



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: Westland Farm Services Limited

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

Jorja.Hunt@tpri.co.nz

1. Submitters

- 1.1 On behalf of Westland Farm Services Limited (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 Golf Links Road, Hokitika and has advanced plans to develop a farm equipment and machinery service centre on the site.
- 1.4 The specific provisions which this submission relates to are:
 - 1.4.1 Whole Plan
 - 1.4.2 Definition Rural Industry
 - 1.4.3 Strategic Direction CR
 - 1.4.4 CE – O1
 - 1.4.5 CE – P5
 - 1.4.6 CE – P6
 - 1.4.7 CE – R4
 - 1.4.8 RURZ – O1
 - 1.4.9 RURZ – P1
 - 1.4.10 RURZ – P4
 - 1.4.11 RURZ – P6
 - 1.4.12 RURZ – P8



- 1.4.13 SETZ – PREC – P4
- 1.4.14 GRUZ
- 1.4.15 RURZ – 21
- 1.4.16 GRUZ – R24
- 1.4.17 SETZ – R13
- 1.4.18 SETZ – R14
- 1.4.19 SETZ – R22
- 1.4.20 INZ – P4
- 1.4.21 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 1.1ha rurally zoned block of land on the corner of Golf Links Road and Ruatapu Road Hokitika (legally described as Part Rural Section 1264 and Section 8-10 Survey Office Plan 12249) and is in the process of obtaining a land use consent from the Westland District Council to operate their commercial agricultural servicing business from this site. This allotment is low quality pastoral farmland and is proposed to be split-zoned both General Rural Zone and Settlement Zone (Rural-Residential Precinct).
- 2.2 The proposed site plan is enclosed as **Attachment A**.

3. Summary of submission

- 3.1 The submitter generally supports provisions in the Proposed Plan which are supportive of Rural Industry being located in rural environments. The submitter's agricultural service activity would meet the definition of Rural Industry and is an anticipated part of the rural environment.
- 3.2 The submitter is concerned that a number of proposed provisions are inconsistent with providing for their proposed agricultural service activity to locate in the rural environment and at their chosen site and which may also inhibit future rural-residential development of the site. The submitter wishes to see an appropriate zone framework applied to their property as it is currently split between both General Rural Zone and Settlement Zone. 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 Golf Link and Ruatapu Road.

- 3.3 The submitter is concerned about the implications of being located within the Coastal Environment overlay and the particular limitations on buildings within this overlay, and seeks these restrictions be removed or relaxed to allow for activities which have a functional need to locate within the Coastal Environment. A significant amount of activity occurs within the Coastal Environment on the West Coast due to the topography of the region, and a relatively narrow strip of flat land adjacent to the coastline. The Proposed Plan should adequately provide for a range of activities to occur within the Coastal Environment, in appropriate locations. While this site is within the Coastal Environment overlay, it is comprised of poor-quality pasture, approximately 800m from the coastline and separated by Golf Links Road, paddocks and two small creeks which flow into the Hokitika River. This is a highly modified pastoral setting within the coastal environment and would not be considered a site with a high degree of natural character. Further, the site has been earmarked for increased development through the majority of it being zoned for rural-residential purposes, which would at least increase dwelling density. Any development that occurs will be located away from the coastline and would be screened via landscaping from Ruatapu Road which is the State Highway.
- 3.4 The submitter is concerned that it will be difficult for non-rural activities to be located within the General Rural Zone which require buildings over 250m² therefore limiting the types of activities that could take place even if they have a functional need to locate there. The term non-rural is also not defined so could be problematic.
- 3.5 The proposed policy for industrial activities to locate within industrial zoned land is problematic as it is difficult to determine the availability of Industrial Zoned land. This could result in certain activities missing out on locating in areas where they have a functional need to do so due to Industrial Land having to be used first. In particular, agricultural service activities are typically located on the outskirts of settlements, in the rural environment. They have a need to be located near transport networks, and near their rural customers. Across the country, and the West Coast Region, there are examples of this type of agricultural service activity on the edge of settlements.

