

100 Mackay Street PO Box 257 Greymouth 7840

03 768 4574

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

То:	West Coast Persional Council
10.	West Coast Regional Council

By email: <u>info@ttpp.nz</u>

Submitter: Westland Farm Services Limited

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

Jorja.Hunt@tprl.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

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Project: Westland Farm Services Limited – TTPP Submission





- 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 poorquality 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



Interpretation Interpretation Interpretation

LAWFULLY ESTABLISHED MAIN STREET FRONTAGE MAINTENANCE

Submitter name: Westland Farm Services Limited Contact person: Jorja Hunt, Tai Poutini Resources Contact email: jorja.hunt@tprl.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 from and this spreadhseet via email to info@ttpp.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@ttpp.nz.

Plan section	Provision	Support Oppose	Reasons	Decision sought	
[General]					
Whole Plan					
Introduction Section					
How The Plan Works Section					
nterpretation Section					
nterpretation	Interpretation				
nterpretation	Definitions				
nterpretation nterpretation	Advice Note ACCESSORY BUILDING				
nterpretation	ACCESSWAY				
nterpretation	ACTIVITY				
nterpretation nterpretation	ADDITION ADDITIONS AND ALTERATIONS				
nterpretation	ADJACENT				
nterpretation	ADJOINING				
nterpretation nterpretation	AGRICULTURAL, PASTORAL AND HORTICULTURAL ACTIVITIES AIRPORT ACTIVITIES				
nterpretation	ALLOTMENT				
nterpretation	AMENITY VALUES				
nterpretation nterpretation	ANCILLARY ACTIVITY APPROVED BUILDING PLATFORM				
nterpretation	ARCHAEOLOGICAL SITE				
nterpretation	AREA OF SIGNIFICANT INDIGENOUS BIODIVERSITY				
nterpretation nterpretation	ARTIFICIAL LAKE OR POND BED				
Interpretation	BOUNDARY ADJUSTMENT				
Interpretation	BROWNFIELD				
Interpretation Interpretation	BUILDING BUILDING FOOTPRINT				
Interpretation	BUILDING PLATFORM				
Interpretation	CAMPING GROUNDS				
Interpretation Interpretation	CEMETARIES CLEANFILL				
Interpretation	COASTAL ENVIRONMENT				
Interpretation	COMMERCIAL ACTIVITY				
nterpretation nterpretation	COMMUNITY CORRECTIONS ACTIVITY COMMUNITY FACILITIES, EDUCATION FACILITIES and HEALTH FACILITIES				
Interpretation	COMMUNITY FACILITIES, EDUCATION FACILITIES and REALTH FACILITIES				
Interpretation	COMMUNITY SCALE				
Interpretation	COMMUNITY SIGN CONSERVATION ACTIVITIES				
Interpretation Interpretation	CONSERVATION ACTIVITIES CONTAMINATED LAND				
Interpretation	COUNCIL ENGINEERING STANDARDS				
Interpretation Interpretation	CRITICAL INFRASTRUCTURE CRITICAL RESPONSE FACILITIES				
Interpretation	CULTURAL LANDSCAPE				
Interpretation	DUST				
Interpretation Interpretation	EARTHWORKS EDUCATIONAL FACILITY				
Interpretation	EMERGENCY SERVICE FACILITY				
Interpretation	ENERGY ACTIVITY				
Interpretation Interpretation	ESPLANADE RESERVE ESPLANADE STRIP				
Interpretation	ESPLANADE STRIP EXISTING BUILDINGS AND STRUCTURES				
Interpretation	EXISTING USE RIGHTS				
Interpretation Interpretation	FAÇADE CONTROL STREET FARM QUARRY				
Interpretation	FREEDOM CAMPING				
Interpretation	FUNCTIONAL NEED				
Interpretation Interpretation	GREENFIELD GROSS FLOOR AREA				
Interpretation	GROUND LEVEL				
nterpretation	HABITABLE ROOM				
nterpretation nterpretation	HEALTHCARE AND MEDICAL ACTIVITIES HEAVY VEHICLE				
nterpretation	HEIGHT				
nterpretation	HERITAGE FABRIC				
nterpretation nterpretation	HERITAGE PROFESSIONAL HERITAGE RESOURCE				
nterpretation	HISTORIC HERITAGE				
nterpretation	HOME BUSINESS				
nterpretation nterpretation	HOMESTAY INDIGENOUS VEGETATION CLEARANCE				
Interpretation	INDIGENOUS VEGETATION CLEARANCE INDUSTRIAL ACTIVITY				
Interpretation	INFRASTRUCTURE				
Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION IWI/PAPATIPU RŪNANGA MANAGEMENT PLAN				
Interpretation Interpretation	IWI/PAPATIPU RUNANGA MANAGEMENT PLAN LAeq				
Interpretation	LAF(max)				
Interpretation					
Interpretation Interpretation	LAND DISTURBANCE LARGE SCALE				
Interpretation	LAWFULLY ESTABLISHED				

