

# Te Tai o Poutini Plan Proposed Plan Submission form

**Have  
your  
say!**

Te Tai o  
Poutini Plan  
Proposed  
Plan

We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

## Your details:

First name: **Stephen**

Surname: **Mann**

Are you submitting as an individual, or on behalf of an organisation?

Individual

Organisation

Organisation (if applicable): **TiGa Minerals and Metals Limited**

Would you gain an advantage in trade competition through this submission?

Yes

No

If you **could** gain an advantage in trade competition through this submission please complete the following:

I am  /am not  directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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Phone: **+61417182312, 0276562647**

Signature:



Date: **9 November 2022**

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Strategic Direction            | <input type="checkbox"/> Energy Infrastructure and Transport | <input type="checkbox"/> Hazards and Risks |
| <input type="checkbox"/> Historical and Cultural Values | <input type="checkbox"/> Natural Environment Values          | <input type="checkbox"/> Subdivision       |
| <input type="checkbox"/> General District Wide Matters  | <input type="checkbox"/> Zones                               | <input type="checkbox"/> Schedules         |
| <input type="checkbox"/> Appendices                     | <input type="checkbox"/> General feedback                    |  |

All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission

I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?

Yes, I would consider presenting a joint case

No, I would not consider presenting a joint case

**Public information** - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

**Want to know more?**  
**ttpp.westcoast.govt.nz**

**0508 800 118**



**Te Tai o Poutini  
PLAN**

*A combined district plan for the West Coast*



## Submission on notified proposal for Proposed Te Tai o Poutini Plan

- 1 This is a submission on the Proposed Te Tai o Poutini Plan (**TTPP**) by TiGa Minerals and Metals Limited (**TiGa**).

### Background

- 2 TiGa intends to mine the valuable heavy minerals of ilmenite, garnet, zircon and alluvial gold that are contained in strandlines in coastal areas and connected rural areas, particularly at Barrytown Flats. TiGa hold an exploration permit, a mining permit, and has an exploration permit application over much of the Barrytown Flats area. TiGa has advanced exploration drilling and is seeking to secure necessary resource consents for its mining activities.
- 3 These sites are rurally located and on private land. Operations will generally be short term and transitory (i.e. involve small areas of disturbance followed by progressive rehabilitation) and will be designed to mitigate effects on the environment. The land will be returned to productive farmland following completion of the mining operation, and will create an improved environment post-mining.
- 4 The critical and green minerals (such as ilmenite from which titanium dioxide can be extracted) found at these sites are a government identified target area for growth. The Barrytown ilmenite deposit is one of the highest-grade ilmenite deposits in the world and represents a unique and exciting opportunity to extract minerals that will meet growing international demand for ilmenite, and provide substantial economic benefit to the West Coast region and the New Zealand economy. Barrytown's mineral sands are unique in that they also contain garnet as a high-grade co-product.
- 5 TiGa is aware that the West Coast needs industry and employment. Further, TiGa understands from the TTPP that 84% of the land area in the West Coast is under the management of the Department of Conservation and approximately 90% of the land area is covered with indigenous vegetation. There is limited productive land left to support industry on the West Coast and TiGa considers that the residual (productive) land needs to be utilised for its highest and best value use while ensuring environmental effects are managed.
- 6 Mineral extraction is a high value use and can benefit the community with significant employment, high salaries, and the ongoing support of community initiatives and charities. Mineral extraction projects will deliver new economic opportunities and offshoots to other businesses including construction, sciences, engineering, transport (including rail and shipping), mechanical and the hospitality, retail and accommodation sectors.
- 7 TiGa is committed to building relationships and making a positive contribution to its employees, the community, and to the local environment. In order to do so, TiGa wants to ensure that the proposed provisions of the TTPP operate as intended – by providing a mining pathway with appropriate management of environmental effects. TiGa strongly support the mining pathway proposed by the TTPP, and seek some amendment to ensure that this pathway is not unintentionally undermined through other plan provisions.

## Strategic Direction

- 8 TiGa strongly supports the strategic direction within the TTPP. In particular, that:
- (a) the Mineral Extraction Strategic Objectives recognise the vital role that extractive industries play in the West Coast, and those activities are enabled accordingly across all relevant zones (including rural zones);
  - (b) the importance of infrastructure is recognised and provided for;
  - (c) the strategic objectives are to be considered in resource consent applications; and
  - (d) for the purposes of interpreting and implementing the TTPP, all other objectives and policies in all other chapters are to be read and achieved in a manner consistent with the Strategic Objectives.
- 9 The TTPP is however lacking in recognition of the critical role that transport infrastructure plays on the West Coast (as elaborated on in the Infrastructure and Transport section of this submission) and it seeks express policy inclusion for this.
- 10 Finally, TiGa has sought some minor amendments to wording of the strategic direction provisions, including amendment of NENV-03 to recognise mining alongside infrastructure by replacing the word "infrastructure" with "activities with a functional or operational need". Additional amendments are detailed in the Bulk Submission Spreadsheet attached to this Submission as **Appendix 1**.

## Infrastructure and Transport

- 11 Infrastructure is defined under the RMA to include *structures for transport on land by cycleways, rail, roads, walkways or any other means*. The Infrastructure Chapter needs to include appropriate provisions relating to transport infrastructure which recognise the efficient and effective use of the transport network, including for the transport of minerals. These provisions should flow-through to the lower provisions. TiGa has also sought a reverse sensitivity objective, seeking to protect the transport network from incompatible uses – as required by the West Coast Regional Policy Statement. The level of investment required for roading means that roads need to be effectively used to capacity, not minimised for amenity purposes or for cyclists/pedestrians.
- 12 Provisions in the Transport Chapter have an inappropriate heavy emphasis on amenity factors. The section 32 analysis as to why amenity factors have been included is lacking, and simply states that it was sought in feedback. Previous plans have expressly disregarded amenity and noise effects from roads, and TiGa consider that the TTPP needs to exclude amenity and noise effects from roads for resource consent applications. Otherwise there will be implications for trucking activities (both day and night) requiring assessment of all activities along the proposed route. TiGa is seeking deletion or amendment to TRN-O2, TRN-O3 and TRN-P1 to remove reference to amenity and associated effects (i.e. noise, vibration and glare).

## Sites and Areas of Significance to Māori

- 13 TiGa support the important role that Poutini Ngāi Tahu play in the planning process, and their mana whenua in relation to their sites and areas of significance, pounamu and aotea.
- 14 TiGa support the identification of Sites and Areas of Significance to Māori (**SASM**), including the identification of the Aotea and Pounamu Management Areas, where these are clearly delineated to the extent necessary, and the values sought to be protected are expressly detailed in the schedule and supported in evidence. TiGa seeks changes to the rule framework applying to these areas so that a consenting pathway for fixed in location extractive activities is preserved. There are over 200 SASM detailed in Schedule 3, and the Aotea and Pounamu Management Areas (particularly the Pounamu Management Area) cover extensive areas of land, some of the land containing existing or consented extractive activities and on the TiGa mining permit areas. In this context, discretionary, non-complying and prohibited rules are restrictive, particularly given Poutini Ngāi Tahu will be limited notified in these areas in any case (which is supported).
- 15 Amendments are sought to ensure a pathway for mineral extraction, while protecting aotea/pounamu and values of SASM. We consider that mineral extraction activities can be undertaken in a manner that respects Poutini Ngāi Tahu as mana whenua and appropriately manages SASM and the accidental discovery of aotea/pounamu as has been demonstrated with recent mine proposals on the West Coast which have been supported by Poutini Ngāi Tahu. Provisions that effectively prevent mineral extraction are not necessary to achieve appropriate outcomes.
- 16 Some of the provisions will have unintended consequences for extractive activities. In particular, strong directive policies seeking to "avoid" and "protect", coupled with the proposed non-complying activity status will mean that extractive activities cannot pass the "gateway test" to be considered on its merits. For example:
- (a) SASM-P1 – This policy refers to 'cultural landscapes', which is not defined and could be interpreted to apply more widely than SASM and Management Areas. It also requires protection from adverse effects generally, meaning that this could be interpreted as not allowing even a minor or less than minor adverse effect. This policy is sought to be amended to require protection of SASM and the Management Areas from significant adverse effects.
  - (b) SASM-P6 – This policy requires the avoidance of disturbance or removal of aotea and pounamu in the Management Areas. Extractive activities, or earthworks more generally, may cause unintentional disturbance/unintentional removal and can be managed through other methods (such as an accidental discovery policy). This policy is sought to be limited to the intentional disturbance or removal.
  - (c) SASM-P11 – This policy seeks to avoid mining and quarrying (other than Poutini Ngāi Tahu collection of pounamu and aotea) in (and in proximity to) SASM. It involves a blanket assumption of adverse effects and is restrictive when combined with non-complying rule

SASM-R15. The reference to 'in proximity to' will be difficult to interpret, cause confusion, and create an unworkable situation for many extractive activities. This Policy does not focus on effects and reference to mining and quarrying should be deleted, SASM-P15 (detailing considerations to determine appropriateness of use and development) will be able to ensure cultural concerns are managed or resource consent can be declined.

- (d) SASM-R7, SASM-R11, SASM-R15, SASM-R19 – These rules are difficult for a number of reasons and a number of changes have been sought to increase certainty of provisions. For example, the lack of written approval, particularly with no process or deemed approval timeframe, is not effects based and should not be a trigger for consent. The purpose of the SASM/management areas is to protect SASM values/aotea and pounamu and TiGa consider that these purposes can be achieved with proposed changes. The proposed changes are consistent with the Mana Whakahono a Rohe Agreement, which requires notification (where adverse effects are at least minor) and participation in decisions.

### **Ecosystems and Indigenous Biodiversity**

- 17 TiGa support the need to actively manage, and in some instances protect, areas of significant indigenous vegetation and significant habitats of indigenous fauna (collectively **SNA**) from significant adverse effects. TiGa strongly support the recognition that some activities have a functional and operational need to locate within SNA or areas of indigenous biodiversity, and also strongly support recognition that in some instances offsetting and compensation are required.
- 18 As already indicated, directive provisions seeking to "avoid, protect, prevent" or "minimise, restrict and preserve" can be problematic for passing the gateway test. Those types of provisions need to be limited to SNA meeting the significance threshold. In this regard, TiGa seeks amendment to some provisions, and seeks recognition for functional and operational need where it is not provided. TiGa seeks a consenting pathway for mineral extraction, which is consistent with the approach proposed in the Exposure Draft of the National Policy Statement on Indigenous Biodiversity (**dnPS-IB**).

### **Open Space and Rural Zones**

- 19 The TTPP intends mineral extraction to be enabled in the Rural and Open Space zones, which TiGa strongly supports.
- 20 TiGa has sought some minor amendments to provisions in the Rural and Open Space Zones to ensure mineral extraction is appropriately enabled. These amendments are around references to 'functional and operational need', 'management' rather than 'minimisation' of effects, 'providing for' rather than 'supporting' mineral extraction, ensuring consistency by referring to 'primary production' rather than 'rural production' and ensuring restricted discretionary rules operate as restricted discretionary rules not discretionary ones.

## Special Purpose Zone – Mineral Extraction Zone

- 21 TiGa strongly support the introduction of the Mineral Extraction Zone (**MEZ**), and its application to areas where there are currently authorised mineral extraction activities. TiGa consider that the MEZ should also apply to exploration and mining permit areas held by TiGa under the Crown Minerals Act 1991 (**CMA**). TiGa supports the proposed MEZ zoning over one of its proposed mine sites, Lot 1 DP412689, RS 2847 and Section 5 Block V Waiwhero SD, and the MEZ zone over its remaining exploration and mining permitted areas. TiGa consider that application of the MEZ to permit areas complies with the WCRPS direction to retain the potential future use of land with significant mineral resources and aids in the application of MINZ-P2 (seeking to prevent activities locating in areas that could compromise access to mineral deposits).<sup>1</sup>
- 22 TiGa strongly support the enabling provisions contained within the MEZ. TiGa have sought some minor amendments to provisions within the MEZ, for instance to refer to the 'management' of effects rather than the 'minimisation' of effects (i.e. MINZ-O2; MINZ-P7). Farming activities and buildings should also remain permitted in the MEZ as they can often co-exist with mining operations.
- 23 TiGa also strongly support the rule framework within the MEZ. However, TiGa consider that, as a Special Zone only applying to 'lawfully established' mining activities, the TTPP overlays should not apply to the MEZ. TiGa understands that this was the original intention for the MEZ, and that is one of the reasons that overlay features are listed as matters of discretion in the restricted discretionary rules (otherwise it would reflect a duplication). This provides the ability for overlay objectives and policies to be considered.
- 24 Mining activity should have a consistent activity status and should not "trigger" non-complying activity status through an unrelated rule in an overlay.

