



SUBMISSIONS ON TE TAI O POUTINI PLAN
Under Clause 6 of the First Schedule of the Resource Management Act 1991

To: West Coast Regional Council

By email: info@tppp.nz

Submitter: Denis and Wendy Cadigan

Address for Service: Tai Poutini Resources Ltd
PO Box 257
Greymouth 7840

info@tpri.co.nz

1. Submitters

- 1.1 On behalf of Denis and Wendy Cadigan (the submitter), we submit on the Proposed Te Tai o Poutini Plan.
- 1.2 The submitter could not gain an advantage in trade competition through this submission.
- 1.3 The submitter owns land at 148 Kumara Junction Highway, Hokitika.
- 1.4 The specific provisions which this submission relates to are:
 - 1.4.1 Whole Plan
 - 1.4.2 ECO-R2
 - 1.4.3 CE-R4
 - 1.4.4 SUB-S1
 - 1.4.5 GRUZ-R3
 - 1.4.6 MAPS/ZONING – REZONE REQUEST
- 1.5 The reasons for the submission and the relief sought are set out below.
- 1.6 The suggested revisions do not limit the generality of the reasons for the submission.
- 1.7 The submitter wishes to be heard in support of this submission.



- 1.8 The submitter will consider presenting a joint case with others presenting similar submissions.

2. Background to the submission

2.1 The submitter owns a 11ha rural block of land at 148 Kumara Junction Highway (legally described as Lot 1 DP 2009), and is in the process of subdividing the property for rural-residential purposes. This allotment is partially low quality pastoral farmland and partly regenerating native vegetation and gorse, and is proposed to be zoned General Rural Zone.

2.2 The proposed subdivision plan is enclosed as **Attachment A**.

3. Summary of submission

3.1 The submitter is concerned that a number of proposed provisions are inconsistent with the proposed subdivision of the site, and may inhibit future rural-residential development of the site. The submitter wishes to see an appropriate zone framework applied to their property which will enable the future rural-residential development of the property. The appropriate zoning is considered to be Settlement Zone – Rural Residential Precinct. The site is located within close proximity to Hokitika and to a nearby Rural Residential Precinct proposed along Keoghans Road.

3.2 The submitter is concerned about the implications of being located within the Coastal Environment overlay and the particular limitations on buildings and vegetation clearance within this overlay, and seeks these restrictions be removed or relaxed to allow for rural-residential development. While this site is within the Coastal Environment overlay, it is on top of a terrace some 200m away from the coastline, and separated by a State Highway and oxidation ponds servicing Hokitika. This is a highly modified coastal environment and would not be considered a site with a high degree of natural character. Any development that occurs will be located on the top of the terrace and will not be visible from the beach or from the State Highway due to the elevated nature of the site.

3.3 The proposed zoning and restrictions on allotment size, and additional restrictions imposed by the Coastal Environment overlay do not give effect to the operative West Coast Regional Policy Statement which seeks to enable a range of existing and new economic activities to occur (Objective 4.2 and Policy 4.1), and seeks to enable subdivision, use and development (Policy 4.2).

4. Reasons for the submission

4.1 The specific reasons for each submission point on specific provisions are included in **Attachment B**.

5. Relief sought

- 5.1 The submitter seeks a relaxation of the restrictions imposed by the Coastal Environment overlay, in particular the restrictive vegetation clearance limits and building floor area limits; and opposes the 4ha minimum lot size in the General Rural Zone. The submitter seeks that 148 Kumara Junction Highway is rezoned Settlement Zone – Rural-Residential Precinct to enable subdivision to a higher density which is in keeping with other rural-residential development in the vicinity.
- 5.2 The specific relief sought is included in **Attachment B**.
- 5.3 Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.