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 supports some aspects of the Proposed Plan, which seek to enable rural activities and associated service industries and seeks that these aspects of the plan be retained. This recognises the importance of the rural sector to the West Coast economy.
- 5.2 The submitter seeks a relaxation of the restrictions imposed by the Coastal Environment overlay, in particular the restrictive building floor area limits. They oppose the suitable land



policy 4 of the industrial zone and seek to have this requirement removed due to the difficulty to determine availability. They oppose the restricted discretionary status of maximum floor and yard for non-rural activities within the General Rural Zone and seek to have the floor area increased from 250m².

5.3 The submitter seeks to have the entire parcel of land at Ruatapu Road / Golf Links Road (legally described as Part Rural Section 1264 and Section 8-10 Survey Office Plan 12249) to be zoned entirely Settlement Zone, currently a small northern portion of the site is zoned General Rural. It is unclear what the rationale for the split zoning in the middle of a property boundary is.

5.4 The specific relief sought is included in **Attachment B**.

5.5 Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.

Signed on behalf of **Westland Farm Services Limited**

Jorja Hunt

Resource Management Consultant

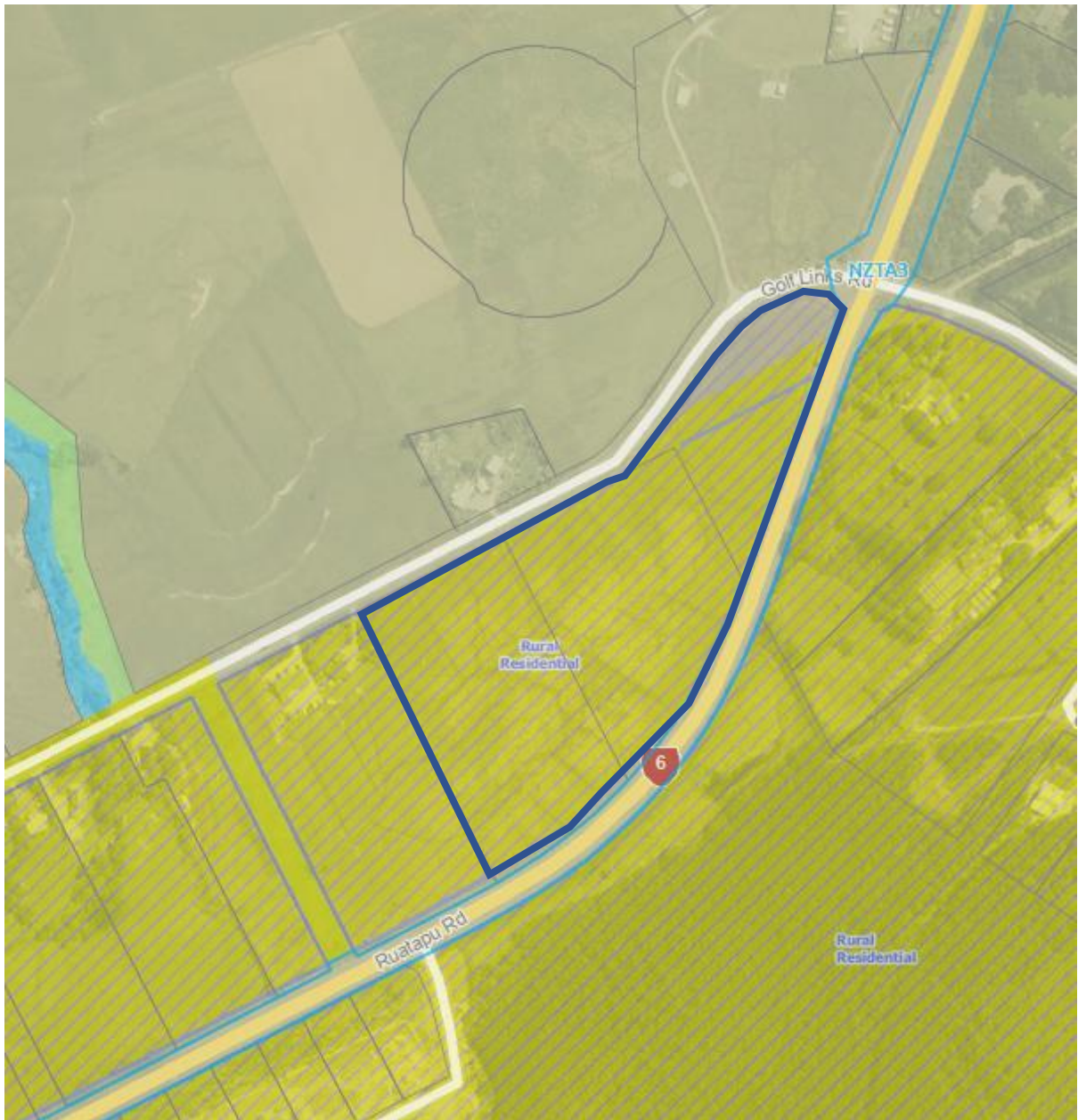
Tai Poutini Resources Ltd

Attachment A: Site Plan of Submitter's property

Attachment B: TTPP Relief Sought Table



Attachment A: Site Plan of Submitters Property outlined in blue





Submitter name: Westland Farm Services Limited
Contact person: Jorja Hunt, Tai Poutini Resources
Contact email: jorja.hunt@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@tpp.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@tpp.nz.

Plan section	Provision	Support Oppose	Reasons	Decision sought
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[General]

Whole Plan

Introduction Section

How The Plan Works Section

Interpretation Section

Interpretation	Interpretation
Interpretation	Definitions
Interpretation	Advice Note
Interpretation	ACCESSORY BUILDING
Interpretation	ACCESSWAY
Interpretation	ACTIVITY
Interpretation	ADDITION
Interpretation	ADDITIONS AND ALTERATIONS
Interpretation	ADJACENT
Interpretation	ADJOINING
Interpretation	AGRICULTURAL, PASTORAL AND HORTICULTURAL ACTIVITIES
Interpretation	AIRPORT ACTIVITIES