## Other Relief

- 25 **Definitions:** TiGa strongly supports the inclusion of the National Planning Standards definitions of 'Functional Need' and 'Operational Need', and has sought amendment to some provisions in the TTPP to ensure that these definitions are utilised where appropriate. TiGa considers that the 'Mineral Exploration' and 'Mineral Prospecting' definitions could benefit from an inclusion of ancillary activities, bringing them in line with the 'Mineral Extraction' definition, which is supported. TiGa seeks the exclusion of mineral exploration, extraction and prospecting from the definition of 'Earthworks'. Finally, TiGa considers that the National Planning Standards definition for 'Primary Production' should be imported into the TTPP, and any references to 'rural production' throughout the TTPP should be replaced with 'Primary Production'.
- 26 **Overlays:** Part 1 provides that the zone chapters need to be considered in light of district-wide overlays and other controls. TiGa has concerns regarding some of the highly restrictive overlay

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<sup>1</sup> RPS, Chapter 5, Policy 2(b)(i) – see also the definition of 'significant mineral resources' in the glossary.

controls. Those controls undermine the enabling regime for mining established in the zones, and make consenting an over complicated process. The West Coast Regional Policy Statement, in relation to natural character and natural features and landscapes, records that *what is inappropriate is to be assessed by what is sought to be protected*. We consider that application of this reasoning can be applied across all overlays and supports the suitability of restricted discretionary activities within the overlays. TiGa considers that overlay chapters should contain a restricted discretionary rule for mining, with discretion restricted to the specific overlay or overlay values.

- 27 **Hazardous Substances:** TiGa considers that there should be recognition of hazardous substance facilities associated with mining. Amendment to HS-P3 is sought on that basis.
- 28 **Coastal Environment:** TiGa's mining and exploration permits are within the Coastal Environment, and TiGa seeks recognition of functional and operational need within the Coastal Environment provisions. TiGa also considers that the permitted activity standards for new buildings are too restrictive, and seeks deletion and/or amendment on that basis.
- 29 **Earthworks** – As indicated above, TiGa seeks the exclusion of mineral exploration, extraction and prospecting from the definition of 'Earthworks' and associated/consequential amendments as required in the earthworks chapter and across the TTPP generally. TiGa seeks other, minor, amendments to the Earthworks Chapter as detailed in the Bulk Submission Spreadsheet.
- 30 **Light:** TiGa seeks minor amendments to wording of some provisions to ensure they read as intended, and also seeks to ensure appropriate Lux limits are applied across the zones.
- 31 **Noise:** TiGa support the limits and time periods identified for the MEZ (NOISE-R11). However, TiGa does not consider there is an appropriate justification to limit the weekend/public holiday daytime hours to 8:00am to 8:00pm in the General Rural and Open Space Zones. TiGa seeks that the weekend/public holiday hours are the same as the weekday hours, being 7:00am to 10:00pm.
- 32 **Spatial mapping – Zoning:** TiGA seeks MEZ for its Barrytown flat permit areas. In particular, retain MEZ over Lot 1 DP412689, RS 2847 and Section 5 Block V Waiwhero SD; and include MEZ over Lot 2 DP 314606, Sections 1-2 Block 1 Waiwhero SD, Lot 2 DP 402366, Part RS 3870, RS 2605, RS 431, RS 3250 Block I Waiwhero SD, Lot 2 DP 423442, RS 2841, Lot 1 DP 412689, RS 2847, Section 4-6 Block V Waiwhero SD, Section 7-8 Block V Waiwhero SD, RS 2931, RS 2932, Part RS 2639, RS 2933, Section 4033 Block V Waiwhero SD, RS 3316, Lot 1 DP 335367, RS 2930, RS 2929, Part RS 2928, Lot 1 DP 2719, Lot 2 DP 339364, Part RS 2635, Part RS 2634, Lot 1 DP 2178, Lot 1 DP 790, RS 4033, RS 2847, RS 3250.
- 33 **Spatial mapping – Overlays:** As indicated above, Part 1 provides that the zone chapters need to be considered in light of district-wide overlays and other controls. The importance of ensuring appropriately restricted overlays (geographically) is demonstrated by the very limited permitted buildings, vegetation clearance and earthworks across the overlays – in particular the Coastal



Environment which is a large identified area. As currently mapped, the overlays effectively undermine the enabling mining provisions, and undermine the objectives that indicate that protection areas and development areas will be delineated (i.e. NENV-04).

- 34 **Schedule 3:** Have sites of significance reviewed for size and significance by mana whenua and ensure the relevant significance values are included in the schedule so future resource consent applications can appropriately consider the effects on specified values.
- 35 **Schedule 4:** Delete PUN-W034 over the Coastal Marine Area.
- 36 **Appendix 1:** TiGa support TRN 6 and TRNS 14, and the permitted limit of heavy vehicle movements for mineral extraction.
- 37 **Appendix 7:** TiGa seeks amendments to the proposed Mineral Extraction Management Plan for consistency and clarity.

### **Decision Sought**

- 38 TiGa seeks any and all relief required to give effect to the matters raised in this submission, including as affected by introduced national environmental standards and national policy statements. Relief sought specifically includes but is not limited to the relief detailed in the Bulk Submission Spreadsheet **attached** to this submission as **Appendix 1**.
- 39 In addition, TiGa specifically seek any other relief as may be required to give effect to the matters raised in this submission (and **Appendix 1**), including alternative, further or consequential amendments to any provisions of the TTPP that address the matters raised by TiGa.
- 40 TiGa welcomes discussions with the Council, mana whenua and community members about matters raised in its submission.

Dated this 9th day of November 2022



**Stephen Mann**  
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Plan section	Provision	Support Oppose	Reasons	Decision sought
[General]	[General]			
Whole Plan	Whole plan	Neutral	To enable alternative relief which may give effect to the matters in the subr	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.
Introduction Section	Introduction Māhi He Māhi Description of the Districts	Support	This section of the Proposed Plan sets out the history of the three districts to	Retain as notified.
How The Plan Works Section	How The Plan Works Statutory Context Figure 1 RMA Plan relationships Figure 2 RMA responsibilities and where they have effect Te Tiriti o Wāhanga (Treaty of Waitangi) and the Resource Management Act General Approach Table 1: Classes of Activities Step 1 - Check the planning maps Step 2 - Locate the relevant zone rules Step 3 - Locate the relevant district-wide rules Step 4 - Check the relevant standards Step 5 - Apply for resource consent Table 2: National Environmental Standards and rules in Te Tai o Poutini Plan Notification Information to be submitted with resource consents Legal effect of Rules Cross Boundary Matters Management of Cross Boundary Matters Relationships between spatial layers Spatial layer name Zone Overlay Precinct Specific controls Development area Designation Heritage Order Residential Zone Descriptions General Residential Zone Large Lot Residential Zone Medium Density Residential Zone Residential Zones Rural Zone Descriptions General Rural Zone Rural Lifestyle Zone Settlement Zone Rural Zones Commercial and Mixed Use Zone Descriptions Commercial Zone Mixed Use Zone Neighbourhood Centre Zone Town Centre Zone Commercial and Mixed Use Zones Industrial Zone Descriptions General Industrial Zone Heavy Industrial Zone Light Industrial Zone Industrial Zones Special Purpose Zone Descriptions Airport Zone Buller Coalfield Zone Future Urban Zone Hospital Zone			
			Amend the explanation of the Mineral Extraction Zone as follows:	Areas where mineral extraction and ancillary activities are <u>enabled and</u>
How The Plan Works	Mineral Extraction Zone	Amend	The purpose of the Mineral Extraction Zone is to reflect that mineral extract	expected to be the predominant use.
How The Plan Works	Māori Purpose Zone			
How The Plan Works	Port Zone			
How The Plan Works	Stadium Zone			
How The Plan Works	Scenic Visitor Zone			
How The Plan Works	Special Purpose Zones			
How The Plan Works	Open Space and Recreation Zone Descriptions			
How The Plan Works	Natural Open Space Zone			
How The Plan Works	Open Space Zone			
How The Plan Works	Sport and Active Recreation Zone			
How The Plan Works	Open Space and Recreation Zones			
How The Plan Works	Precincts			
How The Plan Works	Greymouth Town Centre Precinct			
How The Plan Works	Hokitika Town Centre Precinct			
How The Plan Works	Reefton Town Centre Precinct			
How The Plan Works	Westport Town Centre Precinct			
How The Plan Works	Settlement Centre Precinct			
How The Plan Works	Rural Residential Precinct			
How The Plan Works	Coastal Settlement Precinct			
How The Plan Works	Community Living Precinct			
How The Plan Works	Overlays			
How The Plan Works	800m Range Protection Areas			
How The Plan Works	Airport Approach Paths			
How The Plan Works	Airport Noise Contour Overlays			
How The Plan Works	Electricity Transmission and Distribution Yard			
How The Plan Works	Historic Heritage Items and Areas			
How The Plan Works	Notable Trees			
How The Plan Works	Sites and Areas of Significance to Māori			
How The Plan Works	Statutory Acknowledgement Areas			
How The Plan Works	Outstanding Natural Features Overlay			
How The Plan Works	Outstanding Natural Landscapes Overlay			
How The Plan Works	Outstanding Coastal Environment Area			
How The Plan Works	High Coastal Natural Character Area			
How The Plan Works	General Coastal Environment Area			
How The Plan Works	Lawfully Established Mineral Extraction and Processing Areas			
How The Plan Works	Previously Mined Locations in Rural and Open Space Zones			
How The Plan Works	Nohoanga Entitlements			
How The Plan Works	Natural Hazard Overlays			
How The Plan Works	Road Classification			
How The Plan Works	Specific Control Areas			
How The Plan Works	Jackson Bay Port			
How The Plan Works	Main Street Frontage Streets			
How The Plan Works	Facade Control Streets			
Interpretation Section	Interpretation			
			Insert PRIMARY PRODUCTION definition as follows:	
			<u>"means:</u>	
			<u>a any aquaculture, agricultural, pastoral, horticultural, mining, quarrying</u>	
			<u>or forestry activities, and</u>	
			<u>includes initial processing, as an ancillary activity, of commodities that</u>	
			<u>result from the listed activities in a);</u>	
			<u>includes any land and buildings used for the production of the</u>	
			<u>commodities from a) and used for the initial processing of the commodities;</u>	
			<u>is to; but</u>	
			<u>excludes further processing of those commodities into a different</u>	
Interpretation	Definitions	Amend	A new definition is sought - PRIMARY PRODUCTION - which is contained in t' product."	
Interpretation	Advice Note			
Interpretation	ACCESSORY BUILDING			
Interpretation	ACCESSWAY			
Interpretation	ACTIVITY			
Interpretation	ADDITON			
Interpretation	ADDITIONS AND ALTERATIONS			
Interpretation	ADJACENT			
Interpretation	ADJOINING			
Interpretation	AGRICULTURAL, PASTORAL AND HORTICULTURAL ACTIVITIES			
Interpretation	AIRPORT ACTIVITIES			
Interpretation	ALDTHMENT			
Interpretation	AMENITY VALUES			
Interpretation	ANCILLARY ACTIVITY			
Interpretation	APPROVED BUILDING PLATFORM			
Interpretation	ARCHAEOLOGICAL SITE			
Interpretation	AREA OF SIGNIFICANT INDIGENOUS BIODIVERSITY			
Interpretation	ARTIFICIAL LAKE OR POND			
Interpretation	BEI			
Interpretation	BOUNDARY ADJUSTMENT			
Interpretation	BROWNFIELD			
Interpretation	BUILDING			
Interpretation	BUILDING FOOTPRINT			
Interpretation	BUILDING PLATFORM			
Interpretation	CAMPING GROUNDS			
Interpretation	CEMETERIES			
Interpretation	CLEANLIL			
Interpretation	COASTAL ENVIRONMENT			
Interpretation	COMMERCIAL ACTIVITY			
Interpretation	COMMUNITY CORRECTIONS ACTIVITY			