Signed on behalf of **Denis and Wendy Cadigan**
Kate McKenzie
Principal Planner
Tai Poutini Resources Ltd

Attachment A: Proposed Subdivision Plan
Attachment B: TTPP Relief Sought Table

Appendix 1

Provision	Support/Oppose	Reasons	Decision Sought
Map 51 – ONL 31 (Sch. 5), NCA 38 (Sch. 7), NCA 37 (Sch. 8)	Oppose	The line which identifies the ONL and HCNC is inappropriate and includes highly modified residential subdivision. The site is highly modified and not outstanding. The line which has been drawn to identify this overlay appears to have been arbitrarily drawn.	Align the ONL boundary with existing property lines. Alternatively, give effect to the decisions sought in respect of particular provisions set out below.
NH – R33	Oppose	Any residential activity (by definition of “sensitive activity”) will require resource consent within the Land Instability Overlay. Given that there is an approved subdivision with existing dwellings and ancillary buildings, this is unduly restrictive.	Remove Restricted discretionary activity status for existing subdivisions. Alternatively, exclude residential activities other than primary residential dwellings from this rule.
ECO – R2	Oppose	This rule contains a very restrictive vegetation clearance requirement in the coastal environment, which covers large areas of the West Coast Region which are used for various activities. The 500m2 clearance rule is considered to be unduly restrictive and unnecessary for the protection of coastal character or indigenous biodiversity. The site is intended for rural residential development as a subdivision. The clearance volume is unduly restrictive and does not enable the clearance required for a typical rural residential dwelling and access and is inconsistent with the underlying zoning of the land as rural residential.	Delete ECO – R2 Alternatively, increase vegetation clearance volume to more accurately reflect the vegetation clearance required in a typical build.
NFL – P3	Support	Recognises that there are settlements, farms 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. However the submitter is concerned that this	Retain as notified

		policy does not flow into the rules, particularly where there are established existing uses and subdivisions which are intended for residential development, and where residential development is already established.	
NFL – R5	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or its intended purpose as a rural residential subdivision. The limit is unduly prohibitive.	Remove 5m building limit for established subdivisions. Alternatively, provide a more realistic building height limit which considers the sloping topography of the area, and amend relevant definitions as necessary.
NFL – R6	Oppose	The cut height is unduly restrictive and not reflective of the topography of NFL's on the West Coast. Particularly in existing subdivisions which are intended for residential subdivision and have existing dwellings.	Remove 1 metre cut height or alternatively provide a more generous cut height which enables residential development as intended in existing subdivisions. Remove reference to Coastal Environment.
NFL – R8	Oppose	Residential buildings within an NFL are not included in the list of permitted activities, despite there being rural residential subdivisions located within the NFL. The maximum height limits for buildings is unduly prohibitive, particularly where the majority of the Coasts NFL areas are sloping in nature. The floor limits would also be unduly restrictive for a residential build which the submitter seeks to include.	Remove 3m height limit as it is arbitrary, particularly given the topography of NFL's. Alternatively, provide a more realistic building height limit which considers the sloping topography of the area.

			Inclusion of residential buildings as a permitted activity, and increase floor area to 250m ² minimum to enable houses.
NFL – R10	Oppose	Controlled activity standard 2. Is ambiguous and uncertain	Delete controlled activity standard 2.
CE – 01	Support	The submitter supports this objective which seeks to preserve the character of the coastal environment while recognising that the coastal environment is important in providing for people's social and economic wellbeing.	Retain as notified
CE – P5	Oppose	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment. In addition, the policy does not recognise that there are existing subdivisions within the coastal environment where only some lots have been developed and some remain to be developed.	Include as additional text: a. Are existing lawfully established structures <u>or sites</u> ;
CE – P6	Support	The submitter supports the provision for buildings and structures within the coastal environment, of an appropriate scale, however considers that the provisions which flow on from this policy do not reflect what is appropriate in all parts of the coastal environment.	Retain as notified
CE – P7	Support	The submitter supports this provision, which allows for development in areas already modified and expansion of existing settlements, however is concerned that the provisions which flow on from this policy are inappropriate.	Retain as notified
CE – R4	Oppose	The coastal environment covers vast areas of the West Coast Region. The proposed restrictions on building in the Coastal Environment are unduly restrictive and do not provide for residential or rural activities which are both anticipated by the underlying zones which make up the Coastal	Remove gross ground floor area size limit for buildings in the RLZ zone by deleting CE-R4.2.iii.I

