



## **Submission on the Proposed Te Tai o Poutini Plan - West Coast Regional Combined District Plan**

To: West Coast Regional Council

**Name of submitter:** Ministry of Education Te Tāhuhu o Te Mātauranga ('the Ministry')

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**This is a submission on the Proposed Te Tai o Poutini Plan (the proposed Plan).**

### **Introduction/Background**

Thank you for the opportunity to submit on the proposed Plan. The Ministry of Education (the Ministry) is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility not only for all State schools owned by the Crown, but also those State schools that are not owned by the Crown, such as designated character schools and State integrated schools. For the Crown owned State schools this involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing.

The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Grey, Westland, and Buller districts.

The specific parts of the proposed Plan that the Ministry's submission relates to are the proposed definitions and provisions that either directly or indirectly have the potential to impact on the Ministry's interests and ability to achieve its purpose within the Grey, Westland, and Buller districts.

### **The Ministry's submission is:**

The Ministry has a particular interest in the parts of the proposed Plan that, either directly or indirectly, have the potential to impact on the Ministry's interests such as the management and operation of existing educational facilities or the establishment of new educational facilities.

The provisions that most directly impact on the Ministry are the proposed definitions and the provisions regarding: urban growth, transport, natural hazards, subdivisions, new development areas and the activity statuses of educational facilities throughout the various zones.

The specific amendments, additions or retentions to the Plan sought by the Ministry are listed in Appendix 1 to this feedback. In addition to the details in **Appendix 1**, the following general comments have been made on zoning changes, and designations:

### 1. Zoning Changes and Urban Growth

The Ministry notes that various changes are proposed to the zoning of land throughout the region. Changes in zoning have the potential to result in changes in development and in the size and demographic of residents throughout the region, which can consequently impact on the capacity of educational facilities. The Ministry acknowledges the changing nature of zoning and development within the three districts as part of the district plan process, however requests that schools and educational facilities are enabled in urban growth and development and are considered in any zoning changes made.

Council has an obligation under the National Policy Statement for Urban Development to ensure sufficient additional infrastructure (which includes schools) is provided in urban growth and development (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular). Ministry seeks enabling provisions for educational facilities to achieve this outcome.

### 2. Transport

The Ministry acknowledges the impact educational activities can have on the regions transport network in relation to parking demand, access, and traffic generation. Whilst the Ministry accepts that educational activities generally fall within the realm of being high trip generators, the relevant policy and associated rule as currently drafted is unnecessarily onerous for educational facilities.

The Ministry requests that the qualifier for 'Education – Schools' contained within TRN - Transport is increased. Based on the data included in the Waka Kotahi 'Research Report 453 Trips and parking related to land use', 30 students would only result in 96 daily and 42 peak hour vehicle trips. The aforementioned traffic movements are based on the presumption that every pupil is driven to school in a vehicle carrying one student only. In reality, schools are often accessible by various transport modes including, but not limited to, bicycle, bus, and walking. This combined with multiple students travelling in the same vehicle further reduces the traffic movements. As such, the Ministry requests that the qualifier for 'Education – Schools' in relation to TRN Table 6 is 100 students.

It is noted that the technical report to support the transport provisions does not appear to have been made available on the Te Tai o Poutini Plan consultation website, which would provide insight into the rationale behind the setting of the qualifiers. The Ministry requests that further consideration is given to the high trip generator qualifiers, given the qualifiers as currently drafted are unnecessarily restrictive.

#### **The Ministry seeks the following from the West Coast Regional Council:**

That the requested amendments, additions, or retentions to the proposed Plan, as set out in **Appendix 1**, be considered:



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**Kate Graham**

**(Signature of person authorised to sign on behalf of the Ministry of Education)**

**Date: 3 November 2022**

## Appendix 1

ID	Section of Plan	Proposed Provision	Support/ Oppose/ Neutral/ New Provision	Reason for Submission	Relief Sought
Part 1: Introduction and General Provisions / Interpretation					
Te whakamāramatanga – Interpretation - Definitions					
1	Educational Facility	means land or buildings used for teaching or training by childcare services, schools, and tertiary education services, including any ancillary activities.	Support	The proposed definition for Educational Facility is consistent with the National Planning Standards, which the Ministry was involved in developing.	Retain as proposed.
2	Habitable Room	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, or office.	Support	The draft definition for Habitable Room is consistent with the National Planning Standards, which the Ministry was involved in developing.	Retain as proposed.
3	Sensitive Activity	means <ol style="list-style-type: none"> <li>1. In relation to hazardous substances, any school, childcare facility or hospital;</li> <li>2. In relation to natural hazards and noise any:               <ol style="list-style-type: none"> <li>a. residential activity;</li> <li>b. visitor accommodation;</li> <li>c. retirement home</li> <li>d. community facility;</li> <li>e. educational facility; and</li> </ol> </li> <li>3. In relation to energy activities, any               <ol style="list-style-type: none"> <li>a. residential activity;</li> <li>b. visitor accommodation;</li> <li>c. community facility;</li> <li>d. retirement home</li> <li>e. educational facility; and</li> <li>f. uninhabited agricultural or horticultural building including packing sheds, milking sheds, intensive agricultural activities and herd homes.</li> </ol> </li> </ol>	Support	The Ministry supports the inclusion of Educational Facilities in the definition of “Sensitive Activity”.  This proposed definition is acceptable and provides protection to Educational Facilities.	Retain as proposed.
4	Stadium Activity	the use of land and/or buildings where the principal activities relate to the function of the facilities in the Stadium Zone. These include, but are not limited to: <ol style="list-style-type: none"> <li>1. Sport and recreation activity and events</li> <li>2. Cultural, entertainment and exhibition activities including music festivals, concerts and performances</li> <li>3. Trade fairs, market days and displays</li> <li>4. Conference, meetings and functions including weddings</li> <li>5. Sports and cultural activity related education</li> <li>6. Museum facilities</li> <li>7. After school/holiday programmes</li> <li>8. Childcare facilities</li> <li>9. Physiotherapy and massage</li> <li>10. Retail activities including café or retail sales that are ancillary to other activities on the site</li> <li>11. Any ancillary activities necessary for the functioning of the facility, including ancillary office activity and ticket sales.</li> </ol>	Support in part	The Ministry supports the inclusion of childcare facilities in the definition of “Stadium Activity”, however seeks inclusion of educational facilities which encompasses childcare facilities.  It is noted that Greymouth High School partially falls within the Stadium Zone, as such, inclusion of the educational facilities within the definition is considered appropriate.	Amend as follows:  the use of land and/or buildings where the principal activities relate to the function of the facilities in the Stadium Zone. These include, but are not limited to: <ol style="list-style-type: none"> <li>1. Sport and recreation activity and events</li> <li>2. Cultural, entertainment and exhibition activities including music festivals, concerts and performances</li> <li>3. Trade fairs, market days and displays</li> <li>4. Conference, meetings and functions including weddings</li> <li>5. Sports and cultural activity related education</li> <li>6. Museum facilities</li> <li>7. After school/holiday programmes</li> <li>8. <del>Childcare facilities</del> educational facilities</li> <li>9. Physiotherapy and massage</li> <li>10. Retail activities including café or retail sales that are ancillary to other activities on the site</li> <li>11. Any ancillary activities necessary for the functioning of the facility, including ancillary office activity and ticket sales.</li> </ol>

Part 2: District-Wide Matters					
STRATEGIC DIRECTION - Te Pae Tawhiti					
5	UFD-O1	<p>Urban form and development - Te āhua me te whanaketanga o te tāone</p> <p>To have urban environments and built form on the West Coast/Tai o Poutini that:</p> <ol style="list-style-type: none"> <li>1. Are attractive to residents, business and visitors;</li> <li>2. Have areas of special character and amenity value identified and their values maintained;</li> <li>3. Support the economic viability and function of town centres;</li> <li>4. Recognise the risk of natural hazards whereby new development is located in less hazardous locations;</li> <li>5. Promote the re-use and re-development of buildings and land, including private and public land;</li> <li>6. Support inclusivity and housing choice for the diversity within the community now and into the future;</li> <li>7. Improve overall accessibility and connectivity for people, transport (including opportunities for walking and cycling) and services;</li> <li>8. Promote the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure;</li> <li>9. Maintain the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments; and</li> <li>10. Protect and enhance the distinctive character of the districts' settlements.</li> </ol>	Support in part	<p>The Ministry requests that explicit provision is given to educational facilities throughout the district in urban development, to manage the impacts of development on educational facilities, in particular impacts on school capacity.</p> <p>Council has an obligation under the National Policy Statement for Urban Development (NPS-UD) to ensure sufficient additional infrastructure (which includes schools) is provided in urban growth and development (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular). The Ministry would also request consequent consideration of provisions for educational facilities in urban development provisions generally.</p>	<p>Urban form and development - Te āhua me te whanaketanga o te tāone</p> <p>To have urban environments and built form on the West Coast/Tai o Poutini that:</p> <ol style="list-style-type: none"> <li>1. Are attractive to residents, business and visitors;</li> <li>2. Have areas of special character and amenity value identified and their values maintained;</li> <li>3. Support the economic viability and function of town centres;</li> <li>4. Recognise the risk of natural hazards whereby new development is located in less hazardous locations;</li> <li>5. Promote the re-use and re-development of buildings and land, including private and public land;</li> <li>6. Support inclusivity and housing choice for the diversity within the community now and into the future;</li> <li>7. Improve overall accessibility and connectivity for people, transport (including opportunities for walking and cycling) and services;</li> <li>8. Promote the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure;</li> <li>9. Maintain the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments; <del>and</del></li> <li>10. Protect and enhance the distinctive character of the districts' settlements; <del>and</del></li> <li>11. <u>Provide for educational facilities throughout the districts' to support communities and development.</u></li> </ol>
EIT - ENERGY, INFRASTRUCTURE, AND TRANSPORT - TE PŪNGAO, TE TŪĀHANGA, ME TE TŪNUKU					
TRN - Transport - Te Tūnuku					
6	TRN - O3	To enable accessibility, safety, connectivity and amenity of all transport users, including pedestrians and cyclists.	Support	The Ministry supports this objective as it promotes a safe, efficient and integrated transport network for the District including for active transport.	Retain as proposed.
7	TRN – P1	<p>The road and rail networks shall;</p> <ol style="list-style-type: none"> <li>a. Be maintained or enhanced to provide safe and efficient transportation;</li> <li>b. Provide for the needs of all transport users and modes of transport; and</li> <li>c. Minimise effects on adjoining properties including the impacts of vibration, noise, glare and vehicle emissions.</li> </ol>	Support	The Ministry supports the promotion of safe and efficient transport networks that meet the needs of all transport users.	Retain as proposed.
8	TRN – P8	<p>Support increased cycling and walking by:</p> <ol style="list-style-type: none"> <li>a. Requiring larger developments to provide bicycle parking and</li> <li>b. Providing for off-road pedestrian and bicycle facilities to complement facilities located within the road network.</li> </ol>	Support	<p>The Ministry supports this policy as it promotes public health and community wellbeing through safe transport network for the District.</p> <p>This policy aligns with the Ministry's focus on encouraging active modes of transport for students and</p>	Retain as proposed.

