological, Historic, Social and Technological	This historic area consists of an area of land that contains a group of inter-related historic places. The identified historic places that contribute to the values in this historic area are the former mine sites associated

	6362, Blk X Arnold SD (NZ Gazette 1985, p534); Crown Land, Crown Land Survey Office Plan 4893 and Part Res 982 (Conservation purposes SO 11209 K31/43); Crown Land (Conservation purposes SO 11209 K31/44); Secs 1-2 SO 449212 (RT 581572, NZ Gazette 2012 p.1067); Sec 3 SO 309588 (RT 47501, NZ Gazette 2002 p 2090); Legal Road; Legal River; Railway Land (PROC 36, NZ Gazette 1896, p.1199), Westland Land District		with Brunner, Tyneside, Coal-pit Heath, Coolgardie, St Kilda, Pig and Whistle, and North Brunner, as well as the Brunner Suspension Bridge. The area of land that encompasses these historic places includes part of the land described as Sec 1 SO 449212 (RT 581572, NZ Gazette 2012 p.1067); Sec 3 SO 309588 (RT 47501, NZ Gazette 2002 p.2090); Legal Road; Legal River; Railway Land (PROC 36, NZ Gazette 1896, p.1199), Crown Land; and all of the land described as Pt Sec 2A Square 119 (NZ Gazette 1924, p2299); RS 6362, Blk X Arnold SD (NZ Gazette 1985, p534); Crown Land Survey Office Plan 4893 and Part Res 982 (Conservation purposes SO 11209 K31/43); Crown Land (Conservation purposes SO 11209 K31/44); Sec 2 SO 449212 (RT 581572, NZ Gazette 2012 p.1067); Westland Land District.
HH54	Brunner Suspension Bridge, Taylorville, Grey Pt Sec 2A Square 119 (NZ Gazette 1924, p.2299); Crown Land SO 4893 (SO 11209 K31/44), Legal River; Railway Land (PROC 36; NZ Gazette 1896, p.1199), Westland Land District	Architectural, Cultural, Historic, Social	Extent includes the land described as Pt Section 2A Square 119 (NZ Gazette 1924 p.2299), and part of the land described as Crown Land SO 4893 (SO 11209 K31/44), part of the land described as Legal River, part of the land described as Railway Land (PROC 36; NZ Gazette 1896, p.1199), Westland Land District and the Suspension Bridge thereon. Extent does not include the area of land described as Sec 2 SO 449212 on the northern bank of the Grey River, over which the bridge spans, but does not touch. (Refer to extent map tabled at Board meeting on 27 October 2016).
HH55	Dobson Monument, SH7, Dobson, Grey SO 4885 (NZ Gazette, 1896, p.1199), Westland Land District	Cultural and Historic	Registration includes the part of the land comprised in SO 4885, Westland Land District on which the Dobson Monument is located, and the Dobson Monument thereon.
HH56	Moana Railway Station, Moana, Grey Railway Land as shown on SO 876 and SO 9468, Westland Land District	Architectural, Contextual, Historic	Extent includes part of the land described as Railway Land as shown on SO 876 and SO 9468, Westland Land District, and the Moana Railway Station building thereon.
HH57	Moana Railway Station Historic Area, Moana, Grey Sec 122, Town of Moana, SO 10199 (RT WS5C/918 and WS5B/810) and Railway Land as shown on	Aesthetic, Architectural, Historic and Social	The area comprises the Moana Railway Station, Loading Bank, Public Toilets, Jigger Shed, Goods Shed, Footbridge and Station Master's House. Note: The Men's Public Toilets, Jigger Shed and Loading Bank have been demolished.

	SO 876 and SO 9468, Westland Land District		
HH58	Ruru Drying Kiln, Ruru, Lake Brunner, Grey Railway Reserve XI SO 877, Westland Land District	Aesthetic, Architectural, Contextual, Cultural, Historic, Social and Technological	Extent of registration includes part of the land located between the points marked Railway Reserve XI and Railway Reserve XII SO 877, Westland Land District and the building known as the Ruru Railway Station thereon (refer to map tabled at the Board meeting on 13 December 2012).
HH59	Ruru Railway Station, Ruru, Grey Railway Reserve X SO 877, Westland Land District	Aesthetic, Architectural, Cultural, Historic, Social and Technological.	Extent of registration includes part of the land located between the points marked Railway Reserve X and Railway Reserve XI SO 877, Westland Land District and the building known as the Ruru Drying Kiln thereon (refer to map tabled at the Board meeting on 13 December 2012).
HH60	Model Bungalow, Jacks Mill School, Kotuku, Grey RES 698 (NZ Gazette 2004 p 2336, RT WS8A/559), Westland Land District		Extent includes part of the land described as RES 698 (NZ Gazette 2004 p 2336, RT WS8A/559), Westland Land District and the building known as Model Bungalow thereon. (Refer to the extent map tabled at the Heritage List/Rārangi Kōrero Committee meeting on 8 October 2015.)
HH61	Kotuku Drying Kiln, 1197 Blair Road, Kotuku, Grey Lot 1 DP 3630 (RT WS8C/425), Westland Land District	Historic, Social, and Technological	Extent includes part of the land described as Lot 1 DP 3630 (RT WS8C/425), Westland Land District, and the structure known as the Kotuku Timber Drying Kiln thereon. Refer to the extent map tabled at the Heritage List / Rarangi Korero Committee meeting on 30 July 2020.
HH62	Jacks Mill School Historic Area, 1271 Blair Road and Kotuku-Bell Road Kotuku, Grey Res 168 (NZ Gazette 2004, p.2336; RT WS8A/559), Westland Land District	Aesthetic, Architectural, Historical and Social	The extent includes the land described as Res 168 (NZ Gazette 2004, p.2336; RT WS8A/559), Westland Land District and the following features associated with Jack's Mill School: concrete paths and lawn, statue, flagpole, original school building, shower block (addition), toilet block, transit classroom, sheds, model bungalow, concrete courtyard, paddock (former playground) and six historic trees
HH63	Harbour Board Building, 27 Gresson Street, Greymouth, Grey LOT 1 DP 3337 BLK XII GREYMOUTH SD	Historic, Architectural	Extent includes part of the land described as Lot 1 DP 3337 BLK XII Greymouth SD, and the Harbour Board Building thereon.
HH64	Dispatch and Foundary, 36 Lord St, Greymouth, Grey Lots 5-7 DP 22 (RTs 741685, WS3B/201,WS3B/202, WS3B/203), Sec 200 Blk 31 Greymouth or Mawhera 31	Historical, Architectural, Townscape and Landmark	Extent includes the land described as Lot 1 DP 2696 and Sec 1 SO 11689 (RT WS8B/300) Westland Land District and the building known as Government Building (Former) thereon. Note the extent covers the foundry building, the pattern store and the garage. Other