		Environment. In particular, many established residential dwellings exceed 200m ² in the area. The rule as worded would trigger a resource consent requirement for almost every dwelling in the Coastal Environment. The proposed floor area and height limits are considered unduly restrictive, and a significant departure from what has already been built within the subdivision.	Alternatively, replace with a more appropriate ground floor area limit which appropriately provides for reasonably sized residential dwellings in within the coastal environment, in line with the operative District Plans in the region.
CE – R8	Oppose	The maximum height limit above 5m for buildings and structures does not reflect the topography of the land or for sites which are already identified as a rural residential subdivision. The limit is unduly prohibitive.	Remove height limit or alternatively set more appropriate height limit where subdivision is in place.
CE – R11	Oppose	Earthworks are not enabled in an area that has been approved for subdivision and which has a number of dwellings which are established.	Include access and building platforms as a permitted activity.
CE – R16	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
CE – R18	Oppose	Matters of discretion are unduly restrictive for an identified and established subdivision. The matters of discretion (other than those which relate to landscape and amenity value) do not relate to ONL status.	Remove all matters of discretion where existing subdivisions are in place except those which relate to landscape and amenity values
EW – R1	Oppose	This rule is a duplication of regional council rules. The cut height is unduly restrictive. Particularly in existing subdivisions which are intended for residential subdivision and have existing dwellings.	Remove 1.5 metre cut height or alternatively provide a more generous cut height which enables residential development as intended in existing subdivisions.
EW – R3	Oppose	500m ² is insufficient for building platform and access on land which has been identified for subdivision and where existing residential dwellings in the subdivision is well established.	Remove 500m ² limit on earthworks in the RLZ .

			Alternatively, provide a more generous earthworks limit such as 2000m2
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Submitter name: Denis and Wendy Cadigan
Contact person: Kate McKenzie, Tai Poutini Resources
Contact email: kate.mckenzie@tpri.co.nz

Instructions: This spreadsheet template has been made available to assist submitters wishing to make submissions on a significant number of provisions in the Proposed Plan.

If you are using this spreadsheet, please also complete a submission form with the details of the submitter. This can be done by either:

1. downloading and completing a submission form from the Council's website and lodging the form and this spreadsheet via email to info@tppp.nz; or
2. using the online submission tool accessible from the Council's website to upload this document as a supporting document. If you choose this method, please add one submission point to your online submission and select [General] as the Plan Section and [General] as the Provision.

To add your submission points to this spreadsheet, please scroll to the relevant Plan Section and click the '+' symbol to expand the group to show all of the provisions within that section. In the row containing the provision you wish to submit on, select one of the options from the Support/oppose column (click in the relevant cell and an arrow button will appear that presents a dropdown list). Add the reasons and the decision you seek in the next two columns. Please ensure you add both reasons and decision sought as these are an important part of your submission. If you are asking for a new provision to be added to a section, please include that in the row for the first provision in that section (the spreadsheet does not allow new rows to be added). Similarly, if you wish to make a submission that relates to a whole section of the Plan, please include that in row for the first provision in that section.

If you require any assistance with using this spreadsheet, please contact the District Plan team at info@tppp.nz.