				employees to and from Educational Facilities where possible.																																															
9	TRN – P9	<p>Manage the number, location and type of parking and loading spaces, including bicycle parking and electric car charging spaces to support the following:</p> <ul style="list-style-type: none"> <li>a. The safe, efficient and effective operation of the transport network;</li> <li>b. The functional and operational requirements of activities;</li> <li>c. The recognition of different activities having different trip characteristics;</li> <li>d. The use of sustainable transport options including cycling and walking;</li> <li>e. Provision of safe access and egress for vehicles, pedestrians and cyclists;</li> <li>f. Avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and</li> <li>g. Provision for flexible approaches to parking, including more efficient use of parking spaces, and reduce incremental and individual parking provision.</li> </ul>	Support	The Ministry supports this policy as it promotes safe and efficient operation of the integrated transport network	Retain as proposed.																																														
10	TRN – P10	<p>Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise:</p> <ul style="list-style-type: none"> <li>a. The safe, effective and efficient operation of roads;</li> <li>b. Pedestrian access and amenity; or</li> <li>c. Safe and functional access.</li> </ul>	Support	The Ministry supports this policy as it promotes safe and efficient operation of the integrated transport network.	Retain as proposed.																																														
11	TRN – R12	<p>High trip generating transport activities</p> <p>Activity Status: Restricted Discretionary Where: This is the establishment of a new or existing activity listed in Table TRN 6 that complies with Standard TRN S14.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on the transport network; and</li> <li>b. Effects and recommendations to minimise effects from the transport assessment.</li> </ul> <p>Activity status where compliance not achieved: Discretionary</p>	Support	The Ministry supports the need for traffic assessments where an activity meets the qualifiers set out in Table TRN-6,	Retain as proposed																																														
12	TRN Table 6 - High Trip Generating Activities	<table border="1"> <thead> <tr> <th>Activity</th> <th>Qualifier</th> </tr> </thead> <tbody> <tr> <td>Childcare including preschool, kindergarten and play centre</td> <td>25 children</td> </tr> <tr> <td>Education – Schools</td> <td>30 students</td> </tr> <tr> <td>Education – Tertiary</td> <td>150 FTE students</td> </tr> <tr> <td>Industrial</td> <td>5,000m<sup>2</sup> Gross Floor Area</td> </tr> <tr> <td>Mining and Quarrying</td> <td>&gt;30 heavy vehicle movements per day</td> </tr> <tr> <td>Warehousing and distribution</td> <td>6,500m<sup>2</sup> Gross Floor Area</td> </tr> <tr> <td>Healthcare</td> <td>300m<sup>2</sup> Gross Floor Area</td> </tr> <tr> <td>Office</td> <td>2,000m<sup>2</sup> Gross Floor Area</td> </tr> <tr> <td>Residential</td> <td>20 residential sites / units</td> </tr> <tr> <td>Retail – Shops and supermarkets</td> <td>250m<sup>2</sup> Gross Floor Area</td> </tr> <tr> <td>Retail - Large Format and Bulk Goods</td> <td>500m<sup>2</sup> Gross Floor Area</td> </tr> <tr> <td>Service Stations</td> <td>2 filling pumps</td> </tr> <tr> <td>Mixed use or other activities not otherwise listed in this Table</td> <td>60 vehicle movements per day</td> </tr> </tbody> </table>	Activity	Qualifier	Childcare including preschool, kindergarten and play centre	25 children	Education – Schools	30 students	Education – Tertiary	150 FTE students	Industrial	5,000m <sup>2</sup> Gross Floor Area	Mining and Quarrying	>30 heavy vehicle movements per day	Warehousing and distribution	6,500m <sup>2</sup> Gross Floor Area	Healthcare	300m <sup>2</sup> Gross Floor Area	Office	2,000m <sup>2</sup> Gross Floor Area	Residential	20 residential sites / units	Retail – Shops and supermarkets	250m <sup>2</sup> Gross Floor Area	Retail - Large Format and Bulk Goods	500m <sup>2</sup> Gross Floor Area	Service Stations	2 filling pumps	Mixed use or other activities not otherwise listed in this Table	60 vehicle movements per day	Support in part	<p>The Ministry acknowledges that Education Facilities can result in high volumes of traffic, however the qualifiers specified in Table TRN-6 are low comparatively.</p> <p>The Ministry supports the inclusion of education facilities within TRN-6 however requests that the qualifiers are raised, particularly given the number of students is not an accurate reflection of traffic movements.</p> <p>The qualifiers proposed are consistent with other District Plans within Te Waipounamu.</p>	<p>The Ministry requests that the qualifier for 'Education – Schools' is increased. Based on the data included in the Waka Kotahi 'Research Report 453 Trips and parking related to land use', 30 students would only result in 96 daily and 42 peak hour vehicle trips. The aforementioned traffic movements are based on the presumption that every pupil is driven to school in a vehicle carrying one student only. In reality, schools are often accessible by various transport modes including bicycle, bus, and walking. This combined with multiple students travelling in the same vehicle further reduces the traffic movements. As such, the Ministry requests that the qualifier for 'Education – Schools' is 100 students.</p> <p>Amend as follows:</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Qualifier</th> </tr> </thead> <tbody> <tr> <td>Childcare including preschool, kindergarten and play centre</td> <td>25 children</td> </tr> <tr> <td>Education - Schools</td> <td><del>30 students</del> 100 students</td> </tr> <tr> <td>Education - Tertiary</td> <td>150 FTE students</td> </tr> <tr> <td>Industrial</td> <td>5,000m<sup>2</sup> Gross Floor Area</td> </tr> <tr> <td>Mining and Quarrying</td> <td>&gt;30 heavy vehicle movements per day</td> </tr> <tr> <td>Warehousing and distribution</td> <td>6,500m<sup>2</sup> Gross Floor Area</td> </tr> <tr> <td>Healthcare</td> <td>300m<sup>2</sup> Gross Floor Area</td> </tr> <tr> <td>Office</td> <td>2,000m<sup>2</sup> Gross Floor Area</td> </tr> </tbody> </table>	Activity	Qualifier	Childcare including preschool, kindergarten and play centre	25 children	Education - Schools	<del>30 students</del> 100 students	Education - Tertiary	150 FTE students	Industrial	5,000m <sup>2</sup> Gross Floor Area	Mining and Quarrying	>30 heavy vehicle movements per day	Warehousing and distribution	6,500m <sup>2</sup> Gross Floor Area	Healthcare	300m <sup>2</sup> Gross Floor Area	Office	2,000m <sup>2</sup> Gross Floor Area
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13	TRN Table 5 – Minimum number of on-site bicycle parking spaces	<table border="1"> <tr> <td>Total number of spaces provided</td> <td>Number of bicycle parking spaces</td> </tr> <tr> <td>Less than 10</td> <td>1</td> </tr> <tr> <td>Between 10 and 20</td> <td>2</td> </tr> <tr> <td>In excess of 20</td> <td>2 plus 1 additional space per 10 vehicle spaces thereafter</td> </tr> </table>	Total number of spaces provided	Number of bicycle parking spaces	Less than 10	1	Between 10 and 20	2	In excess of 20	2 plus 1 additional space per 10 vehicle spaces thereafter	Support	The Ministry supports the encouragement of active transport modes such as cycling, walking and the overall encouragement of cycle parking.	Retain as proposed.
Total number of spaces provided	Number of bicycle parking spaces												
Less than 10	1												
Between 10 and 20	2												
In excess of 20	2 plus 1 additional space per 10 vehicle spaces thereafter												
Hazards and risks													
HS - Hazardous Substances - Ngā Matū Mōrearea													
14	HS-P4	Avoid locating sensitive activities adjacent to major hazard facilities unless it can be demonstrated that any reverse sensitivity effects and residual risks are avoided.	Support	<p>The Ministry supports that sensitive activities such as educational facilities should not be located adjacent to significant hazardous facilities.</p> <p>The Ministry's feedback on the draft provision has been adopted, changing the original wording from 'in proximity' to 'adjacent'</p>	Retain as proposed								
NH - Natural Hazards - Ngā Mōreareatanga Aotūroa													
15	NH – P10	<p>Avoid development within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>The activity has an operational and functional need to locate within the hazard area; and</li> <li>That the activity incorporates mitigation of risk to life, property and the environment.</li> </ol>	Support	The Ministry acknowledges the risk that natural hazards pose a potential risk to the safety of children and to their assets, however recognises that at times there is a functional need to locate within these areas, particularly to serve existing communities.	Retain as proposed.								
16	NH - R10	<p><b>Flood Susceptibility Overlay - New Buildings used for Sensitive Activities and Additions and Alterations to Existing Buildings used for Sensitive Activities</b></p> <p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any new buildings or additions and alterations have a finished floor level of 500mm above the 1% AEP flood event.</li> </ol>	Support	The Ministry acknowledges the risk that flooding poses to their assets and considers the setting of a minimum finished floor level will mitigate potential and actual effects on the Ministry's assets in flooding events.	Retain as proposed.								
NFL - Natural Features and Landscapes - Ngā Āhua me ngā Horanuku Aotūroa													
17	NFL-P1	<p>Provide for activities within outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six where they do not adversely affect the values that contribute to a natural feature or landscape being outstanding and are for:</p> <ol style="list-style-type: none"> <li>Existing land uses and lawfully established activities including existing network utilities, energy activities, agricultural, horticultural and pastoral activities;</li> <li>Conservation activities;</li> <li>Recreational activities;</li> <li>Natural hazard mitigation activities;</li> </ol>	Support	The Ministry supports this policy as it provides for existing land uses and lawfully established activities, which can include educational facilities.	Retain as proposed.								