	Maori Res (RTs 741556, WS3B/214), Lot 1 DP 488 and Secs 203B-F,202P, 202O, 202N Blk 31 Greymouth or Mawhera 31 Maori Res and Pt Sec 202M Blk 31 Maori Res 31 DP 9 (RTs 755625, WS3B/207, WS3B/208,WS3B/209, WS3B/210, WS3B/211, WS3B/213, WS3B/215, WS3B/216, WS3B/217), Secs 199H-N Blk 31 Greymouth or Mawhera 31 Maori Res 31 DP 9 (RTs 445686, WS3B/218, WS3B/219, WS3B/220, WS3B/221, WS3B/222, WS3B/223, WS3B/224), Westland Land District		buildings on the site and the 1974 office addition fronting Lord Street are not included in the extent. (Refer to extent map tabled at the RKC meeting 29 July 2021)
HH65	Courthouse (Former), 8 Guinness Street, Greymouth, Grey Lot 4 DP 3250 (RT WS8B/702), Westland Land District	Architectural, Contextual and Historic	Extending includes the land described as Lot 4 DP 3250 (RT WS8B/702), Westland Land District and the building known as the Courthouse (Former) thereon.
HH66	Government Building, 130 Mawhera Quay, 163 Mackay Street and Custom Street, Greymouth, Grey Lot 1 DP 2696 and Sec 1 SO 11689 (RT WS8B/300), Westland Land District	Architectural, Contextual and Historic	Extent includes the land described as Lot 1 DP 2696 and Sec 1 SO 11689 (RT WS8B/300) Westland Land District and the building known as Government Building (Former) thereon.
HH67	Greymouth Railway Station, Mackay St, Greymouth, Grey Ppty ID 81182 LO 2313/2 L 48570	Architectural, Contextual and Historic	Extent includes the land described as Lot 1 DP 3735 (RT WS8C/418), Westland Land District and the building known as Greymouth Railway Station thereon.
HH68	Cobden Rail Bridge, Omoto Road (SH7, next to Grey Mawhera River) Greymouth, Grey Part of Railway Reserve (NZ Gazette, 1886, p.945) Westland Land District	Contextual, Historic, Technological	Part of the Railway Reserve (NZ Gazette, 886, p.945), Westland Land District and the Cobden Rail Bridge Remnant thereon. The extent is defined by a buffer of approximately 2m around the perimeter of the bridge remnant.
HH69	Gilmer Hotel, 43 Gresson St, Greymouth Pt Secs 82-85 Town of Greymouth (RT WS5A/541), Westland Land District.	Architectural, Historic and Social	The registration comprises the Gilmer Hotel (Former), its fixtures and fittings and the land in Pt Secs 82-85 Town of Greymouth, Westland Land District.

HH70	Railway Beam Bridge, Clough Road, Paroa, Greymouth Railway land as shown on SO 5045, Westland Land District	Architectural, Contextual, Historic	Extent includes part of the land described as Railway Land as shown on SO 5045, Westland Land District and the structure known as Railway Beam Bridge thereon. Refer to the extent map tabled at the Heritage List/ Rārangī Kōrero Committee meeting on 30 July 2020
HH71	Royal Hotel, 128 - 130 Mawhera Quay, Greymouth, Grey Secs 8, 9 ,10 Blk V, Pt M Res 31		Secs 8, 9 ,10 Blk V, Pt M Res 31
HH72	Carruthers, Weatherall and KS Jeffrey Bld, Cnr Guinness St and Albert St, Greymouth, Grey Sec 77, Blk 10 Greymouth or Mawhera 31 Māori Reserve and defined on Sheet 2 DP 8 (RT WS3B/140, 684119), Westland Land District	Architectural, Contextual, Historic and Social	Extent includes the land described as Sec 77, Blk 10 Greymouth or Mawhera 31 Māori Reserve and defined on Sheet 2 DP 8 (RT WS3B/140, 684119), Westland Land District and the building known as Commercial Building thereon.
HH73	Hannahs Building, Tainui and Mackay St, Greymouth, Grey Lot 1 (RTs WS3B/971 and 308550) and Lot 2 DP 1327 (RTs WS3B/970 and 233402), Westland Land District	Architectural, Contextual, Historic and Technological	Extent includes the land described as Lot 1 (RTs WS3B/971 and 308550) and Lot 2 DP 1327 (RTs WS3B/970 and 233402), Westland Land District and the building known as Hannah's Building thereon.
HH74	High Street AutoCentre, 76A and 78 High Street, Greymouth, Grey Lot 2 DP 503526 Town of Greymouth and Pt Sec 295 Town of Greymouth (RT 756105) Westland Land District	Aesthetic, Architectural, Historic	Extent includes part of the land described as Lot 2 DP 503526 Town of Greymouth and Pt Sec 295 Town of Greymouth (RT 756105), Westland Land district and the building know as High St Auto Centre (Former) thereon. Refer to the extent map tabled at the Heritage List / Rarangi Korero Committee meeting on 30 July 2020.
HH75	Greymouth Railway Station Footbridge (relocated), Shantytown, Rutherglen, Grey Ppty ID 81182 LO 2313/2 L 48570	Architectural, Contextual, Historic	The footbridge was dismantled in 2002. In circa 2010 the central span bowstring truss was removed to a 'temporary' location for display at Shantytown Heritage Park, with the potential for it to be returned to Greymouth at a future date.
HH76	Heatherbell Hotel, 4238 State Highway 7, Totara Flat, Grey Lot 1 DP 2395 (RT WS5B/779), Westland Land District	Archaeological, Historic and Social	Extent includes the land described as Lot 1 DP 2395 (RT WS5B/779), Westland Land District and the building known as Heatherbell Hotel thereon.