Interpretation	COMMUNITY FACILITIES, EDUCATION FACILITIES and HEALTH FACILITIES		
Interpretation	COMMUNITY FACILITY		
Interpretation	COMMUNITY SCALE		
Interpretation	COMMUNITY SIGN		
Interpretation	CONSERVATION ACTIVITIES		
Interpretation	CONTAMINATED LAND		
Interpretation	COUNCIL ENGINEERING STANDARDS		
Interpretation	CRITICAL INFRASTRUCTURE		
Interpretation	CRITICAL RESPONSE FACILITIES		
Interpretation	CULTURAL LANDSCAPE		
Interpretation	DUST		
		Oppose in part	The definition of cultural landscape is vague, and should refer to specific are. Amend the definition to refer to a schedule which specifically identifies landscapes of cultural significance to Poutini Ngai Tahu.
			Amend the definition of earthworks to exclude minerals extraction prospecting and exploration, as follows:  "means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavating of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, <u>mineral prospecting, mineral extraction, mineral exploration</u> and disturbance of land for the installation of
Interpretation	EARTHWORKS	Oppose in part	The definition of earthworks would currently capture minerals extraction, exc fenceposts."
Interpretation	EDUCATIONAL FACILITY		
Interpretation	EMERGENCY SERVICE FACILITY		
Interpretation	ENERGY ACTIVITY		
Interpretation	ESPLANADE RESERVE		
Interpretation	ESPLANADE STRIP		
Interpretation	EXISTING BUILDINGS AND STRUCTURES		
Interpretation	EXISTING USE RIGHTS		
Interpretation	FAÇADE CONTROL STREET		
Interpretation	FARM QUARRY		
Interpretation	FREEDOM CAMPING		
Interpretation	FUNCTIONAL NEED	Support	TiGA support the inclusion of the National Planning Standards definition of F Retain as notified.
Interpretation	GREENFIELD		
Interpretation	GROSS FLOOR AREA		
Interpretation	GROUND LEVEL		
Interpretation	HABITABLE ROOM		
Interpretation	HEALTHCARE AND MEDICAL ACTIVITIES		
Interpretation	HEAVY VEHICLE		
Interpretation	HEIGHT		
Interpretation	HERITAGE FABRIC		
Interpretation	HERITAGE PROFESSIONAL		
Interpretation	HERITAGE RESOURCE		
Interpretation	HISTORIC HERITAGE		
Interpretation	HOME BUSINESS		
Interpretation	HOMESTAY		
Interpretation	INDIGENOUS VEGETATION CLEARANCE		
Interpretation	INDUSTRIAL ACTIVITY		
Interpretation	INFRASTRUCTURE		
Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION		
Interpretation	IWUPAPATIPU KŪNANGA MANAGEMENT PLAN		
Interpretation	LAKE	Support	TiGA supports that a lake excludes a dredge pond. Retain as notified or expressly exclude a dredge pond.
Interpretation	LAKE		
Interpretation	LAND DISTURBANCE		
Interpretation	LARGE SCALE		
Interpretation	LAWFULLY ESTABLISHED		
Interpretation	MAIN STREET FRONTAGE		
Interpretation	MAINTENANCE		
Interpretation	MĀORI LAND		
Interpretation	MĀORI PURPOSE ACTIVITIES		
Interpretation	MINERAL	Amend	TiGA supports the inclusion of the mineral exploration definition, however th <del>has the same meaning as in the Crown Minerals Act 1991 (as set out below)</del> includes any drilling, dredging or excavations (whether surface or subsurface) and any ancillary activities that are reasonably necessary to determine the nature and size of a mineral deposit.
Interpretation	MINERAL EXPLORATION	Amend	The definition of 'Mineral Extraction' is supported. However, TiGA seek the ir... and includes ancillary activities such as earthworks, indigenous vegetation clearance/vegetation clearance, landscaping and rehabilitation works ...
Interpretation	MINERAL EXTRACTION		
Interpretation	MINERAL EXTRACTION MANAGEMENT PLAN		
			<del>has the same meaning as in the Crown Minerals Act 1991 (as set out below)</del> ... iii. Taking samples by hand or hand held methods; and iv. Taking small samples offshore by low-impact mechanical methods; and y. ancillary activities reasonably necessary to identify land likely to contain
Interpretation	MINERAL PROSPECTING	Amend	TiGA supports the inclusion of the mineral prospecting definition, however th mineral deposits or occurrences.
Interpretation	MINIMUM LOT SIZE		
Interpretation	MINOR RESIDENTIAL UNIT		
Interpretation	NATIONAL GRID		
Interpretation	NATIONAL GRID SUBDIVISION CORRIDOR		
Interpretation	NATIONAL GRID YARD		
Interpretation	NATURAL HAZARD MITIGATION ACTIVITIES		
Interpretation	NATURAL HAZARD MITIGATION STRUCTURE		
Interpretation	NET SITE AREA		
Interpretation	NETWORK UTILITY OPERATOR		
Interpretation	NOISE		
Interpretation	NOTIONAL BOUNDARY		
Interpretation	OFFICIAL SIGN		
Interpretation	OPEN SPACE MANAGEMENT PLAN		
Interpretation	OPERATIONAL NEED	Support	TiGA support the inclusion of the National Planning Standards definition of C Retain as notified.
Interpretation	OUTDOOR LIVING SPACE		
Interpretation	OUTSTANDING COASTAL ENVIRONMENT		
Interpretation	OVERLAY CHAPTER		
Interpretation	PĀPĀKĀINGA		
Interpretation	PĀPĀTIPU KŪNANGA		
Interpretation	PARKS FACILITIES		
Interpretation	PARKS FURNITURE		
Interpretation	POINT STRIP		
Interpretation	PORT ACTIVITIES		
Interpretation	POUTINI NGĀI TAHU		
Interpretation	POUTINI NGĀI TAHU ACTIVITIES		
Interpretation	RECREATION ACTIVITY		
Interpretation	RECONSTRUCTION		
Interpretation	RELOCATED BUILDING		
Interpretation	RELOCATION		
Interpretation	RENEWABLE ELECTRICITY GENERATION		
Interpretation	RENEWABLE ELECTRICITY GENERATION ACTIVITIES		
Interpretation	REPOSITIONING		
Interpretation	RESEARCH ACTIVITY		
Interpretation	RESIDENTIAL ACTIVITY		
Interpretation	RESIDENTIAL BUILDING		
Interpretation	RESIDENTIAL UNIT		
Interpretation	RETAIL ACTIVITY		
Interpretation	RETIREMENT VILLAGE		
Interpretation	REVERSE SENSITIVITY		
Interpretation	RIBBON MARGIN		
Interpretation	RIVER		
Interpretation	ROOT PROTECTION AREA		
Interpretation	RURAL INDUSTRY		
Interpretation	SENSITIVE ACTIVITY		
Interpretation	SHARED PATHWAY		
Interpretation	SIGN		
Interpretation	SIGNIFICANT ELECTRICITY DISTRIBUTION LINE		
Interpretation	SIGNIFICANT NATURAL AREA		
Interpretation	SITE		
Interpretation	SMALL SCALE		
Interpretation	STADIUM ACTIVITY		
Interpretation	STORMWATER		
Interpretation	STRUCTURE		
Interpretation	STRUCTURE PLAN		
Interpretation	SUBSTATION (DISTRIBUTION)		
Interpretation	SUBSTATION (ZONE)		
Interpretation	SUPPORTED RESIDENTIAL ACCOMMODATION		
Interpretation	TEMPORARY ACTIVITY		
Interpretation	TEMPORARY MILITARY TRAINING ACTIVITY		
Interpretation	TRADE RETAIL AND TRADE SUPPLIERS		
Interpretation	TRANSMISSION LINES		
Interpretation	UNOCCUPIED BUILDING		
Interpretation	UPGRADING		
Interpretation	URBAN ZONE		
Interpretation	VEHICLE CROSSING		
Interpretation	VISITOR ACCOMMODATION		
Interpretation	WATERBODIF		
Interpretation	WETLAND		
			Amend the Glossary to include new terms, as follows:  wāhi tohu wāhi taonga mahinga kai nohoanga Māori Reserve tohu whenua
Glossary	Glossary	Amend	The inclusion of a glossary is supported, however there are a number of term maare
Glossary	ahikāroa		
Glossary	ana tōpūpaku		
Glossary	aohea		
Glossary	ara tawhito		
Glossary	hāpua		
Glossary	ingoa		
Glossary	kāinga		
Glossary	kāwhiri		
Glossary	kawa		
Glossary	ki uta ki tai		
Glossary	kōwhiri		
Glossary	mana whenua		

Glossary	mātauranga Māori
Glossary	maunga
Glossary	mauri
Glossary	pā
Glossary	pā tawhito
Glossary	papatūānuku
Glossary	rākau tapu
Glossary	rangimā
Glossary	rohe
Glossary	roto
Glossary	ruapapa
Glossary	rūanga
Glossary	tangata whenua
Glossary	tapu
Glossary	Tai o Poutini
Glossary	taonga tuku iho
Glossary	tauranga waka
Glossary	Te Waiounamu
Glossary	tānga
Glossary	tino rangitiratanga
Glossary	tohu
Glossary	tūtūtū o neheā
Glossary	tōpuna
Glossary	urupā
Glossary	wāhi tapu
Glossary	wāhi tongarewa
Glossary	wāhi tōpuna
Glossary	wāwhakahaheke tōpūpaku
Glossary	whakaro
Glossary	whakapapa
Glossary	whānau
Glossary	whanauangatanga
Glossary	whenua pakanga

**Abbreviations Section**

Abbreviations	Abbreviations
Abbreviations	AEE
Abbreviations	HSNO
Abbreviations	LGA
Abbreviations	NZHP Act
Abbreviations	MHW5
Abbreviations	NZPS
Abbreviations	NZICP 34:2001
Abbreviations	NES
Abbreviations	NESS
Abbreviations	NES-TI
Abbreviations	NPS
Abbreviations	OHCS
Abbreviations	NZ
Abbreviations	RMA
Abbreviations	STEM

**National Direction Instruments Section**

National Direction Instruments	National Direction Instruments
National Direction Instruments	National Policy Statements and New Zealand Coastal Policy Statement
National Direction Instruments	National environmental standards
National Direction Instruments	Regulations
National Direction Instruments	Water conservation orders

**Tangata Whenua Section**

Tangata Whenua	Tangata Whenua
Tangata Whenua	Tangata Whenua - Te Tangata Whenua
Tangata Whenua	Poutini Ngāi Tahu and the Management of Natural Resources
Tangata Whenua	Kaitiaki
Tangata Whenua	Tino Rangitiratanga
Tangata Whenua	Mauri
Tangata Whenua	Mahinga kai
Tangata Whenua	Ki Uta ki Tai
Tangata Whenua	Wāhi tapu
Tangata Whenua	Tānga
Tangata Whenua	Resources of Significance to Poutini Ngāi Tahu
Tangata Whenua	Treaty Settlement Requirements
Tangata Whenua	Statutory Acknowledgements
Tangata Whenua	Nohoanga
Tangata Whenua	Hapu and Iwi Planning Documents
Tangata Whenua	Mana Whakahoā a Rohe Agreements

**PART 2 - DISTRICT WIDE MATTERS Section**

**PART 2 - DISTRICT WIDE MATTERS**

**Strategic Direction Section**

Strategic Direction	STRATEGIC DIRECTION		
Strategic Direction	Strategic Directions Overview	Support	Tip support the overview, and in particular the requirement for all other ob. Retain as notified.
Strategic Direction	AG		
Strategic Direction	Agriculture		
Strategic Direction	Agriculture Strategic Objectives		
Strategic Direction	AG - 01		
Strategic Direction	AG - 02		
Strategic Direction	CR		
Strategic Direction	Connections and Resilience		
			Include a new objective in the Connections and Resilience section (move from Transport Section) as follows:  "To recognise and provide for the critical role land transport infrastructure plays in supporting communities including emergency services, and"
Strategic Direction	Connections and Resilience Strategic Objectives	Amend	The Strategic Directions in the Proposed Plan do not recognise the critical im economic activity on the West Coast/Te Tai o Poutini."
Strategic Direction	CR - 01		
Strategic Direction	CR - 02	Support	"Critical infrastructure" includes vital land transport networks which are cru. Retain as notified.
Strategic Direction	CR - 03		
Strategic Direction	CR - 04		
Strategic Direction	MIN		
Strategic Direction	Mineral Extraction	Support	This objective recognises and provides for mining, and seeks to avoid duplca Retain as notified.
Strategic Direction	MIN - 01	Support	This objective recognises that mineral extraction, prospecting and exploration Retain as notified.
Strategic Direction	MIN - 02	Support	This objective recognises that minerals only occur in certain locations, and th Retain as notified.
Strategic Direction	MIN - 03		Amend the objective as follows:  "To ensure that new subdivision, use and development does not compromise <del>mining</del> mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation."
Strategic Direction	MIN - 04	Support in part	This objective seeks to protect mineral extraction activities from reverse sen-
Strategic Direction	MIN - 05		
Strategic Direction	MIN - 06	Support	This objective recognises that there may be effects associated with mining, a Retain as notified.
Strategic Direction	NENV		
Strategic Direction	Natural Environment		
Strategic Direction	Natural Environment Strategic Objectives		
Strategic Direction	NENV - 01		
Strategic Direction	NENV - 02		Amend NENV - 03 as follows:  "To recognise: a.The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting significant areas, habitats and features; b.The functional and operational need for infrastructure and mineral extraction activities to sometimes be located in significant areas; and c.The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in achieving the requirements of the RMA.
Strategic Direction	NENV - 03	Support in part	This objective recognises the fact that the West Coast has a large proportion of the RMA.  Amend NENV - 04 as follows:  "To clearly identify: a.Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which require a greater degree of protection to be preserved; and b.Areas where subdivision, use and development to enable community wellbeing can be sustainably managed."
Strategic Direction	NENV - 04	Oppose in part	This objective suggests that some areas of the West Coast must be protectec economic, cultural and social wellbeing can be sustainably managed."
Strategic Direction	POU		
Strategic Direction	Poutini Ngāi Tahu		
Strategic Direction	Poutini Ngāi Tahu Strategic Objectives		
Strategic Direction	POU - 01		
Strategic Direction	POU - 02		
Strategic Direction	POU - 03		
Strategic Direction	POU - 04		
Strategic Direction	Poutini Ngāi Tahu Strategic Policies		
Strategic Direction	POU - P1		
Strategic Direction	POU - P2		
Strategic Direction	POU - P3		
Strategic Direction	POU - P4		
Strategic Direction	POU - P5		
Strategic Direction	POU - P6		
Strategic Direction	POU - P7		
Strategic Direction	POU - P8		
Strategic Direction	POU - P9		Amend POU - P10 as follows:  "Manage adverse effects on Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three while ensuring Poutini Ngāi Tahu's key role in decision making around their management."
Strategic Direction	POU - P10	Oppose in part	This objective is directive, and there are examples of minerals extraction with making around their management.
Strategic Direction	TM		
Strategic Direction	Tourism		
Strategic Direction	Tourism Strategic Objective		
Strategic Direction	TRM - 01		