		<ul style="list-style-type: none"> <li>e. Operation, maintenance and upgrade of renewable electricity generation facilities;</li> <li>f. Operation, maintenance and upgrading of network infrastructure;</li> <li>g. Upgrading and/or new infrastructure and renewable electricity generation facilities where there is a functional need for it to be located in these areas</li> <li>h. Poutini Ngāi Tahu uses; or</li> <li>i. The alteration, maintenance or removal of existing buildings or structures.</li> </ul>			
SUB – Te Wawaetanga - Subdivision					
SUB - Subdivision - Te Wawaetanga					
18	SUB-O2	<p>Subdivision occurs in locations and at a rate that:</p> <ul style="list-style-type: none"> <li>a. Is supported by the capacity of infrastructure networks, or provides for infrastructure facilities and networks that are sufficient to accommodate growth and development that meets the standards required by the Council and the Plan;</li> <li>b. Facilitates the operation of critical infrastructure;</li> <li>c. Enables access and connectivity;</li> <li>d. Provide for the health, wellbeing and safety of the West Coast/Tai o Poutini community;</li> <li>e. Provides for growth and expansion of West Coast/Tai o Poutini settlements and businesses; and</li> <li>f. Avoids significant natural hazards and are built to be resilient to natural hazards.</li> </ul>	Support in part	The Ministry support this objective as it enables subdivision, however the Ministry requests that specific provision for educational facilities is provided to ensure that population growth and the impact on schools is considered within developments.	<p>Amend as follows:</p> <p>Subdivision occurs in locations and at a rate that:</p> <ul style="list-style-type: none"> <li>a. Is supported by the capacity of infrastructure networks, or provides for infrastructure facilities and networks that are sufficient to accommodate growth and development that meets the standards required by the Council and the Plan;</li> <li>b. Facilitates the operation of critical infrastructure;</li> <li>c. Enables access and connectivity;</li> <li>d. Provide for the health, wellbeing and safety of the West Coast/Tai o Poutini community;</li> <li>e. <u>Enables growth and development to be supported by educational facilities</u></li> <li>f. Provides for growth and expansion of West Coast/Tai o Poutini settlements and businesses; and</li> <li>g. Avoids significant natural hazards and are built to be resilient to natural hazards.</li> </ul>
General District wide matters					
CE - Coastal Environment - Te Taiao o te Takutai					
19	CE-03	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.	Support in part	The Ministry recognises that activities have a functional need to be located within the coastal environment. However, the Ministry request that operational need is included as educational facilities have an operational need to be located within coastal environments. This inclusion would also be consistent with CE-P5.	<p>Amend as follows</p> <p>To provide for activities which have <u>an operational and</u> 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.</p>
20	CE-P5	<p>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:</p> <ul style="list-style-type: none"> <li>a. Are existing lawfully established structures; or</li> <li>b. Are of a size, scale and nature that is appropriate to the area; or</li> <li>c. Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; or</li> <li>d. Have a functional or operational need to locate within the coastal environment.</li> </ul>	Support	The Ministry recognises a functional need for educational facilities to provide for communities in coastal environments.	Retain as proposed.
21	CE-P6	<p>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:</p> <ul style="list-style-type: none"> <li>a. These are located in areas already modified by built development or primary production activities, or</li> <li>b. Where located in unmodified areas, any adverse impact on natural character can be mitigated;</li> <li>c. In areas of outstanding or high natural character: <ul style="list-style-type: none"> <li>i. Provide for lawfully established land uses and activities to continue;</li> <li>ii. Allow for other uses with a functional need to locate in the coastal environment;</li> <li>iii. Allow for Poutini Ngāi Tahu cultural uses;</li> <li>iv. Avoid encroachment into unmodified areas of the coastal environment; and</li> </ul> </li> </ul>	Support in part	The Ministry recognises the need for expansion of towns and settlements and considers that this should only occur where growth would be supported by the required infrastructure including educational facilities.	<p>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:</p> <ul style="list-style-type: none"> <li>a. These are located in areas already modified by built development or primary production activities, or</li> <li>b. Where located in unmodified areas, any adverse impact on natural character can be mitigated;</li> <li>c. <u>There is sufficient infrastructure capacity to service growth, including educational facilities</u></li> <li>d. In areas of outstanding or high natural character: <ul style="list-style-type: none"> <li>vi. Provide for lawfully established land uses and activities to continue;</li> <li>i. Allow for other uses with a functional need to locate in the coastal environment</li> <li>vii. Allow for Poutini Ngāi Tahu cultural uses;</li> <li>ii. Avoid encroachment into unmodified areas of the coastal environment; and</li> </ul> </li> </ul>



		v. 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.			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.
Part 3: Area-Specific Matters					
Zones					
OSRZ - Open Space and Recreation Zones					
22	General Objectives and Policies for all Open Space and Recreation Zones	Objective OSRZ - O1 Development and activities should complement the functions and values of the particular open space and the surrounding environment. Where appropriate open space accommodates a range of functions.	Support	The Ministry support Objective OSRZ-01 as it recognises that certain development and activities such as educational facilities support the function of local communities in the Open Space and Recreation Zones and surrounding environment.	Retain as proposed.
NOSZ – Natural Open Space Zone – Te Takiwā Pōhaha Aotūroa					
23	NOSZ – Natural Open Space Zone	NOSZ - R2 Educational Facilities and Research Facilities Ancillary to a Conservation Activity or a Recreation Activity Activity Status Permitted Where: 1. All performance standards for Rule NOSZ - R1 are complied with.  NOSZ - R1 Park Facilities and Park Furniture Activity Status Permitted Where: 1. The maximum building height above ground level is 5m; 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. The maximum gross floor area is 100m <sup>2</sup> ; 4. Buildings are setback a minimum 4.5m from road boundaries; and 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 RESZ - Residential Zone or SETZ - Settlement Zone boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: 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 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 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.  Activity status where compliance not achieved: Restricted Discretionary	Support	The Ministry supports these rules to manage the operation of educational facilities in the NOSZ.  It is noted that the amendment requested by the Ministry for clarity of Education Facilities has been accepted.	Retain as proposed.
24	NOSZ – Natural Open Space Zone	NOSZ – R9 Recreational Activities, Conservation Activities, Educational and Research Facilities, Poutini Ngāi Tahu Activities, Parks Facilities and Parks Furniture not meeting Permitted Activity Standards. Activity Status: Restricted Discretionary Discretion is restricted to: a. Design, position and location of any buildings; b. Landscape measures; c. Vehicle access and parking design and location; and d. Management of effect on natural character, landscape, historical and cultural values and biodiversity values.	Support in part	The Ministry supports these rules to manage the operation of educational facilities in the NOSZ, however request that educational facilities and research facilities are provided for as separate terms for clarification purposes.	Amend as follows:  NOSZ – R9 Recreational Activities, Conservation Activities, Educational <b>Facilities</b> and Research Facilities, Poutini Ngāi Tahu Activities, Parks Facilities and Parks Furniture not meeting Permitted Activity Standards. Activity Status: Restricted Discretionary Discretion is restricted to: a. Design, position and location of any buildings; b. Landscape measures; c. Vehicle access and parking design and location; and d. Management of effect on natural character, landscape, historical and cultural values and biodiversity values.