HH77	Regent Theatre, Herbert St, Greymouth, Grey Legal Road and Lots 1, 2 and 5 DP 787 (RT WS3C/405), Westland Land District	Architectural, Contextual, Cultural and Social	Extent to include the land described as Lots 1, 2 and 5 DP 787 (RT WS3C/405) and part of the land described as Legal Road, Westland Land District and the building known as Regent Theatre thereon. Refer to the extent map tabled at the Heritage List / Rarangi Korero Committee meeting on 30 July 2020.
HH78	St Patricks Presbytery, 16 Chapel St, Greymouth, Grey Lot 3 DP2780 (RT WS5D/487), Westland Land District	Architectural and Historic	The registration comprises the St Patricks Presbytery (Former), its fixtures and fittings and the land comprised in Lot 3 DP2780, Westland Land District. Other buildings on the site are excluded from the registration.
HH79	Dixon Park Band Rotunda, Brunner & Tainui and Turumaha St, Greymouth, Grey Pt RS 3659 (CT WS3D/765), Westland Land District	Historic and Social	The extent includes Pt RS 3659 (CT WS3D/765), Westland Land District and the band rotunda.
	Westland District		
HH80	Kumara Racecourse Standard, SH73, Kumara, Westland Lot 14 DP 38, Part Reserve 203 (RT WS3B/842), Westland Land District	Historic	Registration includes the Grandstand building, its fixtures and fittings, and land on part RT WS3B/842 as shown on Plan A of the Registration Report.
HH81	Kumara Swimming Pool (old), SH73, Kumara, Westland Pt R 1138 SO 3042, Westland Land District	Historic, Social	The extent includes Pt R 1138 SO 3042, Westland Land District and the Kumara Swimming Pool (old) thereon
HH82	Hokitika Savings Bank Building (former), 10 Hamilton St, Hokitika, Westland Part Secs 3176, 3177, 3702 Town of Hokitika (RT WS5C/327), Westland Land District	Architectural, Contextual, Historic and Technological	Extent includes the land described as Part Secs 3176, 3177, 3702 Town of Hokitika (RT WS5C/327), Westland Land District and the building known as the Hokitika Savings Bank Building (Former) thereon.
HH83	Renton Hardware Store, 21 Hamilton St, Hokitika, Westland Secs 292, 294, 296 (RT WS2C/373) and part Legal Road, Westland Land District	Architectural, Contextual, Historic and Technological	Extent includes the land described as Secs 292, 294, 296 (RT WS2C/373) and part Legal Road, Westland Land District and the structure known as Renton Hardware Building thereon. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 30 April 2015.

HH84	National Bank (Former), Revell and Chr Hamilton St, Hokitika, Westland Sec 6 Town of Hokitika (RT WS3A/128), Westland Land District	Architectural, Contextual, Historic and Technological	Extent includes part of the land described as Sec 6 Town of Hokitika (RT WS3A/128), Westland Land District and the building known as the National Bank (Former) thereon. The timber cottage on the land parcel is not included in the extent of the List entry. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 30 April 2015.
HH85	All Saints Church, 65 Stafford St, Hokitika, Westland Lot 3 DP 2480 (RT WS5B/1307), Westland Land District	Architectural, Contextual and Historic	Extent includes the land described as Lot 3 DP 2480 (RT WS5B/1307), Westland Land District, and the building known as All Saints' Church (Anglican) thereon, and its fittings and fixtures.
HH86	St Andrews Uniting Church, 118 Fitzherbert St, Hokitika, Westland Sec 1129 TN of Hokitika (RT WS3A/268), Westland Land District	Architectural, Contextual, and Historic	Extent includes the land described as Sec 1129 TN of Hokitika (RT WS3A/268), Westland Land District and the building known as St Andrew's United Church (Presbyterian/Methodist) thereon. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 3 September 2015.
HH87	Carnegie Free Library, Hamilton and cnr Tancred St, Hokitika, Westland Res 1865 (NZ Gazette 1947 p. 163), Westland Land District	Cultural, Historic and Technological	Extent includes part of the land described as Res 1865 (NZ Gazette 1947 p. 163), Westland Land District and the building known as Carnegie Free Public Library (Former) thereon. (Refer to the extent map tabled at the Heritage List/Rārangī Kōrero Committee meeting on 8 October 2015.)
HH88	Bank of New South Wales, 32-34 Revell St, Hokitika, Westland Secs 32, 34 Town of Hokitika (RT WS2C/679), Westland Land District	Architectural, Contextual, Historic and Technological	Extent includes the land described as Secs 32, 34 Town of Hokitika (RT WS2C/679), Westland Land District and the building known as Bank of New South Wales (Former) thereon
HH89	Bank of New Zealand, cnr Camp 95 Revell St, Hokitika, Westland Sec 1705 Town of Hokitika (RT WS3A/1078), Westland Land District	Architectural, Contextual, Historic and Technological	Extent includes the land described as Sec 1705 Town of Hokitika (RT WS3A/1078), Westland Land District and the building known as Bank of New Zealand (Former) thereon.
HH90	Preston Building, 95 Revell St, Hokitika, Westland Lots 3-4 DP B (RT WS2D/238), Westland Land District	Architectural, Contextual, Historic and Technological	Extent includes the land described as Lots 3-4 DP B (RT WS2D/238), Westland Land District, Westland Land District and the building known as Prestons Building (Former) thereon.
HH91	Memorial Clock Tower, Sewell and Weld St, Hokitika, Westland	Aesthetic and Historic	Extent includes part of the land described as Legal Road, Westland Land District and the structure known as the Memorial Clock Tower thereon. Refer to the extent map