Strategic Direction	LFD		
Strategic Direction	Urban form and development		
Strategic Direction	Urban Form and Development Strategic Objective		
Strategic Direction	LFD - O1		
Energy Infrastructure and Transport	Energy Infrastructure and Transport		
Energy Section			
Infrastructure Section			
Transport Section			
Transport	TRN		
Transport	Transport		
Transport	Overview		
Transport	Other relevant Te Tai o Poutini Plan provisions		
			Include two new objectives in the Transport objectives as follows: "To provide for the safe, effective and efficient operation and use of land transport infrastructure to enable the movement of goods and people across the region." "Land transport corridors and land transport infrastructure are protected from incompatible land use activities and subdivision development, where these are defined as critical infrastructure." This objective is strongly supported, however given the significance of the la retain, but more to CONNECTIONS AND RESILIENCE under STRATEGIC DIRECTIONS. Include an additional objective within the Transport chapter which similarly recognises the importance of protecting the land transport infrastructure. Delete objective TRN - O2, or alternatively amend as follows: This introduces the requirement to consider amenity effects of land transport infrastructure: "To provide for the safe and efficient operation of land transport infrastructure, while managing adverse effects on the surrounding environment." Amend objective TRN - O3 as follows: "To enable accessibility, safety and connectivity of land transport infrastructure and consider the amenity of all transport users, including pedestrians and cyclists." Amend TRN - P1 as follows: "Recognise, protect and enable the function of land transport infrastructure to ensure the safe and efficient movement of people and goods." Amend TRN - P1 as follows: "The road and rail networks shall; a.Be maintained or enhanced to provide safe and efficient transportation; b.Consider the needs of all transport users and modes of transport; and c.Minimise effects on adjoining properties including the impacts of vibration, noise and glare." This policy requires amenity effects of road and rail networks to be minimised.
Transport	Transport Objectives	Support in part	
Transport	TRN - O1	Support in part	
Transport	TRN - O2	Oppose	
Transport	TRN - O3	Oppose in part	
Transport	TRN - O4		
Transport	TRN - O5		
Transport	Transport Policies	Amend	
Transport	TRN - P1	Oppose in part	
Transport	TRN - P2		
Transport	TRN - P3		
Transport	TRN - P4		
Transport	TRN - P5		
Transport	TRN - P6		
Transport	TRN - P7		
Transport	TRN - P8		
Transport	TRN - P9		
Transport	Transport Rules		
Transport	Advice Notes		
Transport	Permitted Activities		
Transport	TRN - R1		
Transport	TRN - R2		
Transport	TRN - R3		
Transport	TRN - R4		
Transport	TRN - R5		
Transport	TRN - R6		
Transport	Restricted Discretionary Activities		
Transport	TRN - R7		
Transport	TRN - R8		
Transport	TRN - R9		
Transport	TRN - R10		
Transport	TRN - R11		
Transport	TRN - R12		
Transport	Discretionary Activities		
Transport	TRN - R13		
Transport	TRN - R14		
HAZ - Hazards and Risks Section	HAZ - Hazards and Risks		
Contaminated Land Section			
Contaminated Land	CL		
Contaminated Land	Contaminated Land		
Contaminated Land	Overview		
Contaminated Land	Role of West Coast Regional Council		
Contaminated Land	Contaminated Land Objective		
Contaminated Land	CL - O1		
Contaminated Land	Contaminated Land Policies		
Contaminated Land	CL - P1		
Contaminated Land	CL - P2		
Contaminated Land	Contaminated Land Rules		
Hazardous Substances Section	HS		
Hazardous Substances	Hazardous Substances		
Hazardous Substances	Overview		
Hazardous Substances	Hazardous Substances Objectives		
Hazardous Substances	HS - O1		
Hazardous Substances	Hazardous Substances Policies		
Hazardous Substances	HS - P1		
Hazardous Substances	HS - P2		
			Amend HS - P3 as follows: "Provide for the establishment and expansion of major hazard facilities within the Industrial, Port, Minerals Extraction and General Rural Zones, where adequate separation distances are maintained from sensitive h activities and valued natural, cultural and historic heritage features."
Hazardous Substances	HS - P3	Support in part	
Hazardous Substances	HS - P4		
Hazardous Substances	NH		
Hazardous Substances	Natural Hazards		
Hazardous Substances	Natural Hazards Objectives		
Hazardous Substances	NH - O1		
Hazardous Substances	NH - O2		
Hazardous Substances	NH - O3		
Hazardous Substances	NH - O4		
Hazardous Substances	NH - O5		
Hazardous Substances	NH - O6		
Hazardous Substances	Policies		
Hazardous Substances	NH - P1		
Hazardous Substances	NH - P2		
Hazardous Substances	NH - P3		
Hazardous Substances	NH - P4		
Hazardous Substances	NH - P5		
Hazardous Substances	NH - P6		
Hazardous Substances	NH - P7		
Hazardous Substances	NH - P8		
Hazardous Substances	NH - P9		
Hazardous Substances	NH - P10		
Hazardous Substances	NH - P11		
Hazardous Substances	NH - P12		
Hazardous Substances	NH - P13		
Hazardous Substances	NH - P14		
Hazardous Substances	Advice Notes:		
Hazardous Substances	Rules - All Natural Hazard Overlays		
Hazardous Substances	Permitted Activities		
Hazardous Substances	NH - R1		
Hazardous Substances	NH - R2		
Hazardous Substances	NH - R3		
Hazardous Substances	NH - R4		
Hazardous Substances	Discretionary Activities		
Hazardous Substances	NH - R5		
Hazardous Substances	Rules - Flood Severe Overlay and Flood Susceptibility Overlay		
Hazardous Substances	Permitted Activities		
Hazardous Substances	NH - R6		
Hazardous Substances	NH - R7		
Hazardous Substances	NH - R8		
Hazardous Substances	NH - R9		
Hazardous Substances	NH - R10		
Hazardous Substances	Restricted Discretionary Activities		
Hazardous Substances	NH - R11		
Hazardous Substances	NH - R12		
Hazardous Substances	Discretionary Activities		
Hazardous Substances	NH - R13		
Hazardous Substances	Non-complying Activities		
Hazardous Substances	NH - R14		
Hazardous Substances	Rules - Earthquake Hazard Overlays - All		
Hazardous Substances	Permitted Activities - All Earthquake Hazard Overlays		
Hazardous Substances	Permitted Activities		
Hazardous Substances	NH - R15		
Hazardous Substances	Non-complying Activities		

Hazardous Substances	NH - R16
Hazardous Substances	Prohibited Activities
Hazardous Substances	NH - R17
Hazardous Substances	Rules - Earthquake Hazard Overlay - 20m
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R18
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R19
Hazardous Substances	Rules - Earthquake Hazard Overlay - 50m
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R20
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R21
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R22
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R23
Hazardous Substances	Rules - Earthquake Hazard Overlay - 100m
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R24
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R25
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R26
Hazardous Substances	Rules - Earthquake Hazard Overlay - 150m
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R27
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R28
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R29
Hazardous Substances	Rules - Earthquake Hazard Overlay - 200m
Hazardous Substances	NH - R30
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R31
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R32
Hazardous Substances	Rules - Land Instability Overlay
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R33
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R34
Hazardous Substances	Rules - Lake Tsumami Hazard Overlay
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R35
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R36
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R37
Hazardous Substances	Rules for the Coastal Severe and Coastal Alert Overlays
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R38
Hazardous Substances	NH - R39
Hazardous Substances	NH - R40
Hazardous Substances	NH - R41
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R42
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R43
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R44
Hazardous Substances	Coastal Setback Overlay
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R45
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R46
Hazardous Substances	Coastal Tsunami Overlay
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R47
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R48
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R49
Hazardous Substances	Hokitika Coastal Overlay
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R50
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R51
Hazardous Substances	Westport Hazard Overlay
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R52
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R53

**HCV - Historical and Cultural Values Section**

**Historic Heritage Section**

**Notable Trees Section**

**Sites and Areas of Significance to Māori Section**

Sites and Areas of Significance to Māori	SASM
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori
Sites and Areas of Significance to Māori	Overview
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Objectives
Sites and Areas of Significance to Māori	SASM - 01
Sites and Areas of Significance to Māori	SASM - 02

		The objective seeks protection of values of sites and areas of significance to Māori, however these sites often coincide with beach locations and mineral sand deposits. Seeking protection of these values may not provide for mineral extraction of these resources which are only found in certain locations on the West Coast. Amendments to the objective are sought to provide a consenting pathway for these activities.	Amend SASM - 03 as follows:  The values of sites and areas of significance to Māori and cultural landscapes are protected from <u>any</u> <u>major</u> <u>adverse</u> <u>effects</u> <u>associated</u> <u>with</u> inappropriate subdivision, use and development including inappropriate modification, demolition or destruction.
Sites and Areas of Significance to Māori	SASM - 03	Support in part	
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Policies		Amend SASM - P1 as follows:  Protect Poutini Ngāi Tahu cultural landscapes from <u>significant</u> adverse effects of <u>inappropriate</u> subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use.
Sites and Areas of Significance to Māori	Cultural Landscapes		
Sites and Areas of Significance to Māori	SASM - P1	Support in part	
Sites and Areas of Significance to Māori	Identification and access to significant sites and areas		
Sites and Areas of Significance to Māori	SASM - P2		
Sites and Areas of Significance to Māori	SASM - P3		
Sites and Areas of Significance to Māori	SASM - P4		
Sites and Areas of Significance to Māori	Poutini Ngāi Tahu Roles		
Sites and Areas of Significance to Māori	SASM - P5		
Sites and Areas of Significance to Māori	SASM - P6	Support in part	Amend SASM - P6 as follows:  This policy seeks to support Aotea and Pounamu management. Pounamu ownership is managed through the Pounamu Vesting Act, and also through Crown Minerals Permits. Mineral extraction activities (or earthworks more generally) may cause unintentional disturbance/removal and the policy should be clarified to ensure that unintentional disturbance through mineral extraction for other resources is not captured by this policy.  *Within the Pounamu and Aotea Management overlay, enable the rangiriranga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu and avoid the <u>intentional</u> disturbance or <u>intentional</u> removal of this resource by non-hāwi members.
Sites and Areas of Significance to Māori	Management of Activities on Identified Significant Sites and Areas		Amend SASM - P7 as follows:  Protect and maintain sites and areas of significance to Māori from adverse effects by:  a. Ensuring identified sites and areas of significance to Māori are not disturbed, destroyed, removed and/or visually encroached upon by inappropriate activities; and b. Requiring activities on sites and areas of significance to Māori to <u>minimise</u> <u>adverse</u> <u>effects</u> <u>on</u> <u>cultural</u> , <u>spiritual</u> <u>and/or</u> <u>heritage</u> <u>values</u> , <u>interests</u> <u>or</u> <u>associations</u> <u>of</u> <u>importance</u> <u>to</u> <u>Poutini</u> <u>Ngāi</u> <u>Tahu</u> .
Sites and Areas of Significance to Māori	SASM - P7	Support in part	Amend SASM - P8 as follows:  Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that:  a. Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood; b. The accidental discovery protocol in Appendix Four is adopted for any earthworks; c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional <u>or</u> <u>operational</u> needs of the activity it is not possible to avoid all adverse effects; and d. Any residual effects that cannot be practicably avoided are mitigated in
Sites and Areas of Significance to Māori	SASM - P8		
Sites and Areas of Significance to Māori	SASM - P9		
Sites and Areas of Significance to Māori	Inappropriate Activities	Support in part	This policy recognises that some activities have a function need to be located a way that protects, maintains or enhances the values of the site or area.
Sites and Areas of Significance to Māori	SASM - P10		