OSZ – Open Space Zone – Te Takiwā Pōaha					
25	OSZ - Open Space Zone	<p>OSZ - R5 Educational Facilities and Research Facilities Ancillary to a Recreation of Conservation Activity</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards for Rule OSZ - R1 are complied with;</li> <li>2. The education or research facility is provided for within an Open Space Management Plan for the site; and</li> <li>3. Hours of operation are restricted to 7am to 7pm Monday to Sunday and including public holidays.</li> </ol> <p>OSZ - R1 Park Facilities and Park Furniture Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. The maximum building height above ground level is 7m;</li> <li>2. The maximum gross floor area is 100m<sup>2</sup>;</li> <li>3. Buildings are setback: <ol style="list-style-type: none"> <li>vi. 4.5m from the road boundary; and</li> <li>vii. 3m from any RESZ - Residential Zone or SETZ - Settlement Zone boundary.</li> </ol> </li> <li>4. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary;</li> <li>5. Fences, walls and retaining walls are a maximum 2m height above ground level;</li> <li>6. No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ - Residential Zone or SETZ - Settlement Zone boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> <li>i. Road boundaries;</li> <li>ii. Buildings on adjoining sites that have a common wall along the boundary;</li> <li>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;</li> <li>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</li> <li>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.</li> </ol> </li> </ol> <p>Activity status where compliance not achieved: Restricted Discretionary</p>	Support	<p>The Ministry supports these rules to manage the operation of educational facilities in the OSZ.</p> <p>It is noted that the amendment requested by the Ministry for clarity of Education Facilities has been accepted.</p>	Retain as proposed.
26	OSZ - Open Space Zone	<p>OSZ - R14 Recreational Activities, Conservation Activities, Education facilities and Research Activities, Community Facilities and Clubrooms, Poutini Ngāi Tahu Activities and Camping Ground and Accessory Buildings not meeting Permitted Activity Standards</p> <p>Activity Status Restricted Discretionary Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a) Design, position and location of any buildings;</li> <li>b) Landscape measures;</li> <li>c) Hours of Operation;</li> <li>d) Vehicle access and parking design and location;</li> <li>e) Management of wastewater, stormwater and water supply; and</li> <li>f) Management of effects on natural character, landscape, historical and cultural values, ecology and biodiversity values</li> </ol>	Support	<p>The Ministry supports these rules to manage the operation of educational facilities in the OSZ.</p> <p>It is noted that the amendment requested by the Ministry at the draft stage has been accepted.</p>	Retain as proposed.
SARZ – Sport and Active Recreation Zone – Te Takiwā Hākinakina					
27	SARZ - Sport and Active	SARZ - R5 Educational Facilities and Research Facilities ancillary to Conservation or Recreation Activities	Support	The Ministry supports these rules to manage the operation	Retain as proposed.

	Recreation Zone	<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>All performance standards for Rule SARZ - R1 are complied with; and</li> <li>The facility is identified in a relevant Open Space Management Plan for the site.</li> </ol> <p>SARZ - R1 Park Facilities and Park Furniture</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum building height above ground level is 10m;</li> <li>Masts, poles, aerials and pou whenua must not exceed 7m in height;</li> <li>The maximum gross floor area is 200m<sup>2</sup>;</li> <li>Buildings are setback: <ol style="list-style-type: none"> <li>4.5m from the road boundary; and</li> <li>3m from any Residential Zone or Settlement Zone boundary.</li> </ol> </li> <li>External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary;</li> <li>Fences, walls and retaining walls are a maximum 2m height above ground level;</li> <li>No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ - Residential Zone or SETZ - Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> <li>Road boundaries;</li> <li>Buildings on adjoining sites that have a common wall along the boundary</li> <li>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;</li> <li>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</li> <li>Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.</li> </ol> </li> </ol> <p>Activity status where compliance is not achieved:</p> <ol style="list-style-type: none"> <li>Restricted Discretionary</li> </ol>		<p>of educational facilities in the SARZ.</p> <p>It is noted that the amendment requested by the Ministry for clarity of Education Facilities has been accepted.</p>	
28	SARZ - Sport and Active Recreation Zone	<p>SARZ - R11 Recreational Activities, Conservation Activities, Community Facilities, Education and Research Activities, Clubrooms, Grandstands and Poutini Ngāi Tahu Activities not meeting Permitted Activity rules.</p> <p>Activity Status Restricted Discretionary</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>Design, position and location of any buildings;</li> <li>Landscape measures;</li> <li>Hours of Operation;</li> <li>Vehicle access and parking design and location; and</li> <li>Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</li> </ol> <p>Activity status where compliance is not achieved: N/A</p>	Support	<p>The Ministry supports these rules to manage the operation of educational facilities in the SARZ; however request that educational facilities and research facilities are provided for as separate terms for clarification purposes.</p>	<p>Amend as follows.</p> <p>SARZ - R11 Recreational Activities, Conservation Activities, Community Facilities, Educational Facilities and Research Activities, Clubrooms, Grandstands and Poutini Ngāi Tahu Activities not meeting Permitted Activity rules</p> <p>Activity Status Restricted Discretionary</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>Design, position and location of any buildings;</li> <li>Landscape measures;</li> <li>Hours of Operation;</li> <li>Vehicle access and parking design and location; and</li> <li>Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</li> </ol> <p>Activity status where compliance is not achieved: N/A</p>
CMUZ - Commercial and Mixed Use Zones					
29	General Objectives and Policies for all Commercial and Mixed Use Zones	<p>Objective CMUZ - O1</p> <p>To maintain the character and amenity values of commercial areas and town centres in a way that enables commercial and other activities to support the local community and visitors, while minimising adverse effects on amenity within and adjoining the commercial areas.</p>	Support	<p>The Ministry support Objective CMUZ - O1 as it enables other activities to support the local community such as educational facilities.</p>	Retain as proposed.

30	General Objectives and Policies for all Commercial and Mixed Use Zones	Policy CMUZ - P2 A range of activities are anticipated within CMUZ - Commercial and Mixed Use Zones which meet the needs of the local community with convenient access and opportunities for economic growth and social interaction.	Support	The Ministry support Policy CMUZ - P2 as it anticipates activities which meet the needs of local communities, such as educational facilities, with convenient access.	Retain as proposed.
31	General Objectives and Policies for all Commercial and Mixed Use Zones	Policy CMUZ - P16 The NCZ - Neighbourhood Centre Zone should provide for retail and community facilities which serve the immediate local community and should not undermine town centre function and identity.	Support	The Ministry support Policy CMUZ – P16 as it provides for community facilities, such as educational facilities, which serve the immediate and local community.	Retain as proposed.
COMZ – Commercial Zone – Te Takiwā Pakihi					
32	COMZ- Commercial Zone	<p>COMZ - R1 Commercial Activities, Community Facilities, Educational Facilities and Visitor Accommodation Activities and Buildings</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. The maximum height above ground level is 12 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities</li> <li>2. Any building or structure is set back: <ol style="list-style-type: none"> <li>i. 3m from any RESZ – Residential Zone or OSRZ – Open Space and Recreation Zone; and</li> <li>ii. 3m from the road boundary except for; site with frontage to two roads in the COMZ – Commercial Zone can have a 3m setback on one road boundary and 1.5m set back on the other road boundary;</li> </ol> </li> <li>3. Landscaping shall be provided as follows: <ol style="list-style-type: none"> <li>i. The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip that will, within two years of being planted, reach a minimum height of 1m;</li> <li>ii. On sites adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and</li> <li>iii. The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area.</li> <li>iv. Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.</li> </ol> </li> <li>4. The maximum building length is 20m where this abuts a RESZ – Residential Zone;</li> <li>5. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and</li> <li>6. No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> <li>i. Road boundaries;</li> <li>ii. Buildings on adjoining sites that have a common wall along the boundary;</li> <li>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.;</li> <li>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;</li> <li>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.</li> </ol> </li> </ol>	Support in part	<p>The Ministry support Rule COMZ - R1 as it provides for educational facilities in the Commercial Zone as a permitted activity assuming performance standards are complied with.</p> <p>The Ministry considers that educational facilities should be provided for in this zone as educational facilities are considered essential social infrastructure.</p> <p>The Ministry support the activity status of Restricted Discretionary where standards 4 and 5 are not complied with. However, the Ministry requests an activity status of restricted discretionary where compliances is not achieved with standards 1 -4. This provides flexibility without unreasonable restrictions for educational facilities that may be best places within the commercial zone to serve the education needs of commercial areas.</p>	<p>Amend as follows</p> <p>COMZ - R1 Commercial Activities, Community Facilities, Educational Facilities and Visitor Accommodation Activities and Buildings</p> <p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. The maximum height above ground level is 12 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities</li> <li>2. Any building or structure is set back: <ol style="list-style-type: none"> <li>i. 3m from any RESZ – Residential Zone or OSRZ – Open Space and Recreation Zone; and</li> <li>ii. 3m from the road boundary except for; site with frontage to two roads in the COMZ – Commercial Zone can have a 3m setback on one road boundary and 1.5m set back on the other road boundary;</li> </ol> </li> <li>3. Landscaping shall be provided as follows: <ol style="list-style-type: none"> <li>i. The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip that will, within two years of being planted, reach a minimum height of 1m;</li> <li>ii. On sites adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and</li> <li>iii. The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area.</li> <li>iv. Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.</li> </ol> </li> <li>4. The maximum building length is 20m where this abuts a RESZ – Residential Zone;</li> <li>5. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place; and</li> <li>6. No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> <li>i. Road boundaries;</li> <li>ii. Buildings on adjoining sites that have a common wall along the boundary;</li> <li>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.;</li> <li>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;</li> <li>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.</li> </ol> </li> </ol> <p>Advice Notes:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.</li> </ol>