	Legal Road, Westland Land District		tabled at the Heritage New Zealand Board meeting on 25 June 2015.
HH92	Seddon Statue, 14 Sewell St, Hokitika, Westland Lot 1 DP 3239 (RT WS8B/652), Westland Land District. Located in front of Hokitika Government Buildings (otherwise known as Seddon House).	Cultural and Social	Extent includes part of the land described as Lot 1 DP 3239 (RT WS8B/652), Westland Land District and the structure known as Seddon Statue thereon. See extent map tabled at the Rārangī Kōrero Committee meeting on 30 April 2019.
HH93	Government Building, 14 Sewell St, Hokitika, Westland Lot 1 DP 3239 (RT WS8B/652), Westland Land District	Architectural, Contextual and Historic	Extent includes part of the land described as Lot 1 DP 3239 (RT WS8B/652), Westland Land District and the building known as Government Buildings (Former) thereon. See extent map tabled at the Rārangī Kōrero Committee meeting on 30 April 2019.
HH94	St Mary's Church, 71 Church St, Hokitika, Westland Lot 1 DP 3795 (RT WS8C/670), Westland Land District	Aesthetic, Architectural, Historic and Spiritual	Extent includes part of the land described as Lot 1 DP 3795 (RT WS8C/670), Westland Land District and the building known as St Mary's Catholic Church thereon, and its fittings and fixtures. (Refer to map of extent in Appendix 1 of the review report for further information).
HH95	Regent Theatre, 23 Weld St, Hokitika, Westland	Aesthetic, Architectural, Historic and Social	Lot 1 DP 2026 (RT WS3D/856), Westland Land District
HH96	Mahinapua Creek / Tuwharewhare Railway Bridge, Ruatapu Road, SH6, Westland Sec 47, SO 12249 (NZ Gazette 1998, p.4655	Architectural, Contextual and Historic	Extent includes part of the land described as Sec 47 SO 12249 (NZ Gazette 1998, p4655), Westland Land District and the structure known as Mahinapua Creek Railway Bridge (Former) thereon. The extent does not include rails and decking associated with cycle ramp.
HH97	Hungerford Mausoleum, Hokitika Cemetery, Hokitika, Westland Res 453 (Provincial Gazette 1867, p.201)	Cultural, Historic and Technological	Registration includes the structure and land on Reserve 453 Provincial Gazette 1867, p.201.
HH98	Seaview Lighthouse, Seaview Hospital, SH6, Hokitika, Westland Pt RS 1137 (RT WS2D/680)	Historic and Technological	Registration includes the building, its fixtures and fittings, and land on part RT WS2D/680 as shown on Plan B of the Registration Report.
HH99	Totalisator Building, 6 Dalton St, Hokitika, Westland Sec 4053 Town of Hokitika (RT 275558), Westland Land District	Architectural, Historic and Social	Extent includes part of the land described as Sec 4053 Town of Hokitika (RT 275558), Westland Land District, and the building known as the Totalisator Building and its fittings and fixtures and the following chattel: totalisator machines. (Refer to map in Appendix 1 of the registration report for further information).

HH100	St Patrick's Church, Aylmer St, Ross, Westland Lot 2 DP 2387 (RT WS5B/1030), Westland Land District	Historic	Registration includes the building, its fixtures and fittings, and land on RT WS5B/1030
HH101	Ross Historic Area Lot 1 DP 2387 (RT WS58/1029), Lot 2 DP 2387 (RT WS5B/1030), Res 96A and Secs 34-39 Town of Ross, and Sec 1 SO 11511 (NZ Gazette 1989 p.5684), Pt Legal Road, Westland Land District.	Archaeological, Architectural, Historic, Social and Spiritual	Registration includes the land comprised in Lot 1 DP 2387 (RT WS58/1029), Westland Land District; Lot 2 DP 2387 (RT WS5B/1030), Westland Land District; Res 96A and Secs 34-39 Town of Ross, and Sec 1 SO 11511 (NZ Gazette 1989 p.5684), Westland Land District; Pt Legal Road, Westland Land District, and the places associated with the founding of Ross, including the mining machinery and the following historic places and their fittings and fixtures thereon: St Patrick's Catholic Church, Catholic Presbytery (Former), de Bakker cottage, Jail (Former), Fire Brigade Bell Tower, Grimmond House. (See Extent of Registration Map in Appendix 1 of the Review Report for further information). Not included in the registration are the 2007 addition to the rear of Grimmond House and the block of public toilets behind it.. The area comprises of the buildings and structures along Aylmer St and Bold St, including St Patrick's Church & Presbytery; the Old Jail, De Bakker Cottage, Grimmond House, and the fire brigade bell tower.
HH102	Hendes Ferry Cottage, Hendes Ferry Road, Harihari, Westland Lot 1 DP 2384 (RT WS5B/754), Westland Land District	Architectural, Historic and Technological	Extent includes part of the land described as Lot 1 DP 2384 (RT WS5B/754), Westland Land District and the building known as Hende's Ferry Cottage thereon. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 30 April 2015.
HH103	The Willows Craft Cottage, 18 Township Road, Harihari, Westland Lot 1 DP 577 (RT WS2B/1464), Westland Land District	Architectural, Contextual, Historic and Technological	Extent includes part of the land described as Lot 1 DP 577 (RT WS2B/1464), Westland Land District and the building known as The Willows Craft Cottage thereon. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 25 June 2015.
HH104	Guy Menzies Landing Site, La Fontaine Road, Harihari, Westland RS 6584 (RT WS5C/584), Westland Land District	Cultural, Historic and Technological	The registration covers a ten metre square around the indicative marker pole.
HH105	Okarito (Former) School, Okarito, Westland Res 157, Okarito School House (NZ Gazette 1990 p.	Architectural, Contextual, Historic and Technological	Extent includes the land described as Res 157, Okarito School House (NZ Gazette 1990 p. 2079), Westland Land District and the building known as Okarito School (Former) thereon.