Interpretation	ALLOTMENT
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	BED
Interpretation	BOUNDARY ADJUSTMENT
Interpretation	BROWNFIELD
Interpretation	BUILDING
Interpretation	BUILDING FOOTPRINT
Interpretation	BUILDING PLATFORM
Interpretation	CAMPING GROUNDS
Interpretation	CEMETARIES
Interpretation	CLEANFILL
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
Interpretation	EARTHWORKS
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
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	IWI/PAPATIPU RŪNANGA MANAGEMENT PLAN
Interpretation	LAeq
Interpretation	LAF(max)
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		
Interpretation	MINERAL EXPLORATION		
Interpretation	MINERAL EXTRACTION		
Interpretation	MINERAL EXTRACTION MANAGEMENT PLAN		
Interpretation	MINERAL PROSPECTING		
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		
Interpretation	OUTDOOR LIVING SPACE		
Interpretation	OUTSTANDING COASTAL ENVIRONMENT		
Interpretation	OVERLAY CHAPTER		
Interpretation	PAPAKĀINGA		
Interpretation	PAPATIPU RŪNANGA		
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	RIPARIAN MARGIN		
Interpretation	RIVER		
Interpretation	ROOT PROTECTION AREA		
Interpretation	RURAL INDUSTRY	Support	This definition supports the interpretation of provisions relating to rural indu Retain as notified.
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	WATERBODY		
Interpretation	WETLAND		

Glossary Section

Abbreviations Section

National Direction Instruments Section

Tangata Whenua Section

PART 2 - DISTRICT WIDE MATTERS Section

Strategic Direction Section

Strategic Direction	STRATEGIC DIRECTION		
Strategic Direction	Strategic Directions Overview		
Strategic Direction	AG		
Strategic Direction	Agriculture		
Strategic Direction	Agriculture Strategic Objectives		
Strategic Direction	AG - 01		
Strategic Direction	AG - 02	Support	The submitter supports this strategic objective which seeks to enable suppor Retain as notified.
Strategic Direction	CR		
Strategic Direction	Connections and Resilience		
Strategic Direction	Connections and Resilience Strategic Objectives		
Strategic Direction	CR - 01		
Strategic Direction	CR - 02		
Strategic Direction	CR - 03		
Strategic Direction	CR - 04		
Strategic Direction	MIN		
Strategic Direction	Mineral Extraction		
Strategic Direction	MIN - 01		
Strategic Direction	MIN - 02		
Strategic Direction	MIN - 03		
Strategic Direction	MIN - 04		
Strategic Direction	MIN - 05		
Strategic Direction	MIN - 06		