		<p>Advice Notes:</p> <ol style="list-style-type: none"> <li>Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles.</li> <li>The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.</li> </ol> <p>Activity status where compliance is not achieved: Restricted Discretionary where standards 5 and 6 are not complied with. Discretionary where standards 1-4 are not complied with.</p>			<p>Activity status where compliance is not achieved: Restricted Discretionary where standards 5 and 6 are not complied with. Discretionary where standards 1-4 are not complied with.</p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><u>Design, position and location of any buildings;</u></li> <li><u>Landscape measures;</u></li> <li><u>Hours of Operation;</u></li> <li><u>Vehicle access and parking design and location; and</u></li> <li><u>Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</u></li> <li><u>Visual impact on the amenity of the adjoining residential zone.</u></li> </ol>
33	COMZ – Commercial Zone	<p>COMZ – R8 Commercial Activities, Community Facilities, Educational Facilities, Emergency Service Facilities, Community Corrections Activities, Visitor Accommodation Activities and Buildings, Relocated Buildings, Minor Structures, Fences, Walls and Retaining Walls not meeting Permitted or Restricted Discretionary Activity Standards.</p> <p>Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum height is 15m;</li> <li>Maximum building length abutting a residential zone is 35m; and</li> <li>Any building or structure is set back 3m from any Residential Zone or Open Space Zone.</li> </ol> <p>Activity status where compliance not achieved: Non-complying</p>	Oppose	<p>The Ministry opposes this rule COMZ -R8 to manage the operation of educational facilities in the Commercial Zone</p> <p>The Ministry considers that educational facilities should be provided for in this zone as educational facilities are considered essential social infrastructure.</p> <p>The Ministry request that educational facilities are managed as outlined in COMZ-R1 with a permitted activity status and restricted discretionary when compliance is not achieved.</p>	<p><u>Amend as follows:</u></p> <p>Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum height is 15m;</li> <li>Maximum building length abutting a residential zone is 35m; and</li> <li>Any building or structure is set back 3m from any Residential Zone or Open Space Zone.</li> </ol> <p>Activity status where compliance not achieved: Non-complying</p>
MUZ – Mixed Use Zone = Te Taikiwā Hanumi					
34	MUZ - Mixed Use Zone	<p>MUZ-R2 – Commercial Activity, Community Facilities, Community Corrections Activity, Educational Facilities and Emergency Services Facilities.</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>This is not visitor accommodation subject to Rule MUZ – R5;</li> <li>Performance standards for Rule MUZ – R1 are complied with; and</li> <li>This is not a commercial garage, service station or emergency service activity located on a Façade Control Street.</li> </ol> <p>Activity status where compliance is not achieved: Non-complying</p> <p>MUZ – R1 New Buildings and External Addition or Alterations to Existing Buildings</p> <p>Activity status permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum ground floor area of the building is 500m<sup>2</sup>;</li> <li>The maximum height above ground level is 12m except that this standard does not apply to hose drying towers at Emergency Service Facilities;</li> <li>Any building Façade Control Street must have: <ol style="list-style-type: none"> <li>A cantilevered continuous verandah to cover full width of the footpath except that this does not apply to Heritage Buildings identified in Schedule One;</li> <li>20% of the façade devoted to display windows or transparent glazing; and</li> <li>The principal public entrance to the building must be located on the front boundary;</li> </ol> </li> </ol>	Support in part	<p>The Ministry support Rule MUZ-R1 in part as it provides for community activities in the Mixed Use Zone as a permitted activity.</p> <p>However the Ministry request that the activity status of restricted discretionary where compliance is not achieved.</p> <p>This provides flexibility without unreasonable restrictions for education facilities that may be best placed in the Mixed Used Zone to serve the education needs of the Mixed Use area</p>	<p>Amend as follows</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>This is not visitor accommodation subject to Rule MUZ – R5;</li> <li>Performance standards for Rule MUZ – R1 are complied with; and</li> <li>This is not a commercial garage, service station or emergency service activity located on a Façade Control Street.</li> </ol> <p>Activity status where compliance is not achieved: Non-complying <u>Restricted Discretionary</u></p> <p><u>Discretion is restricted to</u></p> <ol style="list-style-type: none"> <li><u>Design, position and location of any buildings;</u></li> <li><u>Landscape measures;</u></li> <li><u>Hours of Operation;</u></li> <li><u>Vehicle access and parking design and location; and</u></li> <li><u>Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</u></li> </ol>

		<ol style="list-style-type: none"> <li>4. Any building or structure is setback a minimum of 3m from any RESZ – Residential Zone, OSRZ – Open Space and Recreation Zone, INZ – Industrial Zone or PORTZ – Port Zone boundary;</li> <li>5. All external storage is screened by a 1.8m fence or landscaping so it is not visible from any adjoining residential zone boundary or any adjoining public space;</li> <li>6. On site adjoining RESZ – Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ – Residential Zone boundary and shall be planted with species, which at maturity, will screen the building from the adjoining sites; and</li> <li>7. No building shall protrude beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ – Residential Zone boundary except where the neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> <li>i. Road boundaries;</li> <li>ii. Buildings on adjoining sites that have a common wall along the boundary</li> <li>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;</li> <li>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</li> <li>v. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plan by more than 0.25m vertically.</li> </ol> </li> </ol>			
NCZ – Neighbourhood Centre Zone – Te Takiwā o te Pokapū o te Hapori					
35	NCZ - Neighbourhood Centre Zone	<p>NC1-R1 Commercial Activities and Buildings, Community Facilities and Emergency Service Facilities</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Community Facilities, Emergency Services Facilities, retail and office activities are a maximum of 250m<sup>2</sup> gross floor area per activity provided;</li> <li>2. The activity does not include: <ol style="list-style-type: none"> <li>i. Drive through restaurants;</li> <li>ii. Service stations;</li> <li>iii. Motor vehicle sales;</li> <li>iv. Yard-based retail activities;</li> <li>v. Trade retail and trade suppliers; or</li> <li>vi. Bars/taverns;</li> </ol> </li> <li>3. The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;</li> <li>4. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place;</li> <li>5. Maximum site coverage is 60%;</li> <li>6. No more than one heavy vehicle is stored on the site;</li> <li>7. The activity shall be limited to the following hours of operation: <ol style="list-style-type: none"> <li>i. 6am – 11pm weekdays; and</li> <li>ii. 7am – 10 pm weekends and public holidays; except where <ol style="list-style-type: none"> <li>a) The entire activity is located within a building; and</li> <li>b) There are no visitors, customers or deliveries outside the above hours.</li> </ol> </li> </ol> </li> <li>8. The maximum building length is 20m where this abuts a RESZ - Residential Zone;</li> <li>9. Any building or structure is set back <ol style="list-style-type: none"> <li>i. 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary;</li> <li>ii. 3m from the road boundary; or</li> <li>iii. For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone: <ol style="list-style-type: none"> <li>a. 3m on one road boundary; and</li> <li>b. 1.5m on the other road boundary;</li> </ol> </li> </ol> </li> </ol>	Support in part	<p>The Ministry request that educational facilities are specifically provided for as a permitted activity as they play an important role in servicing the community.</p> <p>The Ministry considers that educational facilities should be provided for in this zone as educational facilities are considered essential social infrastructure.</p> <p>The Ministry support the activity status of Restricted Discretionary where standards 9-12 are not complied with. However, the Ministry requests an activity status of restricted discretionary where compliances is not achieved with standards 1 -8. This provides flexibility without unreasonable restrictions for educational facilities that may be best places within the neighbourhood centre zone to serve the education needs of commercial areas.</p>	<p>Amend as follows:</p> <p>NC1-R1 Commercial, Community and Visitor Accommodation Activities, <u>Educational Facilities</u> and Buildings</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Community Facilities, Emergency Services Facilities, retail and office activities are a maximum of 250m<sup>2</sup> gross floor area per activity provided;</li> <li>2. The activity does not include: <ol style="list-style-type: none"> <li>i. Drive through restaurants;</li> <li>ii. Service stations;</li> <li>iii. Motor vehicle sales;</li> <li>iv. Yard-based retail activities;</li> <li>v. Trade retail and trade suppliers; or</li> <li>vi. Bars/taverns;</li> </ol> </li> <li>3. The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;</li> <li>4. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or adjoining public place;</li> <li>5. Maximum site coverage is 60%;</li> <li>6. No more than one heavy vehicle is stored on the site;</li> <li>7. The activity shall be limited to the following hours of operation: <ol style="list-style-type: none"> <li>i. 6am – 11pm weekdays; and</li> <li>ii. 7am – 10 pm weekends and public holidays; except where <ol style="list-style-type: none"> <li>a) The entire activity is located within a building; and</li> <li>b) There are no visitors, customers or deliveries outside the above hours.</li> </ol> </li> </ol> </li> <li>8. The maximum building length is 20m where this abuts a RESZ - Residential Zone;</li> <li>9. Any building or structure is set back <ol style="list-style-type: none"> <li>i. 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary;</li> <li>ii. 3m from the road boundary; or</li> <li>iii. For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone: <ol style="list-style-type: none"> <li>a. 3m on one road boundary; and</li> <li>b. 1.5m on the other road boundary;</li> </ol> </li> </ol> </li> </ol>