	2079), Westland Land District		
HH106	Donovan's Store, Okarito, Westland Sec 12 Town of Okarito, (RT WS3A/13, NZ Gazette 1990 p. 3432), Westland Land District	Architectural, Contextual and Historic	Extent includes the land described as Sec 12 Town of Okarito, (RT WS3A/13, NZ Gazette 1990 p. 3432), Westland Land District and the building known as Donovan's Store thereon.
HH107	Memorial Obelisk, Okarito, Westland Res 1007 (NZ Gazette 1984 p. 3174), Westland Land District	Architectural, Contextual and Historic	Extent includes part of the land described as Res 1007 (NZ Gazette 1984 p. 3174), Westland Land District and the structure known as Memorial Obelisk thereon. (Refer to the extent map tabled at the Heritage List/Rārangī Kōrero Committee meeting on 8 October 2015.)
HH108	St James Church, SH6, Franz Josef, Westland Lot 1 DP 703 (RT WS2B/1084), Westland Land District	Architectural, Contextual and Historic	Extent includes the land described as Lot 1 DP 703 (RT WS2B/1084), Westland Land District, and the building known as St James Church (Anglican) thereon
HH109	Defiance Hut, SH6, Franz Josef, Westland RS 4690 (RT WS5A/379, NZ Gazette 1970, p. 1014), Westland Land District	Historic and Social	Extent includes the land described as RS 4690 (RT WS5A/379, NZ Gazette 1970, p. 1014), Westland Land District and the building known as Defiance Hut thereon.
HH110	Hendes Gallery, Roberts Point Track, Franz Josef, Westland Hende's Gallery is between Rope and Arch Creeks on the Roberts Point Track, approximately 1.5 kilometres from the present terminal of Franz Josef Glacier. (Grid reference NZTM 1371548E 5187211N.) The track leaves the glacier access road just over two kilometres from the main highway and the average walking time to the gallery is two hours.	Cultural and Historic	Extent includes the physical gallery structure only.
HH111	Fox Glacier Hotel, Cook Flat Road, RD11, Fox Glacier, Westland Lot 1 DP 3251 (RT WS8B/685), Westland Land District	Architectural, Contextual, Historic, Social and Technological	Extent includes part of the land described as Lot 1 DP 3251 (RT WS8B/685), Westland Land District and the building known as Fox Glacier Hotel thereon. Other buildings on the land parcel are not included in the extent. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 30 April 2015.
HH112	Chancellor Hut, Fox Glacier, Westland	Aesthetic, Architectural, Cultural,	Extent includes part of the land described as Pt Res 1018 (RT WS1B/1110, NZ Gazette 1960 p. 416), Westland Land District and the

Pt Res 1018 (RT WS1B/1110, NZ Gazette 1960 p. 416), Westland Land District	Historic and Technological	building known as Chancellor Hut thereon. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 25 June 2015.
--	----------------------------	---

SCHED1 - SCHEDULE OF ARCHEOLOGICAL SITES

Unique Identifier	Site Identifier	Site Type and Values
ARCH1	Karamea Cemetery	Section 17A, Block XIV Oparara Survey District
ARCH2	Mokihinui Cemetery	Part R230 , Section 4A, Block X, Mokihinui Survey District
ARCH3	Waimangaroa Cemetery	Section 42, Block I, Kawatiri Survey District
ARCH4	Orowaiti Cemetery	Lots 1 -2, DP 6239; Section Part 2; Sections 62, 335; Part Section 173, Square 141; Lot 1, DP 123 Block III, Kawatiri Survey District
ARCH5	Addisons Cemetery	Section 33, Block II, Waitakere Survey District
ARCH6	Charleston Cemetery	Section 3, Block III, Waitakere Survey District
ARCH7	Boatmans Cemetery	Section 4, Block VI, Reefton Survey District
ARCH8	Inangahua Cemetery	Part Section 28, Square 134, Block V, Inangahua Survey District
ARCH9	Reefton Cemetery	Section 7, Block IX, Reefton Survey District
ARCH10	Reefton Cemetery II	Part Section 1329, Town of Reefton
ARCH11	Lyell Cemetery	Section 26, Block I, Maruia Survey District
ARCH12	Karamea Cemetery II	5/9 Oparara Road, Karamea 7893
ARCH13	Historic Cemetery	65 K30 76700 06800
ARCH14	Grave	Arch NZ Reference: 76 K30 73600 01800
ARCH15	Grave	Arch NZ Reference: 77 K30 83000 02400
ARCH16	Cemetery	Arch NZ Reference: 114 L29 29500 34400
ARCH17	Cemetery	Arch NZ Reference: 121 L29 31300 34100
ARCH18	Cobden Colonial Cemetery	Arch NZ Reference: 1 J31 5
ARCH19	Cemetery	Arch NZ Reference: 28 J31 6 2362100 5861750
ARCH20	Andersons Flat cemetery [Moonlight]	Arch NZ Reference: 6 K31 28 2383000 5880300
ARCH21	Cemetery	13 K31 39 2402000 5870600
ARCH22	GRAVE of Charles Moreton Olivier died 1862	E37/13, S97/11. 1248250 5121843
ARCH23	Arawhata Pioneer Cemetery	Cemetery Reserve R148 E37/8 S97/7 1250953 5119140
ARCH24	John Adams grave	L27/8 1533941 5439000

SCHED 2

Schedule Two: Notable Trees

SCHED1 - SCHEDULE OF NOTABLE TREES

Unique Identifier	Site Identifier	Tree Type and Values
	<i>Buller District</i>	
TREE1	North Beach, Karamea, Section 3, Block I Oparara Survey District	Nikau Palms (<i>Rhopalostylis sapida</i>) Aesthetic
TREE2	Corner Mill and North Beach Roads, Karamea Part Section 14 Block V Oparara Survey District	Cabbage Trees (3) (<i>Cordyline australis</i>) Aesthetic
TREE3	Umere Road, Karamea Lot 2 Deposited Plan 18463	Northern Rata (<i>Metrosideros robusta</i>) Aesthetic