Strategic Direction NENV
 Strategic Direction Natural Environment
 Strategic Direction Natural Environment Strategic Objectives
 Strategic Direction NENV- 01
 Strategic Direction NENV- 02
 Strategic Direction NENV - 03
 Strategic Direction NENV - 04
 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
 Strategic Direction POU - P10
 Strategic Direction TRM
 Strategic Direction Tourism
 Strategic Direction Tourism Strategic Objective
 Strategic Direction TRM - 01
 Strategic Direction UFD
 Strategic Direction Urban form and development
 Strategic Direction Urban Form and Development Strategic Objective
 Strategic Direction UFD - 01

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

Natural Features and Landscapes Section

Public Access Section

Natural Character and Margins of Waterbodies Section

Financial Contributions Section

Subdivision Section

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 - 01
 Coastal Environment CE - 02
 Coastal Environment CE - 03
 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

Support The submitter supports this objective which seeks to preserve the character Retain as notified.

Support The submitter supports the provision for buildings and structures within the Retain as notified.
 Support The submitter supports this provision, which allows for development in areas Retain as notified.

Remove gross ground floor area size limit for buildings in the GRUZ, RLZ and SETZ zones by deleting CE-R4.2.iii.1

Alternatively, replace with a more appropriate ground floor area limit which appropriately provides for rural activities within the coastal environment, in line with the operative District Plans in the region.

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

Oppose The proposed restrictions on building in the Coastal Environment are unduly

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

Earthworks	EW
Earthworks	Earthworks
Earthworks	Overview
Earthworks	Earthworks Objectives
Earthworks	EW - O1
Earthworks	Earthworks Policies
Earthworks	EW - P1
Earthworks	EW - P2
Earthworks	EW - P3
Earthworks	EW - P4
Earthworks	Earthworks Rules
Earthworks	Note:
Earthworks	Permitted Activities
Earthworks	EW - R1
Earthworks	EW - R2
Earthworks	EW - R3
Earthworks	EW - R4
Earthworks	EW - R5
Earthworks	EW - R6
Earthworks	Restricted Discretionary Activities
Earthworks	EW - R7
Earthworks	EW - R8

Light Section

Light	LIGHT
Light	Light
Light	Overview
Light	Light Objectives
Light	LIGHT - O1
Light	LIGHT - O2
Light	Light Policies
Light	LIGHT - P1
Light	LIGHT - P2
Light	LIGHT - P3
Light	Light Rules
Light	Note:
Light	Permitted Activities
Light	LIGHT - R1
Light	LIGHT - R2
Light	LIGHT - R3
Light	LIGHT - R4
Light	Restricted Discretionary Activities
Light	LIGHT - R5
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
Noise	NOISE - R6
Noise	NOISE - R7
Noise	NOISE - R8
Noise	NOISE - R9
Noise	NOISE - R10
Noise	NOISE - R11
Noise	Restricted Discretionary Activities
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
Signs	SIGN - R7
Signs	SIGN - R8
Signs	SIGN - R9
Signs	Permitted Activities - Specific Zones
Signs	SIGN - R10
Signs	SIGN - R11
Signs	SIGN - R12
Signs	SIGN - R13
Signs	SIGN - R14
Signs	SIGN - R15
Signs	SIGN - R16
Signs	SIGN - R17
Signs	Controlled Activities
Signs	SIGN - R18
Signs	Restricted Discretionary Activities
Signs	SIGN - R19
Signs	Discretionary Activities
Signs	SIGN - R20
Signs	SIGN - R21
Signs	SIGN - R22