		<p>10. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points;</p> <p>11. No building shall protrude beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any residential site boundary except where neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing..</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>Road boundaries;</li> <li>Buildings on adjoining sites that have a common wall along the boundary;</li> <li>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;</li> <li>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</li> <li>Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.</li> </ol> <p>Advice Note:</p> <ol style="list-style-type: none"> <li>The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.</li> </ol> <p>Activity status where compliance not achieved: Restricted Discretionary where standards 9 to 12 are not complied with.</p> <p>Discretionary where standards 1 to 8 are not complied with.</p>			<p>10. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points;</p> <p>11. No building shall protrude beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any residential site boundary except where neighbouring property owner's written approval is provided to the Council 10 working days to the works commencing...</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>Road boundaries;</li> <li>Buildings on adjoining sites that have a common wall along the boundary;</li> <li>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;</li> <li>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</li> <li>Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.</li> </ol> <p>Advice Note:</p> <ol style="list-style-type: none"> <li>The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.</li> </ol> <p>Activity status where compliance not achieved: Restricted Discretionary where standards 9 to 12 are not complied with.</p> <p>Discretionary where standards 1 to 8 are not complied with.</p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><a href="#">Design and location of buildings;</a></li> <li><a href="#">Design and location of parking, loading and access areas;</a></li> <li><a href="#">Landscape measures</a></li> <li></li> </ol>
INZ - Industrial Zones					
GIZ – General Industrial Zone – Te Takiwā Ahumahi Whānui					
36	GIZ - General Industrial Zone	GIZ-R14 Community Facilities and Educational Activities Activity Status: Discretionary Activity status where compliance is not achieved: N/A	Support	The Ministry supports this rule GIZ-R14 to manage educational facilities in the General Industrial Zone.	Retain as proposed.
LIZ – Light Industrial Zone – Te Takiwā Ahumahi Āhua Totitōri					
37	LIZ – Light Industrial Zone	LIZ-R14 Community Facilities and Educational Activities Activity Status: Discretionary Activity status where compliance is not achieved: N/A	Support in part	<p>The Ministry supports this rule LIZ-R14 in part to manage educational facilities in the Light Industrial Zone.</p> <p>The Ministry considers that educational facilities should be provided for in this zone as educational facilities are considered essential social infrastructure.</p> <p>The Ministry requests an activity status of restricted discretionary. This provides flexibility without unreasonable restrictions for educational facilities that may be best places within the Light Industrial Zone to serve the education needs of commercial areas.</p>	<p>Amend as follows: LIZ – R14 Community Facilities and Educational Facilities</p> <p>Activity Status: <del>Discretionary</del> <b>Restricted Discretionary</b></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <li><a href="#">Design, position and location of any buildings;</a></li> <li><a href="#">Landscape measures;</a></li> <li><a href="#">Hours of Operation;</a></li> <li><a href="#">Vehicle access and parking design and location; and</a></li> <li><a href="#">Management of effects on natural character, landscape, historical and cultural values and biodiversity values.</a></li> </ol> <p>Activity status where compliance is not achieved: <del>N/A</del> <b>Discretionary</b></p>

RESZ – Residential Zones					
38	General Objectives and Policies for all Residential Zones	Objective RESZ-O3 To provide for a range of non-residential activities within RESZ - Residential Zones where the effects are compatible with the residential character, scale and amenities and the cultural and historic heritage values of the area.	Support	The Ministry support Objective RESZ-O3 as it provides for a range of non-residential activities such as educational facilities to meet the needs of local communities with convenient access.	Retain as proposed.
39	General Objectives and Policies for all Residential Zones	Policy RESZ-P4 Enable existing non-residential activities and home occupations to continue and new non-residential activities to establish provided they do not have a significant adverse effect on the character and amenity of RESZ - Residential Zones, particularly in relation to scale, car parking, vehicle movements, noise, visual appearance, glare, dust and odour.	Support	The Ministry support Policy RESZ-P4 as it enables non-residential activities such as educational facilities to meet the needs of local communities with convenient access.	Retain as proposed.
GRZ – General Residential Zone – Te Takiwā Noho Whānui					
40	GRZ - General Residential Zone	GRZ-R7 Community Facilities and Educational Facilities Activity Status Permitted Where: 1. All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with; 2. A maximum of 4 heavy vehicle movements and whichever is the greater of 20 light vehicle movements per day or 140 vehicle movements per week; and 3. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place.	Support in part	The Ministry supports these rules in part to manage the operation of educational facilities, however the Ministry considers that educational facilities would be unreasonably restricted with the vehicle movement standard.  The Ministry request the following amendments to the performance standards to reflect more realistic standards for educational facilities which also aligns with the Ministry request to update Table 6 - High Trip Generating Activities in the Transport Chapter.	Amend as follows:  GRZ-R7 Community Facilities and Educational Facilities Activity Status Permitted Where: 1. All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with; 2. <u>Except for educational facilities, A-a maximum</u> of 4 heavy vehicle movements and whichever is the greater of 20 light vehicle movements per day or 140 vehicle movements per week; and 3. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place. 4. <u>For educational facilities, a maximum of 140 light vehicle movements per day are generated.</u>
41	GRZ - General Residential Zone	GRZ-R14 Community Facilities and Educational Facilities not meeting Rule GRZ - R7, Retirement Homes and Supported Residential Accommodation not meeting Rule GRZ - R8 and Retirement Villages Activity Status Restricted Discretionary  Discretion is restricted to: a) Design and location of buildings; b) Design and location of parking and access; c) Landscape measures; d) Hours of operation; and e) Acoustic and noise insulation requirements.  Notification: Applications for community facilities will always be notified to adjacent neighbours and may be publicly notified.  Activity status where compliance not achieved: N/A	Support	The Ministry supports these rules to manage the operation of educational facilities in the General Residential Zone.	Retain as proposed.
LLRZ – Large Lot Residential Zone – Te Takiwā Noho Whenua Nui					
42	LLRZ - Large Lot Residential Zone	LLRZ - R7 Community Facilities and Educational Facilities Activity Status Permitted Where: 1. All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with; 2. A maximum of 4 heavy vehicle movements and whichever is the greater of 30 light vehicle movements per day or 210 vehicle movements per week; and	Support in part	The Ministry supports these rules in part to manage the operation of educational facilities, however the Ministry considers that educational facilities would be unreasonably restricted with	Amend as follows:  LLRZ - R7 Community Facilities and Educational Facilities Activity Status Permitted Where: 4. All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with;