			Amend SASM P11 as follows:	
			Recognise the significance to Poutini Ngāi Tahu of the sites and areas of significance to Māori listed in Schedule Three and protect the identified values of these sites and areas by avoiding the following activities in, or in close proximity to, these areas:	
			<del>a.Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea;</del>	
			b.Landfills and waste disposal facilities, hazardous facilities and offensive industries;	
			c.Intensive indoor primary production;	
			d.Cemeteries and crematoria; and	
Sites and Areas of Significance to Māori	SASM - P11	Oppose in part	This policy is directive and seeks avoidance of mining and quarrying. The site e. Wastewater treatment plants and disposal facilities. This policy seeks to avoid demolition and destruction of sites and areas of significance to Māori, which may preclude mining. With such vast areas identified as areas of significance, and these coinciding with valuable mineral sand resources, this policy is problematic. TGA consider that SASM-P15 is a more appropriate policy for consideration of activities within SASM, and would cover off the requirement for protection in absence of this policy.	
Sites and Areas of Significance to Māori	SASM - P12			
Sites and Areas of Significance to Māori	Appropriate Activities			
Sites and Areas of Significance to Māori	SASM - P13			
Sites and Areas of Significance to Māori	SASM - P14			
			Amend SASM - P15 as follows:	
			Allow <del>any other</del> use and development on sites and areas of significance to Māori in Schedule Three where it can be demonstrated that the identified values of the site or area are protected and maintained, having regard to: –	
Sites and Areas of Significance to Māori	SASM - P15	Support in part	This policy recognises in some instances there may be a functional or operati	
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules			
Sites and Areas of Significance to Māori	Advice Notes:			
Sites and Areas of Significance to Māori	Permitted Activities			
Sites and Areas of Significance to Māori	SASM -R1			
Sites and Areas of Significance to Māori	SASM -R2			
Sites and Areas of Significance to Māori	SASM -R3			
Sites and Areas of Significance to Māori	SASM -R4			
Sites and Areas of Significance to Māori	SASM -R5			
			Amend SASM - R6 as follows:	
			SASM - R6	
			Earthworks (excluding minerals extraction, exploration and prospecting)	
			Buildings and Structures not Provided for in SASM - R2 in Schedule Three -	
Sites and Areas of Significance to Māori	SASM -R6	Oppose in part	The definition of earthworks would currently capture minerals extration, exg Sites and Areas of Significance to Māori	
			Amend SASM - R7 as follows:	
			Activity Status Permitted	
			Where:	
			1.In relation to extraction of Aotea:	
			i.Any extraction of Aotea is only undertaken by Te Rūnanga o Makāwhio or their authorised representatives or contractors;	
			ii.Where an Aotea Management Plan prepared by Te Rūnanga o Makāwhio exists, any extraction of Aotea is in accordance with that plan;	
			iii.Where this is Aotea extraction in the Aotea overlay, notice of the activity is provided to the Westland District Council by Te Rūnanga o Makāwhio, at least 10 working days prior to the activity occurring.	
			2.In relation to extraction of Pounamu:	
			i.Any extraction of Pounamu is only undertaken by Te Rūnanga o Ngāi Tahu or Te Rūnanga o Makāwhio or their authorised representatives or contractors;	
			ii.Where a Pounamu Management Plan prepared by Poutini Ngāi Tahu exists, any extraction of Pounamu is in accordance with that plan;	
			iii.Where this Pounamu extraction is within the Pounamu overlay, notice of the activity is provided to the relevant district council by the relevant Poutini Ngāi Tahu rūnanga, at least 10 working days prior to the activity commencing.	
			3.In relation to other mineral extraction and quarrying activity:	
			i. The mineral extraction or quarrying activity complies with the Pounamu	
			Victories Act. Written approval is provided by the relevant Poutini Ngāi Tahu	
			rūnanga - Te Rūnanga o Ngāi Tahu or Te Rūnanga o Makāwhio, that,	
			This rule seeks to support Aotea and Pounamu management. Pounamu ownership is managed through the Pounamu Vesting Act, and also through Crown Minerals Permits. The submitter is concerned about the use of a written approval to determine permitted activity status, and suggests that mineral extraction should be a permitted activity subject to adhering to the Pounamu Vesting Act.	
Sites and Areas of Significance to Māori	SASM -R7	Support in part		
Sites and Areas of Significance to Māori	SASM -R8			
Sites and Areas of Significance to Māori	SASM -R9			
Sites and Areas of Significance to Māori	Controlled Activities			
Sites and Areas of Significance to Māori	SASM - R10			
Sites and Areas of Significance to Māori	Discretionary Activities			
			Amend SASM-R11 as follows:	
			Activity Status Discretionary	
			<del>Notification. Applications for farm quarries and mineral extraction on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga (absent their written approval).</del>	
Sites and Areas of Significance to Māori	SASM - R11	Oppose in part	This rule seeks to support Aotea and Pounamu management. Pounamu own relevant Poutini Ngāi Tahu rūnanga (absent their written approval).	
Sites and Areas of Significance to Māori	SASM - R12			
Sites and Areas of Significance to Māori	SASM - R13			
Sites and Areas of Significance to Māori	SASM - R14			
Sites and Areas of Significance to Māori	Non-complying Activities			
			Amend SASM - R15 as follows:	
			SASM - R15Mineral Extraction by other than by Poutini Ngāi Tahu in Sites and Areas of Significance to Māori	
			Activity Status <del>Non-complying</del> <u>Restricted Discretionary, with discretion restricted to the protection of the specific values associated with the SASM</u>	
Sites and Areas of Significance to Māori	SASM - R15	Oppose in part	This rule makes mineral extraction activities non-complying. It is not consid under Schedule 3.	
Sites and Areas of Significance to Māori	SASM - R16			
Sites and Areas of Significance to Māori	SASM - R17			
Sites and Areas of Significance to Māori	SASM - R18			
Sites and Areas of Significance to Māori	Prohibited Activities			
Sites and Areas of Significance to Māori	SASM - R19	Oppose	This rule seeks to support Aotea and Pounamu management. Pounamu own Delete SASM - R19	
Natural Environment Values Section				
Natural Environment Values	Natural Environment Values			
<b>Ecosystems and Indigenous Biodiversity Section</b>				
Ecosystems and Indigenous Biodiversity	ECO			
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity			
Ecosystems and Indigenous Biodiversity	Overview			
Ecosystems and Indigenous Biodiversity	Plantation Forestry			
Ecosystems and Indigenous Biodiversity	Strategic Objectives			
Ecosystems and Indigenous Biodiversity	Wetlands on the West Coast			
			Include an additional objective into Ecosystems and Indigenous Biodiversity as follows:	
			"When considering resource consent applications which have effects on ecosystems and indigenous biodiversity, have regard to the protection afforded to other similar ecosystems and indigenous biodiversity within	
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Amend	An additional objective is sought to give effect to NENV - O3, which recognis public conservation land."	
Ecosystems and Indigenous Biodiversity	ECO - O1	Support	This objecie supports mineral extraction where values can be maintained. Retain as notified.	
Ecosystems and Indigenous Biodiversity	ECO - O2			
Ecosystems and Indigenous Biodiversity	ECO - O3	Support	This objective supports the maintenance of the range and diversity of ecoos. Retain as notified.	
Ecosystems and Indigenous Biodiversity	ECO - O4			
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Policies			
Ecosystems and Indigenous Biodiversity	ECO - P1			
			Amend ECO - P2 as follows:	
			"Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where:	
			a.This is for a lawfully established activity; or	
			b.It is for a Poutini Ngāi Tahu cultural purpose; or	
			c.This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an he/Papaitipu Rūnanga Management Plan; or	
			d.The activity has a functional <u>or operational</u> need to be located in the area;	
			e.The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat."	
Ecosystems and Indigenous Biodiversity	ECO - P2	Support in part	This policy recognises that some activities have a functional need to be locat indigenous vegetation or fauna habitat."	
Ecosystems and Indigenous Biodiversity	ECO - P3	Support in part	Subsections b and c are supported. Minerals extraction activities often provi Retain subsections b and c as notified.	
Ecosystems and Indigenous Biodiversity	ECO - P4			
Ecosystems and Indigenous Biodiversity	ECO - P5			
			Amend ECO P6 as follows:	
			"When assessing consents for subdivision, use and development, avoid activities which will:	
			a.Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District;	
			b.Result in a degradation of the threat status, further measurable loss of indigenous cover (with the exception of kāmahi and kāmahi) or disturbance to ecological processes, functions or connections in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and	
			c.Result in a reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 –	
Ecosystems and Indigenous Biodiversity	ECO - P6	Oppose in part	This policy contains language which is inconsistent with the same policy in t† 3a -nationally critical, nationally endangered and nationally vulnerable."	

			Amend ECO - P7 as follows:  When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters:  a.The necessity for the activity to provide for critical infrastructure or renewable electricity generation; b.Whether formal protection and active management of all or part of any area of significant indigenous vegetation or habitat will occur as part of the subdivision, use or development; c.The extent to which the proposed activity recognises and provides for Poutini Ngāi Tahu cultural and spiritual values, rights and interests; d.The cumulative effects of activities within or adjacent to any area of significant indigenous vegetation or habitat; e.The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic; f.The impacts on mahinga kai; g.The impact of the activity on the values of any area of significant indigenous vegetation or habitat, or threatened species and how any potential impact could be avoided, remedied or mitigated; h. <u>The functional or operational need for the activity to occur within areas of significant indigenous vegetation or significant habitats of indigenous fauna, and</u> i.The appropriateness of any biodiversity offsetting or compensation in accordance with Policy 9 to offset any residual adverse effects that remain
Ecosystems and Indigenous Biodiversity	ECO - P7	Support in part	The policy recognises the need to provide for offsetting or compensation to
			Amend ECO - P8 as follows:  Maintain indigenous habitats and ecosystems across the West Coast/Te Tai o Poutini by:  a.Maintaining, and where appropriate enhancing or restoring the functioning of ecological corridors, linkages, dunes and indigenous coastal vegetation and wetlands; b. <del>Maintaining</del> <u>Managing</u> adverse effects on, and providing access to, areas of indigenous biodiversity which are significant to Poutini Ngāi Tahu; c. <del>Restoring</del> <u>Managing adverse effects arising from</u> the modification or disturbance of coastal indigenous vegetation, dunes, estuaries and wetlands; d. <del>Restoring</del> <u>Managing adverse effects on</u> protected wildlife; and e. Recognising the benefits of active management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection.
Ecosystems and Indigenous Biodiversity	ECO - P8	Oppose in part	The policy seeks to maintain indigenous biodiversity, however the proposed
Ecosystems and Indigenous Biodiversity	ECO - P9		Amend ECO - P9 as follows:  Protect indigenous biodiversity in the coastal environment from inappropriate subdivision, use and development by: a.Avoiding adverse effects on significant indigenous biodiversity; and b.Avoiding, remedying or mitigating <del>other significant</del> adverse effects on <del>other</del> indigenous vegetation, habitats and species within the coastal environment.
Ecosystems and Indigenous Biodiversity	ECO - P10	Support in part	This policy is supported, however requires amendment to fully give effect to
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Rules		Include functional and operational need in ECO - P7 as per relief sought above, and/or amend ECO - R5 as follows:  Discretion is restricted to: a.Whether there are other regulations impacting the site that have meant the land is unable to be used for economic rural uses; b.Constraints imposed by functional or operational need of network utilities and critical infrastructure; c.Effects on habitats of any threatened or protected species; d.Effects on the threat status of land environments in category one or two of the Threatened Environments Classification; e.Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; f.Effects on the intrinsic values of ecosystems; g.Effects on recreational values of public land; <del>and</del> h.The matters outlined in Policies ECO - P6 and ECO - P7 ; <del>and</del> i. <u>The functional or operational need for the activity to locate within the area where indigenous vegetation clearance is proposed to occur.</u>
Ecosystems and Indigenous Biodiversity	Note: Permitted Activities	Support	This permitted activity rule provides for a number of vegetation clearance activities as notified.
Ecosystems and Indigenous Biodiversity	ECO - R1	Oppose	This rule contains a very restrictive vegetation clearance requirement in the Discretionary ECO - R2. Alternatively, set a higher vegetation clearance activity, such as 2000m2 and allow any activity (not just residential, network utility, tracks etc) to carry out limited clearance works.
Ecosystems and Indigenous Biodiversity	ECO - R2		
Ecosystems and Indigenous Biodiversity	Controlled Activities		
Ecosystems and Indigenous Biodiversity	ECO - R3		
Ecosystems and Indigenous Biodiversity	ECO - R4/5/6 - R7		
Ecosystems and Indigenous Biodiversity	Restricted Discretionary Activities		
Ecosystems and Indigenous Biodiversity	ECO - R5	Support in part	The restricted discretionary activity status for indigenous vegetation clearance
Ecosystems and Indigenous Biodiversity	ECO - R6/5/8 - R9		
Ecosystems and Indigenous Biodiversity	Discretionary Activities	Support	The discretionary activity status for vegetation clearance within the specific Retain as notified.
Ecosystems and Indigenous Biodiversity	ECO - R7		
Ecosystems and Indigenous Biodiversity	ECO - R8/5/8 - R15		
Ecosystems and Indigenous Biodiversity	Non-complying Activities		
Ecosystems and Indigenous Biodiversity	ECO - R9/5/8 - R27		
Ecosystems and Indigenous Biodiversity	ECO - R10		
Ecosystems and Indigenous Biodiversity	ECO - R11		
Natural Features and Landscapes Section			
Natural Features and Landscapes	NFL		
Natural Features and Landscapes	Natural Features and Landscapes		
Natural Features and Landscapes	Overview		
Natural Features and Landscapes	Plantation Forestry		
Natural Features and Landscapes	Other relevant Te Tai o Poutini Plan provisions		
Natural Features and Landscapes	Natural Features and Landscapes Objective		
Natural Features and Landscapes	Natural Features and Landscapes Policies		
Natural Features and Landscapes	NFL - P1	Support in part	This policy is supported as it seeks to provide for activities to locate within these areas.
Natural Features and Landscapes	NFL - P2	Support	This policy is supported because it recognises that sometimes adverse effects remain as notified.
			Amend NFL P3 as follows:  <u>Recognise that there are settlements, farms, minerals extraction, exploration and prospecting, and infrastructure located within outstanding natural landscapes or outstanding natural features and provide for new activities and existing uses in these areas where the values that contribute to the outstanding natural landscape or feature are not adversely affected.</u>
Natural Features and Landscapes	NFL - P3	Support in part	This policy is supported, however it should also include minerals extraction,
Natural Features and Landscapes	NFL - P4		
			Amend NFL P4 as follows:  Minimise adverse effects on outstanding natural landscapes and outstanding natural features by considering the following matters when assessing proposals for land use or subdivision:  a.The scale of modification to the landscape; b.Whether the proposal is located within a part of the outstanding natural feature or outstanding natural landscape that has capacity to absorb change; c.Whether the proposal can be visually integrated into the landscape and whether it would break the skyline or ridgelines; d.The temporary, short term or permanent nature of any adverse effects;
Natural Features and Landscapes	NFL - P5	Support in part	This policy is supported, however should be amended to include considerations
Natural Features and Landscapes	NFL - P6		
Natural Features and Landscapes	NFL - P7		
Natural Features and Landscapes	Permitted Activities		
Natural Features and Landscapes	NFL - R1		
Natural Features and Landscapes	NFL - R2		
Natural Features and Landscapes	NFL - R3		
Natural Features and Landscapes	NFL - R4		
Natural Features and Landscapes	NFL - R5		
			Amend NFL - R6 as follows:  <u>Earthworks, excluding minerals extraction, exploration and prospecting activities, within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six ...</u>  Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.
Natural Features and Landscapes	NFL - R6	Oppose in part	Because the definition of Earthworks does not specifically exclude minerals