TREE4	Umere Road, Karamea Part Section 79, Block XV Oparara Survey District	Rimu (<i>Dacrydium cupressinum</i>) Botanic
TREE5	Market Cross Cemetery, Karamea Lot 2 Deposited Plan 14302	Northern Rata (<i>Metrosideros robusta</i>) Aesthetic
TREE6	Proposed Rata Reserve, Market Cross, Karamea Site Lat -41.254174, Long 172.130525	Northern Rata (<i>Metrosideros robusta</i>) Aesthetic and Botanic
TREE7	Karamea Bluff, Section 11, Block XII, Mokihinui Survey District	Matai (<i>Prumnopitys taxifolia</i>) Aesthetic and Botanic
TREE8	96 Peel Street, Westport Section 566 Town of Westport	Liquidambar (<i>Liquidambar styraciflua</i>) Aesthetic
TREE9	Westport Domain Section 1171 Town of Westport	Rimu (<i>Dacrydium cupressinum</i>) Aesthetic and Botanic
TREE10	Westport Domain Section 1171 Town of Westport	Japanese Cedar (<i>Cryptomeria japonica</i>) Aesthetic
TREE11	Westport Domain Section 1171 Town of Westport	Kahikatea (<i>Dacrycarpus dacrydioides</i>) Aesthetic and Botanic
TREE12	46 Brougham Street, Westport Lot 1 Deposited Plan 343 Town of Westport	Common Oak (<i>Quercus robur</i>) Aesthetic
TREE13	Reedys Road, Westport Lot 1 Deposited Plan 366595	Common Oak (<i>Quercus robur</i>) Aesthetic
TREE14	Windy Point, Buller Gorge, Road Reserve	<i>Pinus radiata</i> (3) Aesthetic and Historic
TREE15	Reefton Hospital Grounds Town of Reefton Local Purpose (Hospital) Reserve Approx. Sections 295 and 296	California Big Tree (<i>Sequoiadendron giganteum</i>) Aesthetic
TREE16	Ohikaiti River Bridge, Buller Gorge	Matai (<i>Prumnopitys taxifolia</i>) Aesthetic
TREE17	The Strand, Reefton Part Section 1338, Town of Reefton	Common Oak (<i>Quercus robur</i>) x 4 Aesthetic
TREE18	Blacks Point Recreational Reserve Section 258 SO 12718 Blacks Point	Cherry Tree (<i>Prunus</i> sp.) Historic
	Grey District	
TREE19	Mawheraiti Scenic Reserve Section 23 Block III Mawheraiti Survey District	Rimu (<i>Dacrydium cupressinum</i>) Aesthetic and botanic
TREE20	Atarau Road between Moonlight Valley turnoff and Baxters creek	Magnolia Historic
TREE21	Blackball Primary School, Blackball	Lawsons Cypress, Oak and Liquid Amber

		Historic
TREE22	South Bank Slatey Creek, Leaf Property, Rotomanu	English walnut (<i>Juglans regia</i> Persian) Aesthetic, Historic, Botanic
TREE23	Pitman Farm, Rotomanu	European Lime (<i>Tilia x europaea</i>) Aesthetic, Historic, Botanic
TREE24	Clifton Road, Ahaura	European Lime (<i>Tilia x europaea</i>) Aesthetic, Historic, Botanic
TREE27	SH6 (seaward side) Karoroa	Karaka group (<i>Corynocarpus laevigatus</i>) Cultural
TREE28	Karoro Domain, Greymouth	Norfolk Island Pines (<i>Araucaria heterophylla</i>) Historic
TREE29	Coronation Park Greymouth	Kauri (<i>Agathis australis</i>) Botanical and Aesthetic
TREE30	Coronation Park Greymouth	Karaka Trees (<i>Corynocarpus laevigatus</i>) Botanical and Aesthetic
TREE31	Coronation Park Greymouth	Tanakaha (Celery Pine), Pohutakawa (<i>Metrosideros excelsa</i>), Macrocarpa, Sycamore Botanical and Aesthetic
TREE32	Coronation Park Greymouth	Silver Beech (<i>Nothofagus menziesii</i>) Botanical and Aesthetic
TREE33	Coronation Park Greymouth	Rewarewa (<i>Knightia excelsa</i>) Botanical and Aesthetic
TREE34	Dixon Park Greymouth	Norfolk Island Pine (<i>Araucaria heterophylla</i>) Botanical and Aesthetic
TREE35	Dixon Park Greymouth	Himalayan Cedar (<i>Cedrus deodara</i>) Botanic and Aesthetic, Historic
TREE36	Dixon Park Greymouth	Pendula Weeping Ash (<i>Fraxinus excelsior</i>) Botanical and Aesthetic
TREE37	Dixon Park Greymouth	Horizontal elm (<i>Ulmus glabra</i> "Horizontalis") Botanical and Aesthetic
TREE38	John Paul School Grounds, Greymouth	Magnolia X soulangeana Botanic and Aesthetic, Historic
TREE39	Coast Health Care Grounds, Ti Nikau Greymouth Hospital, Greymouth	Pohutakawa (<i>Metrosideros excelsa</i>) Botanic and Aesthetic, Historic
TREE40	High Street Road Reserve, Greymouth	Pohutakawa (<i>Metrosideros excelsa</i>) Botanic and Aesthetic

TREE41	Corner SH7 and Smith Street / Mawhera Quay	Pohutakawa (<i>Metrosideros excelsa</i>) Botanic and Aesthetic
TREE42	Tai Poutini Polytechnic, High Street, Greymouth	Pohutakawa (<i>Metrosideros excelsa</i>) Botanic and Aesthetic
TREE43	Tai Poutini Polytechnic, High Street, Greymouth	Canary Island Date Palm (<i>Phoenix canariensis</i>) Aesthetic
TREE44	South Bank Sawyers Creek / High Street, Greymouth	Silver Beech (<i>Northfagus menziesii</i>) Botanic and Aesthetic, Historic
TREE45	Tainui Street Median Strip, Greymouth	Canary Island Date Palm (<i>Phoenix canariensis</i>) Aesthetic
TREE46	Corner Main South Road and Nelson Street	Canary Island Date Palm (<i>Phoenix canariensis</i>) Aesthetic
TREE47	Cenotaph, Tainui Street between Frederick and Ngarimu St, Greymouth	Canary Island Date Palm (<i>Phoenix canariensis</i>) English Oak (<i>Quercus robur</i>) Botanic, Aesthetic, Historic and Cultural
TREE48	Greymouth Croquet Club, Greymouth	English Oak (<i>Quercus robur</i>) Cultural, Historic and Aesthetic
	<i>Westland District</i>	
TREE49	Stafford Cemetery, Stafford Loop Road, Awatuna, Westland Site Lat -42.666472, Long 171.089263	Japanese Cedar (<i>Cryptomeria japonica</i>) Cultural, Aesthetic and Botanic
TREE50	Hokitika Museum environs, Revell St, Hokitika 1) Behind the Museum Lat -42.718449, Long 170.961037 (single tree) 2) Behind the toilets at 7 Tancred St Lat -42.718786, Long 170.960888 (group of trees) 3) corner 33 Revell St Lat -42.718166, Long 170.959333 (single tree)	Ti kouka /cabbage Tree (<i>Cordyline australis</i>) Historic, Aesthetic
TREE51	104 Brittan St, Hokitika	Rhododendron (<i>Rhododendron arboreum</i>) Aesthetic and Botanic
TREE52	23 Stafford St, Hokitika	Rhododendron (<i>Rhododendron arboreum</i>) Aesthetic and Botanic
TREE53	Kaniere Domain, Kaniere, Hokitika Tree 1- 42.744750, Long 171.000328 and Tree 2 -42.744689, Long 170.999841	Two large oak trees (<i>Quercus</i> sp.) Aesthetic and Botanic
TREE54	Old Woodstock School Site, Westland Site Lat -42.75246, Long 170.997751	Rhododendron (<i>Rhododendron arboreum</i>) Historic
TREE55	Back Creek Road, Woodstock Domain	Large Oak Tree (<i>Quercus</i> sp.)