Temporary Activities Section

Temporary Activities	TEMP
Temporary Activities	Temporary Activities
Temporary Activities	Temporary Activities Objective
Temporary Activities	TEMP - O1
Temporary Activities	Temporary Activities Policies
Temporary Activities	TEMP - P1
Temporary Activities	TEMP - P2
Temporary Activities	TEMP - P3
Temporary Activities	TEMP - P4
Temporary Activities	Temporary Activities Rules
Temporary Activities	Note:
Temporary Activities	Permitted Activities
Temporary Activities	TEMP - R1
Temporary Activities	TEMP - R2
Temporary Activities	TEMP - R3
Temporary Activities	TEMP - R4
Temporary Activities	TEMP - R5
Temporary Activities	TEMP - R6
Temporary Activities	Controlled Activities
Temporary Activities	TEMP - R7
Temporary Activities	Restricted Discretionary Activities
Temporary Activities	TEMP - R8
Temporary Activities	TEMP - R9

PART 3 - AREA-SPECIFIC MATTERS Section

ZONES Section

ZONES	ZONES
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Open Space and Recreation Zones Section

Open Space and Recreation Zones	Open Space and Recreation Zones
Open Space and Recreation Zones	OSRZ
Open Space and Recreation Zones	Open Space and Recreation Zones
Open Space and Recreation Zones	Overview
Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives
Open Space and Recreation Zones	OSRZ - O1
Open Space and Recreation Zones	OSRZ - O2
Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies
Open Space and Recreation Zones	OSRZ - P1
Open Space and Recreation Zones	OSRZ - P2
Open Space and Recreation Zones	OSRZ - P3
Open Space and Recreation Zones	OSRZ - P4
Open Space and Recreation Zones	OSRZ - P5
Open Space and Recreation Zones	OSRZ - P6
Open Space and Recreation Zones	OSRZ - P7
Open Space and Recreation Zones	OSRZ - P8
Open Space and Recreation Zones	OSRZ - P9
Open Space and Recreation Zones	OSRZ - P10
Open Space and Recreation Zones	Open Space Zone
Open Space and Recreation Zones	OSRZ - P11
Open Space and Recreation Zones	OSRZ - P12
Open Space and Recreation Zones	OSRZ - P13
Open Space and Recreation Zones	OSRZ - P14
Open Space and Recreation Zones	Sport and Active Recreation Zone
Open Space and Recreation Zones	OSRZ - P15
Open Space and Recreation Zones	OSRZ - P16
Open Space and Recreation Zones	OSRZ - P17
Open Space and Recreation Zones	Natural Open Space Zone
Open Space and Recreation Zones	OSRZ - P18
Open Space and Recreation Zones	OSRZ - P19
Open Space and Recreation Zones	OSRZ - P20

Natural Open Space Zone Section

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Natural Open Space Zone	NOSZ - R3
Natural Open Space Zone	NOSZ - R4
Natural Open Space Zone	NOSZ - R5
Natural Open Space Zone	NOSZ - R6
Natural Open Space Zone	Restricted Discretionary Activities
Natural Open Space Zone	NOSZ - R7
Natural Open Space Zone	NOSZ - R8
Natural Open Space Zone	NOSZ - R9
Natural Open Space Zone	Discretionary Activities
Natural Open Space Zone	NOSZ - R10
Natural Open Space Zone	NOSZ - R11
Natural Open Space Zone	NOSZ - R12
Natural Open Space Zone	Non-complying Activities

Natural Open Space Zone	NOSZ - R13
Natural Open Space Zone	NOSZ - R14
Natural Open Space Zone	NOSZ - R15
Natural Open Space Zone	NOSZ - R16
Natural Open Space Zone	NOSZ - R17