Natural Features and Landscapes	NFL - R7		
Natural Features and Landscapes	NFL - R8		
Natural Features and Landscapes	Controlled Activities		
Natural Features and Landscapes	NFL - R9		
Natural Features and Landscapes	NFL - R10		
Natural Features and Landscapes	Restricted Discretionary Activities		
Natural Features and Landscapes	NFL - R11		
Natural Features and Landscapes	NFL - R12		
Natural Features and Landscapes	Discretionary Activities		
Natural Features and Landscapes	NFL - R13		
Natural Features and Landscapes	NFL - R14		
Natural Features and Landscapes	NFL - R15		
<b>Public Access Section</b>			
Public Access	PA		
Public Access	Public Access		
Public Access	Overview		
Public Access	Public Access Objective		
Public Access	PA - O1		
<b>Natural Character and Margins of Waterbodies Section</b>			
Natural Character and Margins of Waterbodies	NC		
Natural Character and Margins of Waterbodies	Natural Character and Margins of Waterbodies		
Natural Character and Margins of Waterbodies	Overview		
Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Objectives		
Natural Character and Margins of Waterbodies	NC - O1	Support	This objective provides for activities to occur, provided adverse effects are a. Retain as notified.
Natural Character and Margins of Waterbodies	NC - O2		Amend NC O3 as follows:  To provide for activities which have a functional <u>or operational</u> need to locate in the margins of lakes, rivers and wetlands in such a way that the
Natural Character and Margins of Waterbodies	NC - O3	Support in part	This objective recognises the functional need of some activities to occur with impacts on natural character are minimised.
Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies		Amend NC - P2 as follows:  Provide for indigenous vegetation removal, <u>minerals extraction, exploration and prospecting activities</u> and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable and: Amend NC - P3 as follows:  Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these:
Natural Character and Margins of Waterbodies	NC - P2	Support in part	This policy recognises the functional and/or operational need of some activities to occur within a. Have a functional or operational need for their location; and
Natural Character and Margins of Waterbodies	NC - P3	Support in part	This policy recognises the functional need of some activities to occur within a. Have a functional or operational need for their location; and
Natural Character and Margins of Waterbodies	NC - P4		
Natural Character and Margins of Waterbodies	NC - P5		
Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Rules		
Natural Character and Margins of Waterbodies	Note:		
Natural Character and Margins of Waterbodies	Permitted Activities		
Natural Character and Margins of Waterbodies	NC - R1		
Natural Character and Margins of Waterbodies	NC - R2		
Natural Character and Margins of Waterbodies	NC - R3		
Natural Character and Margins of Waterbodies	Discretionary Activities		
			Amend NC - R3 as follows:  <u>Indigenous Vegetation Clearance and Earthworks excluding minerals extraction, exploration and prospecting activities</u> , not meeting the Permitted Activity Rules Activity Status Discretionary  Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these
Natural Character and Margins of Waterbodies	NC - R3	Oppose in part	Because the definition of Earthworks does not specifically exclude minerals & rules do not apply to these activities.
Natural Character and Margins of Waterbodies	NC - R4		
Natural Character and Margins of Waterbodies	NC - R5		
<b>Financial Contributions Section</b>			
<b>Subdivision Section</b>			
<b>General District Wide Matters Section</b>			
General District Wide Matters			
<b>Activities on the surface of water Section</b>			
Activities on the surface of water	ASW	Amend	TiGa considers it important to clarify that suction dredging activities are excluded from these rules.
Activities on the surface of water	Activities on the surface of water		
Activities on the surface of water	Overview		
Activities on the surface of water	Activities on the Surface of Water Objective		
Activities on the surface of water	ASW - O1		
Activities on the surface of water	Activities on the Surface of Water Policies		
Activities on the surface of water	ASW - P1		
Activities on the surface of water	ASW - P2		
Activities on the surface of water	ASW - P3		
Activities on the surface of water	Activities on the Surface of Water Rules		
Activities on the surface of water	Note:		
Activities on the surface of water	Permitted Activities		
Activities on the surface of water	ASW - R1		
Activities on the surface of water	ASW - R2		
Activities on the surface of water	ASW - R3		
Activities on the surface of water	ASW - R4		
Activities on the surface of water	Controlled Activities		
Activities on the surface of water	ASW - R5		
Activities on the surface of water	Restricted Discretionary Activities	Amend	Amend: Specifically exclude suction dredging activities
Activities on the surface of water	ASW - R6		
Activities on the surface of water	Discretionary Activities	Amend	Amend: Specifically exclude suction dredging activities
Activities on the surface of water	ASW - R7		
<b>Coastal Environment Section</b>			
Coastal Environment	CE		
Coastal Environment	Coastal Environment		
Coastal Environment	Overview		
Coastal Environment	Coastal Environment Objectives		
Coastal Environment	CE - O1	Support	This objective recognises that many people in the West Coast region derive & Retain as notified.
Coastal Environment	CE - O2		Amend CE - O3 as follows:  To provide for activities which have a functional <u>or operational</u> need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are
Coastal Environment	CE - O3	Support in part	This objective recognises the functional need of some activities to occur with minimised.
Coastal Environment	Coastal Environment Policies		Amend CE - P3 as follows:  Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where:  a.The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained; b.Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided; c.The development is of a size, scale and nature that is appropriate to the environment; d.It is for a Pouitini Ngāi Tahu cultural purpose; or e.It is <u>National Grid infrastructure or activity</u> that has a functional and
Coastal Environment	CE - P4	Support in part	This policy recognises the functional and operational need of National Grid & operational need to locate in these areas.
Coastal Environment	CE - P5	Support	This policy recognises the functional and operational need for buildings and & Retain as notified.
Coastal Environment	CE - P6		
Coastal Environment	CE - P7		
Coastal Environment	CE - P8		
Coastal Environment	Coastal Environment Rules		
Coastal Environment	Note:		
Coastal Environment	Permitted Activities		
Coastal Environment	CE - R1		
Coastal Environment	CE - R2		
Coastal Environment	CE - R3		
Coastal Environment	CE - R4	Oppose	The coastal environment encapsulates vast areas of the West Coast Region, & Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is in line with what is permitted in the current District Plans.
Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay		
Coastal Environment	CE - R5		
Coastal Environment	CE - R6		
Coastal Environment	CE - R7		
Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area		
Coastal Environment	CE - R8		
Coastal Environment	CE - R9		
Coastal Environment	CE - R10		
Coastal Environment	CE - R11		
Coastal Environment	Controlled Activities		
Coastal Environment	CE - R12		
Coastal Environment	Restricted Discretionary Activities		
Coastal Environment	CE - R13		
Coastal Environment	CE - R14		
Coastal Environment	CE - R15		
Coastal Environment	CE - R16		
Coastal Environment	CE - R17		
Coastal Environment	CE - R18		
Coastal Environment	Discretionary Activities		
Coastal Environment	CE - R19		