Plan section	Provision	Support Oppose	Reasons	Decision sought
[General]				
(General)	(General)			
Whole Plan	Whole plan	Neutral	To enable alternative relief which may give effect to the matters in the subm	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.
Introduction Section				
How The Plan Works Section				
Interpretation Section				
Glossary Section				
Abbreviations Section				
National Direction Instruments Section				
Tangata Whenua Section				
PART 2 - DISTRICT WIDE MATTERS Section				
Strategic Direction Section				
Energy Infrastructure and Transport Section				
Energy Section				
Infrastructure Section				
Transport Section				
HAZ - Hazards and Risks Section				
Contaminated Land Section				
Hazardous Substances Section				
HCV - Historical and Cultural Values Section				
Historic Heritage Section				
Notable Trees Section				
Sites and Areas of Significance to Māori Section				
Natural Environment Values Section				
Ecosystems and Indigenous Biodiversity Section				
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			
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives			
Ecosystems and Indigenous Biodiversity	ECO- 01			
Ecosystems and Indigenous Biodiversity	ECO- 02			
Ecosystems and Indigenous Biodiversity	ECO- 03			
Ecosystems and Indigenous Biodiversity	ECO- 04			
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Policies			
Ecosystems and Indigenous Biodiversity	ECO - P1			
Ecosystems and Indigenous Biodiversity	ECO - P2			
Ecosystems and Indigenous Biodiversity	ECO - P3			
Ecosystems and Indigenous Biodiversity	ECO - P4			
Ecosystems and Indigenous Biodiversity	ECO - P5			
Ecosystems and Indigenous Biodiversity	ECO - P6			
Ecosystems and Indigenous Biodiversity	ECO - P7			
Ecosystems and Indigenous Biodiversity	ECO - P8			
Ecosystems and Indigenous Biodiversity	ECO - P9			
Ecosystems and Indigenous Biodiversity	ECO - P10			
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Rules			
Ecosystems and Indigenous Biodiversity	Note:			
Ecosystems and Indigenous Biodiversity	Permitted Activities			
Ecosystems and Indigenous Biodiversity	ECO - R1			
Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	This rule imposes a limit of 500m2 for vegetation clearance within the Coast; Remove or increase the limit on vegetation clearance to at least 1,000m2 per site, which is consistent with the minimum site size in Settlements where septic disposal is required to be provided on site (indicating a suitable building platform), and exclude access from the limit on vegetation clearance.	
Ecosystems and Indigenous Biodiversity	Controlled Activities			
Ecosystems and Indigenous Biodiversity	ECO - R3			
Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7			
Ecosystems and Indigenous Biodiversity	Restricted Discretionary Activities			
Ecosystems and Indigenous Biodiversity	ECO - R5			
Ecosystems and Indigenous Biodiversity	ECO - R6/SUB - R9			
Ecosystems and Indigenous Biodiversity	Discretionary Activities			
Ecosystems and Indigenous Biodiversity	ECO - R7			
Ecosystems and Indigenous Biodiversity	ECO - R8/SUB - R15			
Ecosystems and Indigenous Biodiversity	Non-complying Activities			
Ecosystems and Indigenous Biodiversity	ECO - R9/SUB - R27			
Ecosystems and Indigenous Biodiversity	ECO - R10			
Ecosystems and Indigenous Biodiversity	ECO - R11			
Natural Features and Landscapes Section				
Public Access Section				
Natural Character and Margins of Waterbodies Section				
Financial Contributions Section				
Subdivision Section				
Subdivision	SUB			
Subdivision	Subdivision			
Subdivision	Overview			
Subdivision	Subdivision Objectives			
Subdivision	SUB - O1			
Subdivision	SUB - O2			
Subdivision	SUB - O3			
Subdivision	SUB - O4			
Subdivision	SUB - O5			
Subdivision	SUB - O6			

Subdivision	Subdivision Policies
Subdivision	SUB - P1
Subdivision	SUB - P2
Subdivision	SUB - P3
Subdivision	SUB - P4
Subdivision	SUB - P5
Subdivision	SUB - P6
Subdivision	SUB - P7
Subdivision	SUB - P8
Subdivision	SUB - P9
Subdivision	Subdivision Rules
Subdivision	Note:
Subdivision	Permitted Activities
Subdivision	SUB - R1
Subdivision	SUB - R2
Subdivision	Controlled Activities
Subdivision	SUB - R3
Subdivision	SUB - R4
Subdivision	SUB - R5
Subdivision	SUB - R6
Subdivision	SUB - R7/ECO - R4
Subdivision	SUB - R8
Subdivision	Restricted Discretionary Activities
Subdivision	SUB - R9/ECO - R6
Subdivision	SUB - R10
Subdivision	SUB - R11
Subdivision	SUB - R12
Subdivision	SUB - R13
Subdivision	Discretionary Activities
Subdivision	SUB - R14
Subdivision	SUB - R15/ECO - R8
Subdivision	SUB - R16
Subdivision	SUB - R17
Subdivision	SUB - R18
Subdivision	SUB - R19
Subdivision	SUB - R20
Subdivision	SUB - R21
Subdivision	SUB - R22
Subdivision	SUB - R23
Subdivision	Non-complying Activities
Subdivision	SUB - R24
Subdivision	SUB - R25
Subdivision	SUB - R26
Subdivision	SUB - R27/ECO - R9
Subdivision	Prohibited Activities
Subdivision	SUB - R28
Subdivision	Subdivision Standards
Subdivision	SUB - S1
Subdivision	SUB - S2
Subdivision	SUB - S3
Subdivision	SUB - S4
Subdivision	SUB - S5
Subdivision	SUB - S6
Subdivision	SUB - S7
Subdivision	SUB - S8
Subdivision	SUB - S9
Subdivision	SUB - S10
Subdivision	SUB - S11