Interpretation Interpretation MÃORI PURPOSE ACTIVITIES Interpretation MINERAL Interpretation MINERAL EXPLORATION MINERAL EXTRACTION Interpretation Interpretation MINERAL EXTRACTION MANAGEMENT PLAN MINERAL PROSPECTING Interpretation Interpretation Interpretation MINIMUM LOT SIZE MINOR RESIDENTIAL UNIT Interpretation Interpretation NATIONAL GRID NATIONAL GRID SUBDIVISION CORRIDOR Interpretation NATIONAL GRID YARD NATIONAL GRID TARD NATURAL HAZARD MITIGATION ACTIVITIES NATURAL HAZARD MITIGATION STRUCTURE Interpretation Interpretation NET SITE AREA NETWORK UTILITY OPERATOR Interpretation Interpretation Interpretation Interpretation NOISE NOTIONAL BOUNDARY OFFICIAL SIGN OPEN SPACE MANAGEMENT PLAN OPERATIONAL NEED Interpretation Interpretation Interpretation Interpretation OUTDOOR LIVING SPACE OUTSTANDING COASTAL ENVIRONMENT Interpretation Interpretation Interpretation OVERLAY CHAPTER PAPAKĀINGA PAPATIPU RŪNANGA Interpretation Interpretation PARKS FACILITIES Interpretation PARKS FURNITURE POINT STRIP PORT ACTIVITIES Interpretation Interpretation POUTINI NGĀI TAHU POUTINI NGĀI TAHU ACTIVITIES Interpretation Interpretation Interpretation Interpretation RECREATION ACTIVITY RECONSTRUCTION RELOCATED BUILDING Interpretation RELOCATION RENEWABLE ELECTRICITY GENERATION Interpretation Interpretation RENEWABLE ELECTRICITY GENERATION ACTIVITIES REPOSITIONING Interpretation Interpretation RESEARCH ACTIVITY RESIDENTIAL ACTIVITY Interpretation Interpretation Interpretation RESIDENTIAL BUILDING RESIDENTIAL UNIT RETAIL ACTIVITY Interpretation RETIREMENT VILLAGE REVERSE SENSITIVITY Interpretation Interpretation Interpretation RIPARIAN MARGIN RIVER Interpretation ROOT PROTECTION AREA Interpretation Interpretation RURAL INDUSTRY Interpretation SENSITIVE ACTIVITY . Interpretation SHARED PATHWAY SIGN Interpretation SIGNIFICANT ELECTRICITY DISTRIBUTION LINE SIGNIFICANT NATURAL AREA Interpretation Interpretation Interpretation Interpretation SITE SMALL SCALE Interpretation STADIUM ACTIVITY Interpretation STORMWATER STRUCTURE Interpretation Interpretation STRUCTURE PLAN SUBSTATION (DISTRIBUTION) Interpretation SUBSTATION (ZONE) SUPPORTED RESIDENTIAL ACCOMMODATION Interpretation Interpretation Interpretation Interpretation TEMPORARY ACTIVITY TEMPORARY MILITARY TRAINING ACTIVITY TRADE RETAIL AND TRADE SUPPLIERS Interpretation TRANSMISSION LINES UNOCCUPIED BUILDING . Interpretation Interpretation Interpretation Interpretation UPGRADING URBAN ZONE VEHICLE CROSSING VISITOR ACCOMMODATION Interpretation Interpretation Interpretation Interpretation WATERBODY WETLAND **Glossary Section** Abbreviations Section National Direction Instruments Section Tangata Whenua Section

PART 2 - DISTRICT WIDE MATTERS Section

STRATEGIC DIRECTION

AG

AG - 01 AG - 02

CR

CR - O1 CR - O2 CR - O3 CR - O4

MIN - 02 MIN - 03

MIN - 04 MIN - 05

MIN - 06

MIN Mineral Extraction MIN - 01

Strategic Directions Overview

Agriculture Agriculture Strategic Objectives

Connections and Resilience

Connections and Resilience Strategic Objectives

Strategic Direction Section Strategic Direction

Strategic Direction

Strategic Direction

Strategic Direction Strategic Direction

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Strategic Direction

MÃORI LAND

Support The submitter supports this strategic objective which seeks to enable suppor Retain as notified.

This definition supports the interpretation of provisions relating to rural indu Retain as notified.