Open Space Zone Section

Open Space Zone	OSZ
Open Space Zone	Open Space Zone
Open Space Zone	Overview
Open Space Zone	OSZ - Open Space Zone Rules
Open Space Zone	Note:
Open Space Zone	Permitted Activities
Open Space Zone	OSZ - R1
Open Space Zone	OSZ - R2
Open Space Zone	OSZ - R3
Open Space Zone	OSZ - R4
Open Space Zone	OSZ - R5
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Open Space Zone	OSZ - R9
Open Space Zone	OSZ - R10
Open Space Zone	OSZ - R11
Open Space Zone	OSZ - R12
Open Space Zone	Controlled Activities
Open Space Zone	OSZ - R13
Open Space Zone	Restricted Discretionary Activities
Open Space Zone	OSZ - R14
Open Space Zone	OSZ - R15
Open Space Zone	OSZ - R16
Open Space Zone	OSZ - R17
Open Space Zone	OSZ - R18
Open Space Zone	OSZ - R19
Open Space Zone	OSZ - R20
Open Space Zone	Discretionary Activities
Open Space Zone	OSZ - R21
Open Space Zone	OSZ - R22
Open Space Zone	OSZ - R23
Open Space Zone	Non-complying Activities
Open Space Zone	OSZ - R24
Open Space Zone	OSZ - R25
Open Space Zone	OSZ - R26

Sport and Active Recreation Zone Section

Sport and Active Recreation Zone	SARZ
Sport and Active Recreation Zone	Sport and Active Recreation Zone
Sport and Active Recreation Zone	Overview
Sport and Active Recreation Zone	SARZ - Sport and Active Recreation Zone Rules
Sport and Active Recreation Zone	Note:
Sport and Active Recreation Zone	Permitted Activities
Sport and Active Recreation Zone	SARZ - R1
Sport and Active Recreation Zone	SARZ - R2
Sport and Active Recreation Zone	SARZ - R3
Sport and Active Recreation Zone	SARZ - R4
Sport and Active Recreation Zone	SARZ - R5
Sport and Active Recreation Zone	SARZ - R6
Sport and Active Recreation Zone	SARZ - R7
Sport and Active Recreation Zone	SARZ - R8
Sport and Active Recreation Zone	SARZ - R9
Sport and Active Recreation Zone	Controlled Activities
Sport and Active Recreation Zone	SARZ - R10
Sport and Active Recreation Zone	Restricted Discretionary Activities
Sport and Active Recreation Zone	SARZ - R11
Sport and Active Recreation Zone	SARZ - R12
Sport and Active Recreation Zone	SARZ - R13
Sport and Active Recreation Zone	SARZ - R14
Sport and Active Recreation Zone	Non-complying Activities
Sport and Active Recreation Zone	SARZ - R15
Sport and Active Recreation Zone	SARZ - R16
Sport and Active Recreation Zone	SARZ - R17
Sport and Active Recreation Zone	SARZ - R18

Commercial and Mixed Use Zones Section

Commercial and Mixed Use Zones	Commercial and Mixed Use Zones
Commercial and Mixed Use Zones	CMUZ
Commercial and Mixed Use Zones	Commercial and Mixed Use Zones - Objectives and Policies
Commercial and Mixed Use Zones	Overview
Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives
Commercial and Mixed Use Zones	CMUZ - O1
Commercial and Mixed Use Zones	CMUZ - O2
Commercial and Mixed Use Zones	CMUZ - O3
Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Policies
Commercial and Mixed Use Zones	Activities and Development in CUMZ - Commercial and Mixed Use Zones
Commercial and Mixed Use Zones	CMUZ - P1
Commercial and Mixed Use Zones	CMUZ - P2
Commercial and Mixed Use Zones	CMUZ - P3
Commercial and Mixed Use Zones	CMUZ - P4
Commercial and Mixed Use Zones	New Locations for CMUZ -Commercial and Mixed Use Zones
Commercial and Mixed Use Zones	CMUZ - P5
Commercial and Mixed Use Zones	CMUZ - P6
Commercial and Mixed Use Zones	CMUZ - P7
Commercial and Mixed Use Zones	Infrastructure in Commercial and Mixed Use Zones
Commercial and Mixed Use Zones	CMUZ - P8
Commercial and Mixed Use Zones	CMUZ - P9
Commercial and Mixed Use Zones	CMUZ - P10
Commercial and Mixed Use Zones	CMUZ - P11
Commercial and Mixed Use Zones	CMUZ - P12
Commercial and Mixed Use Zones	Policies for Specific Commercial and Mixed Use Zones
Commercial and Mixed Use Zones	CMUZ - P13
Commercial and Mixed Use Zones	CMUZ - P14
Commercial and Mixed Use Zones	CMUZ - P15
Commercial and Mixed Use Zones	CMUZ - P16
Commercial and Mixed Use Zones	CMUZ - P17
Commercial and Mixed Use Zones	CMUZ - P18
Commercial and Mixed Use Zones	CMUZ - P19
Commercial and Mixed Use Zones	Additional Policies for Town Centre Precincts
Commercial and Mixed Use Zones	Town Centre Zone Greymouth/Māwhera Town Centre Precinct Policies