General District Wide Matters Section

Activities on the surface of water Section

Coastal Environment Section

Coastal Environment	CE
Coastal Environment	Coastal Environment
Coastal Environment	Overview
Coastal Environment	Coastal Environment Objectives
Coastal Environment	CE - O1
Coastal Environment	CE - O2
Coastal Environment	CE - O3
Coastal Environment	Coastal Environment Policies
Coastal Environment	CE - P1
Coastal Environment	CE - P2
Coastal Environment	CE - P3
Coastal Environment	CE - P4
Coastal Environment	CE - P5
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
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

Noise Section

Signs Section

Oppose in part The minimum allotment size of 4ha for the General Rural Zone is opposed. 4 Reduce the minimum allotment size to 5,000m2 as is currently provided for in the Westland District Plan as a discretionary activity, or alternatively rezone 148 Kumara Junction Highway to Settlement Zone - Rural Residential Precinct to allow subdivision to 4,000m2.

Oppose The proposed restrictions on building in the Coastal Environment are unduly Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by deleting CE-R4.2.iii.I

Temporary Activities Section

PART 3 - AREA-SPECIFIC MATTERS Section

ZONES Section

Open Space and Recreation Zones Section

Natural Open Space Zone Section

Open Space Zone Section

Sport and Active Recreation Zone Section

Commercial and Mixed Use Zones Section

Commercial Zone Section

Mixed Use Zone Section

Neighbourhood Centre Zone Section

Town Centre Zone Section

Industrial Zones Section

General Industrial Zone Section

Light Industrial Zone Rules Section

Residential Zones Section

General Residential Zone Section

Large Lot Residential Zone Section

Medium Density Residential Zone Section

Rural Zones Section

General Rural Zone Section

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
General Rural Zone	GRUZ - R12
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
General Rural Zone	GRUZ - R25
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
General Rural Zone	GRUZ - R33
General Rural Zone	Non-complying Activities
General Rural Zone	GRUZ - R34
General Rural Zone	GRUZ - R35

Rural Lifestyle Zone Section

Settlement Zone Section

SPZ - Special Purpose Zones Section

Airport Zone Section

Buller Coalfield Zone Section

Future Urban Zone Section

Hospital Zone Section

Mineral Extraction Zone Section

Māori Purpose Zone Section

Port Zone Section

Stadium Zone Section

Scenic Visitor Zone Section

Development Areas Section

Designations Section

PART 4 - APPENDICES Section

Schedules Section

SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS Section

SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES Section

SCHED2 - SCHEDULE OF NOTABLE TREES Section

SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI Section

SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS Section

SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES Section

SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES Section

SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER Section

SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER Section

Oppose in part The proposed dwelling density for the GRUZ is considered to be inappropriate Amend GRUZ-R3.3 to change the residential unit density to 5,000m2 in line with the submitter's relief sought on SUB-S1. Alternatively, rezone 148 Kumara Junction Highway to Settlement Zone - Rural Residential Precinct.

SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS Section

SCHED10 - PREVIOUSLY MINED LOCATIONS IN THE RURAL AND OPEN SPACE AND RECREATION ZONES Section

Appendices Section

Appendix One: Transport Performance Standards Section

Appendix Two: Recession Planes Section

Appendix Three: Design Guidelines Section

Appendix Four: Accidental Discovery Protocols Section

Appendix Five: Statutory Acknowledgements Section

Appendix Six: Nohoanga Entitlements Section

Appendix Seven: Mineral Extraction Management Plan Requirements Section

Appendix Eight: Community Living Precinct Concept Plans Section

Appendix Nine: Airport Approach Path Overlay Section

Appendix Ten: New Zealand Archaeological Association Sites of Māori Origin Section