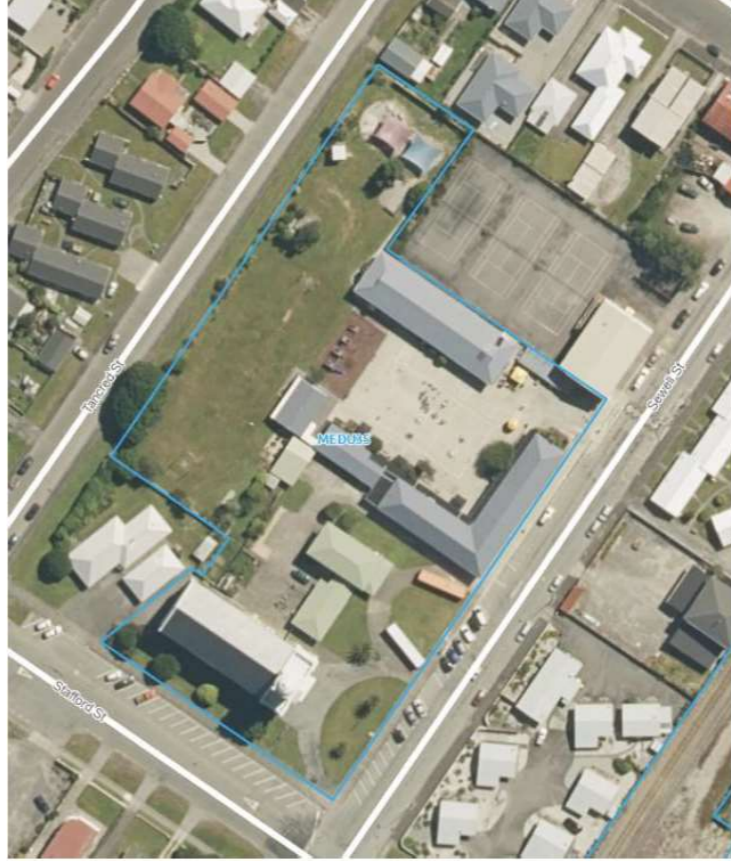


		3. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place.		the vehicle movement standard.  The Ministry request the following amendments to the performance standards to reflect more realistic standards for educational facilities which also aligns with the Minsitry request to update Table 6 - High Trip Generating Activities in the Transport Chapter.	5. <u>Except for educational facilities, A-a maximum</u> of 4 heavy vehicle movements and whichever is the greater of 30 light vehicle movements per day or 210 vehicle movements per week; and 6. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place. 7. <u>For educational facilities, a maximum of 210 light vehicle movements per day are generated.</u>
43	LLRZ - Large Lot Residential Zone	LLRZ - R12 Community Facilities and Educational Facilities not meeting Rule LLRZ - R7, Retirement Homes and Supported Residential Accommodation not meeting Rule LLRZ - R8 and Retirement Villages Activity Status Restricted Discretionary  Discretion is restricted to: a) Design and location of buildings; b) Design and location of parking and access; c) Landscape treatment; d) Water supply, wastewater and stormwater requirement; e) Hours of operation; and f) Acoustic and noise insulation requirements. Notification: Applications for community facilities will always be notified to adjacent neighbours and may be publicly notified.  Activity status where compliance not achieved: N/A	Support	The Ministry supports these rules to manage the operation of educational facilities in the Large Lot Residential Zone.	Retain as proposed.
MRZ – Medium Density Residential Zone – Te Takiwā Noho Āhua Mātotoru					
44	MRZ- Medium Density Residential Zone	MRZ - R7 Community Facilities and Educational Facilities Activity Status Permitted Where: 1. All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with; 2. A maximum of 4 heavy vehicle movements and whichever is the greater of 20 light vehicle movements per day or 140 vehicle movements per week; 3. Ant buildings must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes; and 4. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place.  5. Activity status where compliance is not achieved: Restricted Discretionary	Support in part	The Ministry supports these rules in part to manage the operation of educational facilities, however the Ministry considers that educational facilities would be unreasonably restricted with the vehicle movement standard.  The Ministry request the following amendments to the performance standards to reflect more realistic standards for educational facilities which also aligns with the Minsitry request to update Table 6 - High Trip Generating Activities in the Transport Chapter.	Amend as follows:  MRZ - R7 Community Facilities and Educational Facilities Activity Status Permitted Where: 1. All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with; 2. <u>Except for educational facilities, A-a maximum</u> of 4 heavy vehicle movements and whichever is the greater of 20 light vehicle movements per day or 140 vehicle movements per week; and 3. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place. 4. <u>For educational facilities, a maximum of 140 light vehicle movements per day are generated.</u>
45	MRZ- Medium Density Residential Zone	MRZ - R12 Community Facilities and Educational Facilities not meeting Rule MRZ - R7, Retirement Homes and Supported Residential Accommodation not meeting Rule MRZ - R8 and Retirement Villages Activity Status Restricted Discretionary  Discretion is restricted to: a) Design and location of buildings; b) Design and location of parking and access; c) Landscape measures; d) Hours of operation; and e) Acoustic and noise insulation requirements. Notification:	Support	The Ministry supports these rules to manage the operation of educational facilities in the Medium Density Residential Zone.	Retain as proposed.

		Applications for community facilities will always be notified to adjacent neighbours and may be publicly notified.  Activity status where compliance not achieved: N/A			
RURZ - Rural Zones					
46	General Objectives and Policies for all Rural Zones	Objective RURZ-01 To provide for a range of activities that maintain the amenity and rural character values of the rural environment, while retaining productive land and rural activities, and supporting a productive rural working environment.	Support	The Ministry support Objective RURZ-01 as it provides for a range of activities such as educational facilities to meet the needs of local communities and in turn support a productive rural working environment .	Retain as proposed.
47	General Objectives and Policies for all Rural Zones	N/A	New Provision	The Ministry acknowledges that the primary purpose of the Rural Zone is to provide for primary production and compatible activities.  However, the Ministry considers that educational facilities, particularly early childhood centres and schools, should be provided for where there is potential for a population to support them including in the Rural Zone. This will support active modes of transport and reduce trip lengths and times. They should be enabled in this zone as educational facilities are considered essential social infrastructure. The Ministry therefore request the following new policy educational facilities in the Rural Zone.	Add as follows under 'Non-Rural Activities' heading:  <u>RURZ – PX</u>  <u>Provide for educational facilities as needed to support rural communities.</u>
GRZ – General Rural Zone					
48	GRUZ – General Rural Zone	GRUZ-R14 Community Facilities and Educational Facilities in the Community Living Precinct.  Activity Status: Permitted <u>Where:</u> These facilities are located in accordance with the Concept Plan in Appendix Eight.	Support in part	The Ministry supports this Rule GRUZ-R14 to manage the operation of educational facilities in the General Rural Zone.	Retain as proposed.
RLZ – Rural Lifestyle Zone – Te Takiwā Kāinga Tuawhenua					
49	RLZ – Rural Lifestyle Zone	RLZ – R10 Community Facilities, Educational Facilities, Emergency Service Facilities and Recreational Facilities  Activity Status Permitted <u>Where:</u> 1. All performance standard for Rule RLZ – R1, NOISE – R1, R2, and R4 and LIGHT – R1 and R3 are complied with; 2. Hours of operation are limited to: i. 7am – 10pm weekdays; and ii. 8am – 8pm weekends and public holidays; except iii. For community halls lawfully established at the time of notification of the Plan; 3. Hours of operation on Friday and Saturday are 7am – 12pm midnight; and 4. No restriction on hours is in place for up to 12 days per calendar year.  Advice Note: Where a noise sensitive activity is located within: i. 80 m of a State Highway with a speed limit of 70kph or greater; or ii. 40m of a State Highway with a speed limit of less than 70kph; or iii. 40m of a Railway Line ; or	Support in part	The Ministry supports these rules in part to manage the operation of educational facilities in the Rural Lifestyle Zone.  The Ministry requests a change in the activity status when compliance is not achieved to restricted discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance.	Amend as follows:  RLZ – R10 Community Facilities, Educational Facilities, Emergency Service Facilities and Recreational Facilities  Activity Status Permitted <u>Where:</u> 5. All performance standard for Rule RLZ – R1, NOISE – R1, R2, and R4 and LIGHT – R1 and R3 are complied with; 6. Hours of operation are limited to: iv. 7am – 10pm weekdays; and v. 8am – 8pm weekends and public holidays; except vi. For community halls lawfully established at the time of notification of the Plan; 7. Hours of operation on Friday and Saturday are 7am – 12pm midnight; and 8. No restriction on hours is in place for up to 12 days per calendar year.  Advice Note: Where a noise sensitive activity is located within: v. 80 m of a State Highway with a speed limit of 70kph or greater; or vi. 40m of a State Highway with a speed limit of less than 70kph; or

		<p>iv. The 50 dBA Noise Contour Boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. Then the Noise Insulation Requirements are set out in Rule NOISE – R3 will apply.</p> <p>Activity status where compliance not achieved: Discretionary</p>			<p>vii. 40m of a Railway Line ; or viii. The 50 dBA Noise Contour Boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. Then the Noise Insulation Requirements are set out in Rule NOISE – R3 will apply.</p> <p>Activity status where compliance not achieved: <b>Restricted Discretionary</b></p> <p><b>Discretion is restricted to:</b></p> <p>a. The effect on rural character b. The effects on matters of reverse sensitivity</p> <p>Activity status where compliance is not achieved: <b>Discretionary</b></p>
SETZ – Settlement Zone –Te Takiwā Nōhanga Pōnaho					
50	SETZ - Settlement Zone	<p>SETZ - R12 Community Facilities, Educational Facilities and Retirement Homes Activity Status Permitted Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards for Rule SETZ -R2 are complied with except that hose drying towers are exempt from height standards in all areas other than the Coastal Sediment Precinct;</li> <li>2. A maximum of 10 heavy vehicle movements and the greater of 30 light vehicle movements per day or 210 light vehicle movements per week are generated; except: <ol style="list-style-type: none"> <li>i. No vehicle movement limit applies to: <ol style="list-style-type: none"> <li>a) Emergency Service Facilities;</li> <li>b) Community halls or Education Facilities lawfully established at the time of notification of the Plan; or</li> <li>c) Activities within the SETZ - PREC2 Settlement Centre Precinct; and</li> </ol> </li> </ol> </li> <li>3. No external storage of products except those associated with residential use shall be visible from any Settlement zoned property or adjoining public place.</li> </ol> <p>Advice Note: Where a noise sensitive activity is located within:</p> <ol style="list-style-type: none"> <li>i. 80m of a State Highway with a speed limit of 70kph or greater; or</li> <li>ii. 40m of a State Highway with a speed limit of less than 70kph; or</li> <li>iii. 40m of a Railway Line; or</li> <li>iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or</li> <li>v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome;</li> </ol> <p>Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.</p> <p>Activity status where compliance not achieved: <b>Restricted Discretionary</b></p>	Support	<p>The Ministry supports these rules to manage the operation of educational facilities in the Settlement Zone.</p> <p>It is noted that amendments have been made to reflect more realistic standards for education facilities.</p>	Retain as proposed
51	SETZ – Settlement Zone	<p>SETZ – R21 Community Facilities, Educational Facilities, Emergency Service Facilities and Retirement Homes not meeting Permitted Activity Standards.</p> <p>Activity status: <b>Restricted Discretionary</b></p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. Design and location of buildings;</li> <li>b. Size and height of buildings;</li> <li>c. Vehicle movements and access;</li> <li>d. Design and location of parking and access;</li> <li>e. Landscape measures;</li> <li>f. Any requirement for financial contribution;</li> <li>g. Methods of water supply, wastewater and stormwater treatment and disposal;</li> <li>h. Hours of operation; and</li> <li>i. Acoustic and noise management requirements.</li> </ol> <p>Notification: Applications for community facilities will always be limited notified to adjacent neighbours and may be publicly notified.</p> <p>Activity status where compliance not achieved: N/A</p>	Support	<p>The Ministry supports these rules to manage the operation of educational facilities in the Settlement Zone.</p>	Retain as proposed.