Town Centre Zone	TCZ - R9		
Town Centre Zone	TCZ - R10		
Town Centre Zone	TCZ - R11		
Town Centre Zone	Controlled Activities		
Town Centre Zone	TCZ - R12		
Town Centre Zone	Restricted Discretionary Activities		
Town Centre Zone	TCZ - R13		
Town Centre Zone	Discretionary Activities		
Town Centre Zone	TCZ - R14		
Town Centre Zone	TCZ - R15		
Town Centre Zone	TCZ - R16		
Town Centre Zone	TCZ - R17		
Town Centre Zone	Non-complying Activities		
Town Centre Zone	TCZ - R18		
Town Centre Zone	TCZ - R19		
Town Centre Zone	TCZ - R20		
Town Centre Zone	TCZ - R21		
Town Centre Zone	TCZ - R21		

Industrial Zones Section

Industrial Zones	Industrial Zones		
Industrial Zones	INZ		
Industrial Zones	Industrial Zones - Objectives and Policies		
Industrial Zones	Overview		
Industrial Zones	Industrial Zone Objectives		
Industrial Zones	INZ - O1		
Industrial Zones	INZ - O2		
Industrial Zones	Industrial Zone Policies		
Industrial Zones	INZ - P1		
Industrial Zones	INZ - P2		
Industrial Zones	INZ - P3		
Industrial Zones	INZ - P4	Oppose	It is difficult to determine the availability of industrially zoned land. The polic Delete INZ - P4.
Industrial Zones	INZ - P5		
Industrial Zones	INZ - P6		
Industrial Zones	INZ - P7		
Industrial Zones	INZ - P8		
Industrial Zones	INZ - P9		
Industrial Zones	INZ - P10		
Industrial Zones	INZ - P11		

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

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		
Rural Zones	RURZ - O1	Support	The submitter supports this objective which enables a range of activities. Retain as notified.
Rural Zones	RURZ - O2		
Rural Zones	RURZ - O3		
Rural Zones	RURZ - O4		
Rural Zones	RURZ - O5		
Rural Zones	RURZ - O6		
Rural Zones	Rural Zones Policies		
Rural Zones	Rural Amenity and Character		
Rural Zones	RURZ - P1	Support	This policy supports a range of activities in rural zones, which includes the Se Retain as notified.
Rural Zones	RURZ - P2		
Rural Zones	RURZ - P3		
Rural Zones	RURZ - P4	Support	This policy recognises and provides for a mix of activities in rural lifestyle are; Retain as notified.
Rural Zones	Production Values		
Rural Zones	RURZ - P5		
Rural Zones	Non-Rural Activities		
Rural Zones	RURZ - P6	Support	This policy is strongly supported, which recognises that activities such as the Retain as notified.
Rural Zones	RURZ - P7		
Rural Zones	RURZ - P8	Support	This policy specifically seeks to provide for commercial activities within settle Retain as notified.
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		
Rural Zones	RURZ - P16		
Rural Zones	Papakāinga housing		
Rural Zones	RURZ - P17		
Rural Zones	Mineral Extraction		
Rural Zones	RURZ - P18		
Rural Zones	RURZ - P19		
Rural Zones	RURZ - P20		
Rural Zones	RURZ - P21		
Rural Zones	RURZ - P22		
Rural Zones	RURZ - P23		
Rural Zones	RURZ - P24		
Rural Zones	RURZ - P25		
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		

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

SPZ - Special Purpose Zones Section

SPZ - Special Purpose Zones	SPZ - Special Purpose Zones
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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

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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

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