Coastal Environment	CE - R20		
Coastal Environment	CE - R21		
Coastal Environment	Non-complying Activities		
Coastal Environment	CE - R22		
Earthworks Section			
Light Section			
Light	LIGHT		
Light	Light		
Light	Overview		
Light	Light Objectives		
Light	LIGHT - O1		
		Amend LIGHT - O2 as follows:	
		Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of people, the safe operation of the transport network, <del>protects sensitive areas of the night sky,</del> the habitats and ecosystems of nocturnal native fauna and the species themselves.	
Light	LIGHT - O2	Oppose in part	This policy requires protection of views of the night sky, which is not always
Light	Light Policies		
		Amend LIGHT - P1 as follows:	
		Provide for the use of artificial outdoor lighting that:	
		a.Allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security and safety of private and public spaces;	
		b.Maintains the character and amenity values of the zone and surrounding area;	
		c.Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety;	
		d.Minimises sky glow and light spill; and	
		e. <del>Minimises the adverse effects on</del> the health and well-being of people and ecosystems.	
Light	LIGHT - P1	Oppose in part	The wording of this policy is inconsistent with the corresponding objective.
		Amend LIGHT - P2 as follows:	
		Control the intensity, location and direction of any artificial outdoor lighting to:	
		a.Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses;	
		b.Internalise light spill within the site where the outdoor lighting is located;	
		c.Minimises adverse effects on views of the night sky and intrinsically dark landscapes <del>and</del> in areas of outstanding coastal natural character;	
Light	LIGHT - P2	Oppose in part	The submission seeks amendments to LIGHT O2 which relates to the require landscapes <del>and</del> in areas of outstanding coastal natural character;
Light	LIGHT - P3		
Light	Light Rules		
Light	Note:		
Light	Permitted Activities		
Light	LIGHT - R1	Oppose	This rule requires the discretion of the relevant territorial authority to assess Delete LIGHT - R1
		Amend LIGHT - R2 as follows:	
		Where:	
		1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels:	
		a. 7.00am – 10.00pm: 25 Lux;	
		b. 10.00pm – 7.00am: 10 Lux in the PORTZ - Port Zone <u>and MINZ - Mineral Extraction Zone</u> ; and	
		c. 10.00pm - 7am: 5 Lux in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, HOZ2 - Hospital, STADZ - Stadium, AIRPZ - Airport and all INZ - Industrial Zones;	
Light	LIGHT - R2	Oppose	This rule has a particularly restrictive lux limit for lighting after 10pm in ind.
Light	LIGHT - R3		
		Amend LIGHT - R4 as follows:	
		Where:	
		1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels:	
		a. <del>7.00am – 10.00pm: 10 Lux; and</del>	
		<del>10.00pm – 7.00am: 5 Lux;</del>	
Light	LIGHT - R4	Oppose in part	This rule introduces a very stringent lux limit for night time lighting in all zon
Light	LIGHT - R5		
Light	Restricted Discretionary Activities		
Light	LIGHT - R6		
Light	Discretionary Activities		
Light	LIGHT - R6		
Noise Section			
Noise	NOISE		
Noise	Noise		
Noise	Overview		
Noise	Noise Objectives		
Noise	NOISE - O1		
Noise	NOISE - O2		
Noise	NOISE - O3		
Noise	Noise Policies		
Noise	NOISE - P1		
Noise	NOISE - P2		
Noise	NOISE - P3		
Noise	NOISE - P4		
Noise	Noise Rules		
Noise	Note:		
Noise	Permitted Activities		
Noise	NOISE - R1		
Noise	NOISE - R2		
Noise	NOISE - R3		
Noise	NOISE - R4		
Noise	NOISE - R5		
		Amend NOISE - R6 as follows:	
		Where:	
		1.Noise generated by any activity shall not exceed the following noise limits at any point within the notional boundary of any sensitive activity within any site receiving noise:	
		a.7.00am to 10.00pm Monday to <del>Sunday</del> <del>Friday</del> <del>and 8.00am to 8.00pm</del> <del>weekends and public holidays</del> 55 dB LAeq (15 min)	
		b.10.00pm to 7.00am Monday to <del>Sunday</del> <del>Friday</del> <del>and 8.00pm to 8.00pm</del> <del>weekends and public holidays</del> 45 dB LAeq (15min)	
Noise	NOISE - R6	Support in part	TiGa supports the inclusion of appropriate noise standards. However, TiGa o.c.10:00pm to 7:00am all days - 75 dB LAF max
Noise	NOISE - R7		
Noise	NOISE - R8		
Noise	NOISE - R9		
Noise	NOISE - R10		
Noise	NOISE - R11	Support	TiGa supports the inclusion of an appropriate noise standard for the Mineral Retain as notified.
Noise	NOISE - R12		
Noise	NOISE - R13		
Signs Section			
Signs	SIGN		
Signs	Signs		
Signs	Overview		
Signs	Signs Objective		
Signs	SIGN - O1		
Signs	Signs Policies		
Signs	SIGN - P1		
Signs	SIGN - P2		
Signs	SIGN - P3		
Signs	SIGN - P4		
Signs	SIGN - P5		
Signs	SIGN - P6		
Signs	Signs Rules		
Signs	Note:		
Signs	Permitted Activities - All Zones		
Signs	SIGN - R1		
Signs	SIGN - R2		
Signs	SIGN - R3		
Signs	SIGN - R4		
Signs	SIGN - R5		
Signs	SIGN - R6		
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<b>PART 3 - AREA-SPECIFIC MATTERS</b>	<b>PART 3 - AREA-SPECIFIC MATTERS</b>
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Neighbourhood Centre Zone	Note:
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Large Lot Residential Zone	Note:
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Large Lot Residential Zone	LLRZ - R8
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Large Lot Residential Zone	Controlled Activities
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Large Lot Residential Zone	LLRZ - R11
Large Lot Residential Zone	Restricted Discretionary Activities
Large Lot Residential Zone	LLRZ - R12
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<b>Medium Density Residential Zone Section</b>	
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Medium Density Residential Zone	Overview

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Medium Density Residential Zone	Note:		
Medium Density Residential Zone	Permitted Activities		
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Medium Density Residential Zone	Restricted Discretionary Activities		
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Medium Density Residential Zone	Discretionary Activities		
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Medium Density Residential Zone	Non-complying Activities		
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<b>Rural Zones Section</b>			
Rural Zones	Rural Zones		
Rural Zones	RURZ		
Rural Zones	Rural Zones - Objectives and Policies		
Rural Zones	Overview		
Rural Zones	Note with regard to Plantation Forestry		
Rural Zones	Rural Zones Objectives		
		Amend RURZ - O1 as follows:	
		"To provide for a range of activities, uses and developments, including <u>primary production</u> , that maintain the amenity and rural character values of the rural environment, while retaining highly productive land <del>for and</del> rural activities, and supporting a productive rural working environment."	
Rural Zones	RURZ - O1	Support in part	This objective is enabling of activities in the rural zones, however wording co
Rural Zones	RURZ - O2		
Rural Zones	RURZ - O3		
Rural Zones	RURZ - O4		
		Amend RURZ - O5 as follows:	
		To <del>provide for</del> the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are <del>minimised</del> <u>managed and</u> rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.	
Rural Zones	RURZ - O5	Support in part	This objective recognises the extraction of mineral resources occurs in the ru
Rural Zones	RURZ - O6		
Rural Zones	Rural Zones Policies		
Rural Zones	Rural Amenity and Character		
Rural Zones	RURZ - P1	Support	This policy supports a wide range of activities, which includes minerals extra
Rural Zones	RURZ - P2		
		Amend RURZ - P3 as follows:	
		Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Pouitū Ngāi Tahu cultural values, or <del>significant</del> <u>primary production values.</u>	
Rural Zones	RURZ - P3	Support in part	The policy provides for management of reverse sensitivity effects on certain
Rural Zones	RURZ - P4		
Rural Zones	Production Values		
Rural Zones	RURZ - P5		
Rural Zones	Non-Rural Activities		
Rural Zones	RURZ - P6		
Rural Zones	RURZ - P7		
Rural Zones	RURZ - P8		
Rural Zones	Visitor Economy		
Rural Zones	RURZ - P9		
Rural Zones	RURZ - P10		
Rural Zones	Infrastructure in Rural Areas		
Rural Zones	RURZ - P11		
Rural Zones	RURZ - P12		
Rural Zones	RURZ - P13		
Rural Zones	RURZ - P14		
Rural Zones	Reverse sensitivity		
Rural Zones	RURZ - P15	Support	The policy provides for management of reverse sensitivity effects and is sus
Rural Zones	RURZ - P16		
Rural Zones	Papakāinga housing		
Rural Zones	RURZ - P17		
Rural Zones	Mineral Extraction		
		Amend RURZ - P18 as follows:	
		Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or	
Rural Zones	RURZ - P18	Support in part	This policy provides for adverse effects to be avoided, remedied or mitigated
		Amend RURZ - P19 as follows:	
		Manage conflicts between mineral extraction activities and other land uses by ensuring that:	
		a. Standards to <u>manage adverse effects</u> <del>minimise impacts</del> on the amenity, rural character and natural values of rural areas are met; and	
		b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities.	
Rural Zones	RURZ - P19	Support in part	This policy is supported, however amendments are sought for consistency
Rural Zones	RURZ - P20	Support	This policy requires the provision of adequate information to assess effects a
Rural Zones	RURZ - P21	Support	This policy requires rehabilitation of land following mineral extraction in an
Rural Zones	RURZ - P22	Support	This policy supports co-ordination which will avoid duplication of effort in re
Rural Zones	RURZ - P23	Support	This policy supports the creation of Minerals Extraction Zones where the res
Rural Zones	RURZ - P24	Support	This policy supports the creation of Minerals Extraction Zones where the res
		Amend RURZ - P25 as follows:	
		RURZ - P25	
		Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by:	
		a. Utilising management, mitigation and rehabilitation plans as a key tool;	
		b. Managing dust, noise, vibration, access and lighting to maintain amenity values;	
		c. Managing traffic generation impacts on the operation and maintenance of the transport network;	
		d. <del>Assessing or mitigating impacts</del> <u>Managing adverse effects</u> on significant	
Rural Zones	RURZ - P25	Support in part	This policy seeks maintenance of amenity and quality of the environment, h
Rural Zones	Airfields and Helipads		
Rural Zones	RURZ - P26		
Rural Zones	RURZ - P27		
Rural Zones	RURZ - P28		
Rural Zones	GRUZ - PREC1 - Community Living Precinct Policy		
Rural Zones	GRUZ - PREC1 - P1		
Rural Zones	SETZ - PREC2 - Settlement Centre Precinct Policy		
Rural Zones	SETZ - PREC2 - P2		
Rural Zones	SETZ - PREC3 - Coastal Settlement Precinct Policy		
Rural Zones	SETZ - PREC3 - P3		
Rural Zones	SETZ - PREC4 - Rural Residential Precinct Policy		
Rural Zones	SETZ - PREC4 - P4		
Rural Zones	GRUZ - PREC5 - Highly Productive Land Precinct Policy		
Rural Zones	GRUZ - PREC5 - P5		
<b>General Rural Zone Section</b>			
General Rural Zone	GRUZ		
General Rural Zone	General Rural Zone - Rules		
General Rural Zone	Overview		
General Rural Zone	General Rural Zone Rules		
General Rural Zone	Note:		
General Rural Zone	Permitted Activities		
General Rural Zone	GRUZ - R1		
General Rural Zone	GRUZ - R2		
General Rural Zone	GRUZ - R3		
General Rural Zone	GRUZ - R4		
General Rural Zone	GRUZ - R5		
General Rural Zone	GRUZ - R6		
General Rural Zone	GRUZ - R7		
General Rural Zone	GRUZ - R8		
General Rural Zone	GRUZ - R9		
General Rural Zone	GRUZ - R10		
General Rural Zone	GRUZ - R11	Support	This rule provides for minerals exploration and prospecting and is supported
General Rural Zone	GRUZ - R12	Support	This rule provides for minerals extraction as a permitted activity, albeit in lin
General Rural Zone	GRUZ - R13		
General Rural Zone	GRUZ - R14		
General Rural Zone	Controlled Activities		
General Rural Zone	GRUZ - R15		
General Rural Zone	GRUZ - R16		
General Rural Zone	GRUZ - R17		
General Rural Zone	GRUZ - R18		
General Rural Zone	GRUZ - R19		
General Rural Zone	Restricted Discretionary Activities		