Designations																																					
52	Designations section and Plan Maps.	N/A	Support	The Ministry support all designations listed in the Plan's Designation section and shown in the Plan Maps except as shown below in submission points.	Retain as proposed.																																
53	MEDU-13 Buller High School	<table border="1"> <thead> <tr> <th colspan="2">Buller High School II</th> </tr> </thead> <tbody> <tr> <td>Designation unique identifier</td> <td>MEDU13</td> </tr> <tr> <td>Designation purpose</td> <td>Education Purposes</td> </tr> <tr> <td>Site identifier</td> <td>Buller High School Pakington Street, Westport Lot 2, DP 19326 Town of Westport Block III Kawatiri Survey District</td> </tr> <tr> <td>Lapse date</td> <td>Given effect to</td> </tr> <tr> <td>Designation hierarchy under section 177 of the Resource Management Act</td> <td>Primary</td> </tr> <tr> <td>Conditions</td> <td>No</td> </tr> <tr> <td>Additional information</td> <td>N/A</td> </tr> </tbody> </table>	Buller High School II		Designation unique identifier	MEDU13	Designation purpose	Education Purposes	Site identifier	Buller High School Pakington Street, Westport Lot 2, DP 19326 Town of Westport Block III Kawatiri Survey District	Lapse date	Given effect to	Designation hierarchy under section 177 of the Resource Management Act	Primary	Conditions	No	Additional information	N/A	Amend	MEDU-13 is incorrectly identified as "Lot 2, DP 19326" in the Plan. The Ministry request that this is amended to "Lot 2, DP 18326" to match the designation confirmation Dated 1 June 2021.	<p>Amend Plan as follows:</p> <p>"Lot 2, DP 19326" to "Lot 2, DP 18326"</p> <table border="1"> <thead> <tr> <th colspan="2">Buller High School II</th> </tr> </thead> <tbody> <tr> <td>Designation unique identifier</td> <td>MEDU13</td> </tr> <tr> <td>Designation purpose</td> <td>Education Purposes</td> </tr> <tr> <td>Site identifier</td> <td>Buller High School Pakington Street, Westport Lot 2, DP 19326 Town of Westport Block III Kawatiri Survey District</td> </tr> <tr> <td>Lapse date</td> <td>Given effect to</td> </tr> <tr> <td>Designation hierarchy under section 177 of the Resource Management Act</td> <td>Primary</td> </tr> <tr> <td>Conditions</td> <td>No</td> </tr> <tr> <td>Additional information</td> <td>N/A</td> </tr> </tbody> </table>	Buller High School II		Designation unique identifier	MEDU13	Designation purpose	Education Purposes	Site identifier	Buller High School Pakington Street, Westport Lot 2, DP 19326 Town of Westport Block III Kawatiri Survey District	Lapse date	Given effect to	Designation hierarchy under section 177 of the Resource Management Act	Primary	Conditions	No	Additional information	N/A
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54	MEDU-33 St John Paul II High School	<table border="1"> <thead> <tr> <th colspan="2">St John Paul II High School - NoR</th> </tr> </thead> <tbody> <tr> <td>Designation unique identifier</td> <td>MEDU33</td> </tr> <tr> <td>Designation purpose</td> <td>Education Purposes</td> </tr> <tr> <td>Site identifier</td> <td>St John Paul II High School 10 Alexander Street Greymouth Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DO 1510 and Lot DP 1510</td> </tr> <tr> <td>Lapse date</td> <td>Given effect to</td> </tr> <tr> <td>Designation hierarchy under section 177 of the Resource Management Act</td> <td>Primary</td> </tr> <tr> <td>Conditions</td> <td>No</td> </tr> <tr> <td>Additional information</td> <td>N/A</td> </tr> </tbody> </table>	St John Paul II High School - NoR		Designation unique identifier	MEDU33	Designation purpose	Education Purposes	Site identifier	St John Paul II High School 10 Alexander Street Greymouth Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DO 1510 and Lot DP 1510	Lapse date	Given effect to	Designation hierarchy under section 177 of the Resource Management Act	Primary	Conditions	No	Additional information	N/A	Amend	<p>MEDU – 33 is incorrectly identified as "Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DO 1510, and Lot 1 DP 1510" in the Plan. The Ministry request that this is amended to "Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DP 1510, and Lot 1 DP 1510" to match the designation confirmation Dated 1 June 2021.</p> <p>The Ministry also request that the name is amended from "St John Paul II High School" to "John Paul II High School" to match the Ministry records.</p>	<p>Amend Plan as follows:</p> <p>"Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DO 1510, and Lot 1 DP 1510" to "Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DP 1510, and Lot 1 DP 1510"</p> <p>"St John Paul II High School" to "John Paul II High School".</p> <table border="1"> <thead> <tr> <th colspan="2">St John Paul II High School - NoR</th> </tr> </thead> <tbody> <tr> <td>Designation unique identifier</td> <td>MEDU33</td> </tr> <tr> <td>Designation purpose</td> <td>Education Purposes</td> </tr> <tr> <td>Site identifier</td> <td>St John Paul II High School 10 Alexander Street Greymouth Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DO 1510 and Lot DP 1510</td> </tr> <tr> <td>Lapse date</td> <td>Given effect to</td> </tr> <tr> <td>Designation hierarchy under section 177 of the Resource Management Act</td> <td>Primary</td> </tr> <tr> <td>Conditions</td> <td>No</td> </tr> <tr> <td>Additional information</td> <td>N/A</td> </tr> </tbody> </table>	St John Paul II High School - NoR		Designation unique identifier	MEDU33	Designation purpose	Education Purposes	Site identifier	St John Paul II High School 10 Alexander Street Greymouth Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DO 1510 and Lot DP 1510	Lapse date	Given effect to	Designation hierarchy under section 177 of the Resource Management Act	Primary	Conditions	No	Additional information	N/A
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<p>56</p> <p>MEDU – 35 St Mary's School</p>	<table border="1"> <tr> <th colspan="2">St Mary's School- NoR</th> </tr> <tr> <td>Designation unique identifier</td> <td>MEDU35</td> </tr> <tr> <td>Designation purpose</td> <td>Education Purposes</td> </tr> <tr> <td>Site identifier</td> <td>St Mary's School 71 Sewell Street Hokitika Lot 1 DP 3795 and Lot 1 DP 1807</td> </tr> <tr> <td>Lapse date</td> <td>Given effect to</td> </tr> <tr> <td>Designation hierarchy under section 177 of the Resource Management Act</td> <td>Primary</td> </tr> <tr> <td>Conditions</td> <td>No</td> </tr> <tr> <td>Additional information</td> <td>N/A</td> </tr> </table>	St Mary's School- NoR		Designation unique identifier	MEDU35	Designation purpose	Education Purposes	Site identifier	St Mary's School 71 Sewell Street Hokitika Lot 1 DP 3795 and Lot 1 DP 1807	Lapse date	Given effect to	Designation hierarchy under section 177 of the Resource Management Act	Primary	Conditions	No	Additional information	N/A	<p>Amend</p>	<p>MEDU -35 is correctly identified by the legal description that was provide in the NOR and is stated in the site identifier. The map in the proposed plan (Figure 1) does not accurately represent the designated area as provided by the Notice of Requirement. The Ministry requests that the designated area of St Mary's School is amended to remove the non integrated church land that is identified in Figure 2.</p>	<p>Amend as follows:</p> <p>Remove the non integrated church land in Figure 2 from the mapped designated area that is shown in Figure 1.</p>  <p>Figure 1. Designation of St Mary's School in the proposed plan</p>																
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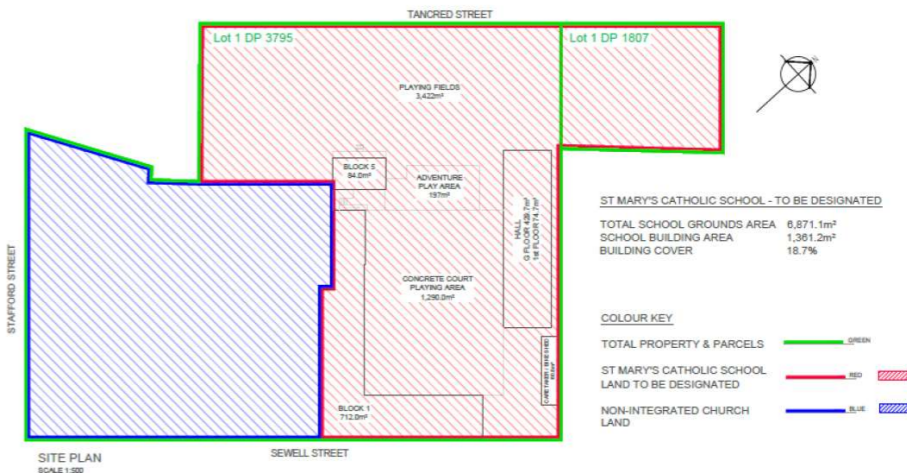


Figure 2. Land Designation Plan provided with the Notice of Requirement.