	Site Lat – 42.768120,171.003201	Aesthetic and Botanic
TREE56	Waitaha Valley (25791 2500A) Lot 1 DP 3644 Bld XVI Totara SD	Copse of trees Botanic
TREE57	Old pa site, Makaawhio/Jacobs River	Kowhai (<i>Sophora</i> sp.)
TREE58	Makaawhio/Jacobs River bank	Kahikatea (<i>Dacrydium dacrydioides</i>)



Project Manager Update

1 September 2021 – 30 September 2021

Prepared By: **Jo Armstrong**
Date Prepared: **30 September 2021**

Accomplishments this Period

- The planning team have been working on the following topics:
 - Natural Hazards
 - Public Access
 - Financial Contributions
 - Scenic Visitor Zone
 - Jackson Bay Port Zone
 - Outstanding Natural Landscapes
 - Ecosystems and Biodiversity
 - Design Guidelines for Hokitika and Reefton
 - Rural Zones Review
 - Response to National Policy Statement for Freshwater Management requirements in District Plans

- The number and breath of topics is keeping the Planning Team very busy.
- All papers are discussed with, and modified by, the Technical Advisory Team before coming to the Committee.
- The continuing Level 3 and 4 lockdown in Auckland has impacted the ability of our consultants to deliver results on time for work on high coastal hazard areas and residual flooding risks. This adds a level of stress for the team to be able to get October papers to TAT and the Committee.
- The Committee has requested individual council and iwi workshops looking at the possible natural hazards overlays to get a better understanding of the impacts of future rules. First discussions with TAT on the overlays, identified the need for further research to ensure we have the best hazard information possible to inform the Committee.
- The Planning Team are considering running two sets of workshops with both iwi and councils, the first in late October on topics with good current data, and a second in November on topics requiring further research. If we don't have what we need in November we will push this work out.
- Contact with the mining sector is ongoing. We had a Zoom meeting with coal, sand and alluvial gold mining interests. They were interested in adding a mining chapter to TTPP on top of the Buller Coalfield and Mineral Extraction zones. We explained that it is too late to develop this for

the draft plan, but suggested they provide that feedback on the draft so the Committee can consider it for the Proposed Plan.

- They asked about undertaking an economic analysis of the benefits of mining to the West Coast. This is something the planning team had been discussing, and we would like Committee input about contracting this piece of work. At the Committee meeting on 27 September, members suggested contacting Development West Coast to help undertake this study. The project manager will follow this up.
- We also met separately with some gold miners and quarriers. They were very supportive of the Mineral Extraction Zone, and are providing GIS information to aid us.
- A TTPP update was presented at the West Coast Regional Council Resource Management Committee meeting on 14 September.
- A draft contract for work to inform Poutini Ngāi Tahu chapters and other Plan input is nearing finalisation with Pokeka Poutini Ngai Tahu Limited.
- We are holding the November meeting at Te Tauraka Waka a Maui Marae at Bruce Bay. I will start a discussion about attendance and travel plans next month.

Plans for Next Period

- Policy work on topics mentioned above will continue
- TTPPC meeting on Friday 29 October at Buller District Council from 10.00 – 2.00
- TAT meeting also at Buller District Council on 28 October.

Key Issues, Risks & Concerns

- Ongoing COVID lockdown in Auckland is negatively impacting contractors working on projects for us, and may delay research and draft plan delivery timelines.

Item	Action/Resolution	Responsible	Completion Date
Not getting key stakeholder buy-in	Contact and meet with them individually. Plan stakeholder workshops and on-going engagement process	Project Manager	Ongoing
Not producing a proposed plan in a timely manner	Set achievable milestones and monitor/report progress. Identify additional expertise/capacity	Project Manager Planning Team	30 June 2022
Decision makers can't agree	Get agreement on pieces of work prior to plan completion	Chairman	Ongoing
Budget insufficient for timely plan delivery	Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Project extended due to reduced 2020/21 budget	Ensure 2021/22 research budget is sufficient to complete all remaining research required for robust Plan	Project Manager TTPP Committee CE WCRC	30 June 2022
Changes to national legislation	Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP	Project Manager Planning Team	Ongoing
Staff safety at public consultation	Committee members to proactively address & redirect aggressive behavior towards staff	TTPP Committee	Ongoing
National emergencies such as Covid-19 lock down	Staff and Committee ensure personal safety and continue to work remotely as able	Project Manager TTPP Committee	Ongoing
Committee delay or reduce scope of required research	Committee ensure timely research is enabled	TTPP Committee	Ongoing
Time and Cost of Appeals Process	Realistic budget set for best case costs. Awareness that contentious issues such as SNAs, Natural hazards and landscape provisions could see an extended appeals process, increasing costs to reach operative plan status	TTPP Committee TTPP Steering Group Project Manager	Ongoing