General Rural Zone	GRUZ - R20		
General Rural Zone	GRUZ - R21		
General Rural Zone	GRUZ - R22		
General Rural Zone	GRUZ - R23		
General Rural Zone	GRUZ - R24	Oppose	Non-rural activities is not defined. Without any definition it is unclear what Delete GRUZ - R24 Amend GRUZ - R25 as follows:  GRUZ - R25 Mineral Extraction <u>Prospecting and Exploration</u> Activities not meeting Permitted or Controlled Activity Standards  Discretion is restricted to: a. Management of access, parking and traffic generation; b. Noise, glare, light, dust, blasting and vibration management; c. Hours of operation; d. Hazardous substances and waste management; e. Historic and Poutini Ngā Tahu cultural heritage requirements; f. Extent and management of earthworks and indigenous vegetation clearance; g. Effects on any threatened fauna or flora or their habitats; h. Design and location of buildings, structures and infrastructure; i. Landscape measures; j. Maintaining public access; k. Effects on riparian margins <u>and water quality</u> ; l. Monitoring, reporting and community liaison requirements; m. Financial contributions and any requirement for bonds; and n. Site rehabilitation and mine closure requirements.
General Rural Zone	GRUZ - R25	Oppose in part	Matters of discretion include water quality. This is not a district planning mu
General Rural Zone	GRUZ - R26		
General Rural Zone	Discretionary Activities		
General Rural Zone	GRUZ - R27		
General Rural Zone	GRUZ - R28		
General Rural Zone	GRUZ - R29		
General Rural Zone	GRUZ - R30		
General Rural Zone	GRUZ - R31		
General Rural Zone	GRUZ - R32	Oppose	GRUZ - R25 makes minerals extraction a restricted discretionary activity. If I Delete GRUZ-32.
General Rural Zone	GRUZ - R33		
General Rural Zone	Non-complying Activities		
General Rural Zone	GRUZ - R34		
General Rural Zone	GRUZ - R35		
<b>Rural Lifestyle Zone Section</b>			
Rural Lifestyle Zone	RLZ		
Rural Lifestyle Zone	Rural Lifestyle Zone		
Rural Lifestyle Zone	Overview		
Rural Lifestyle Zone	Other relevant Te Taio Poutini Plan provisions		
Rural Lifestyle Zone	Relationship with Other Plans		
Rural Lifestyle Zone	Note with Regard to Plantation Forestry		
Rural Lifestyle Zone	Rules		
Rural Lifestyle Zone	Note:		
Rural Lifestyle Zone	Permitted Activities		
Rural Lifestyle Zone	RLZ - R1		
Rural Lifestyle Zone	RLZ - R2		
Rural Lifestyle Zone	RLZ - R3		
Rural Lifestyle Zone	RLZ - R4		
Rural Lifestyle Zone	RLZ - R5		
Rural Lifestyle Zone	RLZ - R6		
Rural Lifestyle Zone	RLZ - R7		
Rural Lifestyle Zone	RLZ - R8		
Rural Lifestyle Zone	RLZ - R9		
Rural Lifestyle Zone	RLZ - R10		
Rural Lifestyle Zone	RLZ - R11		
Rural Lifestyle Zone	Controlled Activities		
Rural Lifestyle Zone	RLZ - R12		
Rural Lifestyle Zone	RLZ - R13		
Rural Lifestyle Zone	Restricted Discretionary Activities		
Rural Lifestyle Zone	RLZ - R14		
Rural Lifestyle Zone	RLZ - R15		
Rural Lifestyle Zone	Discretionary Activities		
Rural Lifestyle Zone	RLZ - R16		
Rural Lifestyle Zone	RLZ - R17		
Rural Lifestyle Zone	RLZ - R18		
Rural Lifestyle Zone	RLZ - R19		
Rural Lifestyle Zone	RLZ - R20		
Rural Lifestyle Zone	RLZ - R21		
Rural Lifestyle Zone	RLZ - R22		
Rural Lifestyle Zone	Non-complying Activities		
Rural Lifestyle Zone	RLZ - R23		
Rural Lifestyle Zone	RLZ - R24		
Rural Lifestyle Zone	RLZ - R25		
<b>Settlement Zone Section</b>			
Settlement Zone	SETZ		
Settlement Zone	Settlement Zone		
Settlement Zone	Overview		
Settlement Zone	SETZ - PREC2 - Settlement Centre Precinct		
Settlement Zone	SETZ - PREC3 - Coastal Settlement Precinct		
Settlement Zone	SETZ - PREC 4 - Rural Residential Precinct		
Settlement Zone	Other relevant Te Taio Poutini Plan provisions		
Settlement Zone	Note with Regard to Plantation Forestry		
Settlement Zone	Rules		
Settlement Zone	Note:		
Settlement Zone	Permitted Activities		
Settlement Zone	SETZ - R1		
Settlement Zone	SETZ - R2		
Settlement Zone	SETZ - R3		
Settlement Zone	SETZ - R4		
Settlement Zone	SETZ - R5		
Settlement Zone	SETZ - R6		
Settlement Zone	SETZ - R7		
Settlement Zone	SETZ - R8		
Settlement Zone	SETZ - R9		
Settlement Zone	SETZ - R10		
Settlement Zone	SETZ - R11		
Settlement Zone	SETZ - R12		
Settlement Zone	SETZ - R13		
Settlement Zone	SETZ - R14		
Settlement Zone	SETZ - R15		
Settlement Zone	SETZ - R16		
Settlement Zone	Controlled Activities		
Settlement Zone	SETZ - R17		
Settlement Zone	SETZ - R18		
Settlement Zone	Restricted Discretionary Activities		
Settlement Zone	SETZ - R19		
Settlement Zone	SETZ - R20		
Settlement Zone	SETZ - R21		
Settlement Zone	SETZ - R22		
Settlement Zone	SETZ - R23		
Settlement Zone	Discretionary Activities		
Settlement Zone	SETZ - R24		
Settlement Zone	SETZ - R25		
Settlement Zone	SETZ - R26		
Settlement Zone	SETZ - R27		
Settlement Zone	Non-complying Activities		
Settlement Zone	SETZ - R28		
<b>SPZ - Special Purpose Zones Section</b>			
<b>Airport Zone Section</b>			
<b>Buller Coalfield Zone Section</b>			
<b>Future Urban Zone Section</b>			
<b>Hospital Zone Section</b>			
Hospital Zone	HQSZ		
Hospital Zone	Hospital Zone		
Hospital Zone	Overview		
Hospital Zone	Hospital Zone Objectives		
Hospital Zone	HQSZ - O1		
Hospital Zone	HQSZ - O2		
Hospital Zone	Hospital Zone Policies		
Hospital Zone	HQSZ - P1		
Hospital Zone	HQSZ - P2		
Hospital Zone	Hospital Zone Rules		
Hospital Zone	Note:		
Hospital Zone	Permitted Activities		
Hospital Zone	HQSZ - R1		
Hospital Zone	HQSZ - R2		
Hospital Zone	HQSZ - R3		
Hospital Zone	HQSZ - R4		
Hospital Zone	HQSZ - R5		
Hospital Zone	HQSZ - R6		
Hospital Zone	Restricted Discretionary Activities		
Hospital Zone	HQSZ - R7		
Hospital Zone	Discretionary Activities		
Hospital Zone	HQSZ - R8		
Hospital Zone	Non-complying Activities		
Hospital Zone	HQSZ - R9		
Hospital Zone	HQSZ - R10		
Hospital Zone	HQSZ - R11		
Hospital Zone	HQSZ - R12		
<b>Mineral Extraction Zone Section</b>			
Mineral Extraction Zone	MENZ	Support in part	TiGA supports the inclusion of the Mineral Extraction Zone in the Proposed P Amend the planning maps to include additional Mineral Extraction Zones where mining permits have been granted by New Zealand Petroleum and Minerals, including permits 03785, S1803 and 00917.01.
Mineral Extraction Zone	Mineral Extraction Zone	Amend	Rezone the following land to Mineral Extraction Zone: Lot 2 DP 314606, sections 1-2 Block 1 Waiwhero SD, Lot 2 DP 402366, Part 85 3870, 85 2605, 85 431, 85 3250 Block 1 Waiwhero SD, Lot 2 DP 423442, 85 2841, Lot 1 DP 412689, 85 2847, Section 4-6 Block V Waiwhero SD, Section 7-8 Block V Waiwhero SD, 85 2931, 85 2932, Part 85 2639, 85 2933, Section 4033 Block V Waiwhero SD, 85 3316, Lot 1 DP 335367, 85 2930, 85 2929, Part 85 2928, Lot 1 DP 2719, Lot 2 DP 339364, Part 85 2635, Part 85 2634, Lot 1 DP 2178, Lot 1 DP 790, 85 4033, 85 2847, 85 3250

Mineral Extraction Zone	Mineral Extraction Zone	Support	TiGa Minerals and Metals supports the inclusion of the Mineral Extraction Zone. Retain the Minerals Extraction Zone over Lot 1 DP 412689, RS 2847, and Section 5 Block V Waiwhero SD on the Barrytown Flats as notified, with amendments as proposed in relation to specific provisions throughout this submission.
Mineral Extraction Zone	Overview	Support	This objective enables mineral extraction activities in the MINZ and is supported as notified.
Mineral Extraction Zone	Mineral Extraction Zone Objectives	Support	Amend MINZ - O2 as follows:  To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone <del>minimises</del> adverse effects on the environment, the community and the relationship of Pouitini Ngāi Tahu with their ancestral lands, sites and areas of significance, water, wāhi tapu and other taonga.
Mineral Extraction Zone	MINZ - O1	Support in part	This objective recognises the need to address adverse effects, however a word other than 'wāhi tapu' should be used.
Mineral Extraction Zone	MINZ - O2	Support	This policy encourages the recognition of important mineral resources through retention as notified.
Mineral Extraction Zone	Mineral Extraction Policies	Support	This policy recognises the need to protect mineral resources from reverse use. Retain as notified.
Mineral Extraction Zone	MINZ - P1	Support	Amend MINZ - P3 as follows:  To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to <del>the best practicable measure</del> environmental standards and to provide for future use and activities.
Mineral Extraction Zone	MINZ - P2	Support in part	This policy requires rehabilitation of land following mineral extraction, and is appropriate to the area. Amend MINZ - P4 as follows:  Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a. Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; b. Managing dust, noise, vibration, access and lighting to maintain amenity values; c. Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d. Managing <del>adverse effects</del> impacts on significant indigenous vegetation and significant habitats of indigenous fauna.
Mineral Extraction Zone	MINZ - P3	Support in part	This policy recognises the need to address adverse effects, however a word other than 'wāhi tapu' should be used.
Mineral Extraction Zone	MINZ - P4	Support	This policy provides for adverse effects to be managed using the effects management plan. Retain as notified.
Mineral Extraction Zone	MINZ - P5	Support	This policy recognises the need for Pouitini Ngāi Tahu involvement in certain activities. Retain as notified.
Mineral Extraction Zone	MINZ - P6	Support	Amend MINZ - P7 as follows:  Manage conflicts between mineral extraction activities and other land uses by ensuring that: a. Performance standards to <del>manage adverse effects</del> <del>minimise impacts</del> on the amenity, rural character and natural values of adjacent areas are met; and b. Activities that are incompatible with the effects of mineral extraction and ancillary activities are not established in the MINZ - Mineral Extraction Zone.
Mineral Extraction Zone	MINZ - P7	Support in part	This policy seeks to manage conflicts between activities. A wording amendment is sought.
Mineral Extraction Zone	MINZ - P8	Support	This policy seeks to ensure coordination with the West Coast Regional Council. Retain as notified.
Mineral Extraction Zone	Rules	Amend	Add farming activity and buildings as a permitted activity. Include GRU2-R1 as Permitted Activity in MINZ.
Mineral Extraction Zone	Note:		An additional advice note is sought as follows:  "This rule does not override the protection of consented activities under Section 9(3)(a) of the Resource Management Act 1991 or existing user rights."
Mineral Extraction Zone	Permitted Activities	Support in part	This rule seeks to provide for minerals extraction activities where lawfully provided for under Section 10 of the Act.
Mineral Extraction Zone	MINZ - R1	Support	This rule provides for ancillary activities and is supported. Retain as notified.
Mineral Extraction Zone	MINZ - R2	Support	The activity status for vegetation clearance is supported. Retain as notified.
Mineral Extraction Zone	MINZ - R3	Support	The activity status for mineral extraction activities is supported. Retain as notified.
Mineral Extraction Zone	MINZ - R4		
Mineral Extraction Zone	MINZ - R5		
Mineral Extraction Zone	Controlled Activities		
Mineral Extraction Zone	MINZ - R6		
Mineral Extraction Zone	Restricted Discretionary Activities		
Mineral Extraction Zone	MINZ - R7		
Mineral Extraction Zone	Discretionary Activities		
Mineral Extraction Zone	MINZ - R8		
Mineral Extraction Zone	Non-complying Activities		
Mineral Extraction Zone	MINZ - R9		
Mineral Extraction Zone	MINZ - R10		
<b>Māori Purpose Zone Section</b>			
<b>Port Zone Section</b>			
<b>Stadium Zone Section</b>			
<b>Scenic/Visitor Zone Section</b>			
<b>Development Areas Section</b>			
<b>Designations Section</b>			
<b>PART 4 - APPENDICES Section</b>			
PART 4 - APPENDICES	PART 4 - APPENDICES		
<b>Schedules Section</b>			
Schedules	Schedules		
<b>SCHEDULE 1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS Section</b>			
<b>SCHEDULE 1B - SCHEDULE OF ARCHEOLOGICAL SITES Section</b>			
<b>SCHEDULE 2 - SCHEDULE OF NOTABLE TREES Section</b>			
<b>SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI Section</b>			
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	Support in part	TiGa supports the inclusion of sites and areas of significance to Māori in the TiGa seeks that the identified sites of significance to Māori are reviewed for accuracy and further information is provided on the cultural values associated with each site.
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 1		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 2		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 3		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 4		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 5		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 6		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 7		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 8		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 9		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 10		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 11		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 12		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 13		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 14		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 15		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 16		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 17		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 18		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 19		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 20		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 21		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 22		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 23		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 24		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 25		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 26		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 27		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 28		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 29		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 30		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 31		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 32		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 33	Support in part	This SASM is located within TiGa's Minerals Exploration Permit, and covers a TiGa seeks that SASM33 is re-evaluated to provide an accurate area on the planning maps showing the location of the lainga sites.
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 34		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 35		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 36		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 37		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 38		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 39		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 40		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 41		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 42		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 43		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 44		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 45		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 46		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 47		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 48		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 49		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 50		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 51		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 52		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 53		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 54		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 55		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 56		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 57		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 58		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 59		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 60		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 61		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 62		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 63		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 64		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 65		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 66		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 67		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 68		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 69		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 70		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 71		
SCHEDULE 3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI	SASM 72		









Appendix Ter: New Zealand Archaeological At L28/77  
Appendix Ter: New Zealand Archaeological At L28/10  
Appendix Ter: New Zealand Archaeological At L28/6  
Appendix Ter: New Zealand Archaeological At L30/112  
Appendix Ter: New Zealand Archaeological At L30/158  
Appendix Ter: New Zealand Archaeological At L31/1  
Appendix Ter: New Zealand Archaeological At L31/10  
Appendix Ter: New Zealand Archaeological At L31/11  
Appendix Ter: New Zealand Archaeological At L31/2  
Appendix Ter: New Zealand Archaeological At L31/8  
Appendix Ter: New Zealand Archaeological At L31/9  
Appendix Ter: New Zealand Archaeological At L32/3  
Appendix Ter: New Zealand Archaeological At L32/4  
Appendix Ter: New Zealand Archaeological At L32/5