Item	Action/Resolution	Responsible	Completion Date
Fast track budget insufficient to meet new timing for Proposed Plan notification by 31 July 2022	Project Manager to report monthly on whether anticipated expenditure for the remainder of the period is on track to be met by the allocated budget	Project Manager TTPP Committee	31 July 2022
Increased fast track funding not provided by WCRC	Make a timely decision to slow down delivery to meet budgetary constraints	TTPP Committee	30 Sept 2021
Insufficient capacity for council and iwi technical staff to input fully into Draft and Proposed Plans	Planning Team provide outline of needs for technical input. TTPP Steering Group determine best delivery of technical services	Project Manager TTPP Steering Group	30 June 2022
Unable to meet 31 July 2022 notification date	Keep Committee informed of delays and investigate mitigation options	Project Manager TTPP Steering Group	31 July 2022
Risk of confidential, unverified or draft information being made public, negatively impacting development of TTPP (financially and/or time line) along with the outcomes for the West Coast	Ensure Committee members adhere to Standing Orders	Committee Chair	Ongoing

Status

Overall	Fast track budget for 2021/22 is with WCRC.
Schedule	Work programme revised and achieving on schedule, but capacity of researchers to deliver to earlier timeframe uncertain
Resources	Staff capacity stretched under fast track
Scope	Deliver efficient, effective and consistent Te Tai o Poutini Plan

Schedule

Stage	Target Completion	Revised Fast Track Completion	Comments
Complete project initiation documentation	30-Apr-19	19-July-2019	TTPPC approved
Identify and contact key stakeholders	03-May-19	Ongoing	Connection made with all key stakeholders and started a second round of contact with other interested parties
Contract senior planning consultant	01-Aug-19	29-July-2019	Contract in place 29/7/19 -30/6/20
Recruit permanent senior planner	30-Sep-19	7-Sep-2019	Started at WCRC on 14 October 2019
Set up Te Tai o Poutini Plan website and communications package	30-Sep-19	30 Nov- 2019	Development complete. Available at www.ttp.westcoast.govt.nz
Set planning milestones	31-Oct-19	30 Aug-2019	Presented at August TTPPC meeting
Hold key stakeholder workshop for Settlements section	28-Feb-20	23 Oct and 21 Nov 2019	Greymouth and Hokitika, then Westport
Hold Community information meetings	31-Mar-20	16-27 Mar 20 and 24-22 Sep 2020	Roadshow in March 2020 and opportunities to coincide with council-community meetings and local events Outcome of Roadshow to be presented to May TTPPC meeting
Hold key stakeholder workshops for Infrastructure section	30-Apr-20	31-Jul-20	Greymouth and Hokitika, then Westport. Delayed due to Covid-19 Lockdown

Stage	Target Completion	Revised Fast Track Completion	Comments
Draft Provisions (Issues, Objectives, Policy and Rules) for Urban Areas developed	31-May-20	31-May-20	For presentation to May TTPPC meeting
Workshop discussion with environmental interests re biodiversity provisions	30-Jul-20	31-Aug-20	Delayed due to Covid-19 Lockdown
Draft Provisions (Issues, Objectives, Policy and Rules) for Rural Zones and Settlement Zones developed	31 – Aug-20	31-Aug-20	For presentation to August TTPPC meeting
Hold key stakeholder workshops for mining and extractive industries	31-Aug-20	31-Jul-20	Due to work programme changes during Covid-19 lockdown
Historic Heritage Workshops	31-Aug-20	31-Aug-20	
Conclude TTPP Roadshow	30 –Sep-20	30-Sep-20	Postponed due to COVID-19
Potential Committee Field Trip	30 –Sep-20	April – June 21	To look at specific zoning matters. Workshops and/or fieldtrips with individual District Councils
Workshop with agricultural interests re biodiversity provisions	30-Oct-20	28 October 2020	
Contact with landowners re SNA assessment, landowner meetings is on hold		31 July 2021	To discuss potential SNAs and seek permission if we do field assessments.
Field work for SNA assessments is on hold		1 July 2021	Begin with drive-by evaluation prior to possible property assessment at owner invitation
Zoning changes proposed	31-Dec-21	30 September 2021	Specific zone change proposals will come to the Committee through 2021
Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan	30-May-22	30 September 2021	Targeted consultation with stakeholders on draft provisions with the aim of addressing concerns at this more informal stage
Iwi review of draft Te Tai o Poutini Plan	30-July-22	20 November 2021	This is in addition to hui and consultation throughout the development process and is a mandatory step
Full “ Draft ” Te Tai o Poutini Plan to Committee	30-Sep-22	16 December 2021	A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee
Targeted Consultation on “ Draft ” Te Tai o Poutini Plan	Oct-22	31 March 2022	Targeted consultation – industry and interest groups, specifically affected landowners. Draft Plan also available for wider community feedback. Note that while we will be seeking feedback on the “Draft” Plan, possible SNA field assessments and possibly some natural hazards work will still be being undertaken and would feed into the final “Proposed Plan”, not this pre-notification draft.
Amendment of “ Draft ” Plan to “Proposed Plan” provisions	30-Nov-22	30 June 2022	Feedback to Committee on results of consultation, outcomes of SNA field assessments, any legal opinions on contentious provisions and decisions on final provisions
Notify Te Tai o Poutini Plan	30-Aug-23	31 July 2022	This will be the “ Proposed ” Plan
Submissions on Te Tai o Poutini Plan	30-Oct-23	30 September 2022	40 working days for submissions is the legal requirement
Local Body Elections	30-May-22	October 2022	
Further Submissions	30-Feb-24	30 November 2022	Submissions must be summarised and published and then there is a 20 working day period for further submissions [this part of the process may no longer be required depending on RMA reform progress]

Stage	Target Completion	Revised Fast Track Completion	Comments
Hearings Te Tai o Poutini Plan	31-August-24	28 April 2023	Indicative time only
Decisions Te Tai o Poutini Plan	30-Sep-24	31 October 2023	Indicative time only
Appeal Period	30-June-25	30 November 2023	Indicative time only. Any parts of the Plan not appealed are completely operative from the end of the Appeal Period.
Ongoing Decision Making for TTPP	November 2025 onward	November 2023 onward	TTPPC is a permanent Committee. Once they have adopted the Plan their ongoing role includes monitoring implementation and the need for any amendments; and undertaking amendments and reviews, or ensuring these are undertaken, as required.
Appeals and Mediation Te Tai o Poutini Plan	Oct-25	April 2024	Indicative time only.
Environment or High Court [Fast Track Process]	2026	2024-2025	Indicative time only.



Te Tai o Poutini PLAN

A combined district plan for the West Coast