Support

Strategic Direction	NENV		
Strategic Direction	Natural Environment		
Strategic Direction	Natural Environment Strategic Objectives		
Strategic Direction	NENV- 01		
Strategic Direction Strategic Direction	NENV- 02 NENV - 03		
Strategic Direction	NENV - 04		
Strategic Direction	POU		
Strategic Direction	Poutini Ngāi Tahu		
Strategic Direction	Poutini Ngãi Tahu Strategic Objectives		
Strategic Direction	POU - 01		
Strategic Direction	POU - 02		
Strategic Direction	POU - 03		
Strategic Direction	POU - O4		
Strategic Direction Strategic Direction	Poutini Ngãi Tahu Strategic Policies 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 Strategic Direction	POU - P9 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			
Net-ble Trees Continu			
Notable Trees Section			
Sites and Areas of Significance to Māori Sec	tion		
Natural Environment Values Section			
Ecosystems and Indigenous Biodiversity Sec	tion		
Natural Features and Landscapes Section			
Public Access Section			
Natural Character and Margins of Waterboo	lies Section		
Financial Contributions 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	Support	The submitter supports this objective which seeks to preserve the character Retain as notified.
Coastal Environment	CE - O2		
Coastal Environment	CE - 03		
Coastal Environment	Coastal Environment Policies		
Coastal Environment	CE - P1		
Coastal Environment Coastal Environment	CE - P1 CE - P2		
Coastal Environment Coastal Environment Coastal Environment	CE - P1 CE - P2 CE - P3		
Coastal Environment Coastal Environment	CE - P1 CE - P2	Support	The submitter supports the provision for buildings and structures within the Retain as notified
Coastal Environment Coastal Environment Coastal Environment Coastal Environment	CE - P1 CE - P2 CE - P3 CE - P4 CE - P5	Support Support	The submitter supports the provision for buildings and structures within the Retain as notified. The submitter supports this provision, which allows for development in areas Retain as notified.
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Coastal Environment Coastal Environment	CE - P1 CE - P2 CE - P3 CE - P4 CE - P5 CE - P6 CE - P7 CE - P8 Coastal Environment Rules Note: Permitted Activities CE - R1		
Coastal Environment Coastal Environment	CE - P1 CE - P2 CE - P3 CE - P4 CE - P5 CE - P6 CE - P7 CE - P8 Coastal Environment Rules Note: Permitted Activities CE - R1 CE - R1 CE - R2		
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Alternatively, replace with a more appropriate ground floor area limit which appropriately provides for rural activities within the coastal environment, in ons on building in the Coastal Environment are unduly line with the operative District Plans in the region.

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

Coastal Environment Coastal Environment	
Coastal Environment	CE - R14
	CE - R15
Coastal Environment	CE - R16
Coastal Environment Coastal Environment	CE - R17 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
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Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 NCZ - R5 NCZ - R5 NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R9 NCZ - R9 NCZ - R9
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R2 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 NCZ - R6 Controlled Activities NCZ - R8 Restricted Discretionary Activities NCZ - R9 NCZ - R9 NCZ - R1 NCZ - R9
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R4 NCZ - R4 NCZ - R5 NCZ - R4 NCZ - R5 NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R9 NCZ - R10 Discretionary Activities NCZ - R11
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R5 NCZ - R6 Controlled Activities NCZ - R8 Restricted Discretionary Activities NCZ - R9 NCZ - R1 Discretionary Activities NCZ - R1 NCZ - R1
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R4 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R6 Controlled Activities NCZ - R8 Restricted Discretionary Activities NCZ - R9 NCZ - R1 Discretionary Activities NCZ - R11 NCZ - R11 NCZ - R12 Non-complying Activities
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R6 Controlled Activities NCZ - R8 Restricted Discretionary Activities NCZ - R9 NCZ - R1 Discretionary Activities NCZ - R1 NCZ - R1 NCZ - R1 NCZ - R1 NCZ - R1 NCZ - R1
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R2 NCZ - R3 NCZ - R4 NCZ - R4 NCZ - R4 NCZ - R4 NCZ - R5 NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R9 NCZ - R10 Discretionary Activities NCZ - R11 NCZ - R12 Non-complying Activities NCZ - R13
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Neighbourhod Centre Zone Neighbour	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R5 Restricted Discretionary Activities NCZ - R0 Discretionary Activities NCZ - R1 NCZ - R1
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Neighbou	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R8 Restricted Discretionary Activities NCZ - R1 Discretionary Activities NCZ - R1 NCZ - R1
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Neighbou	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R2 NCZ - R3 NCZ - R4 NCZ - R4 NCZ - R5 NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R9 NCZ - R1 Discretionary Activities NCZ - R1 NCZ - R1
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Nom Centre Zone Town Centre Zone Town Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R5 Restricted Discretionary Activities NCZ - R1 Discretionary Activities NCZ - R10 Discretionary Activities NCZ - R12 Non-complying Activities NCZ - R13 NCZ - R14
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Neighbou	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R1 Discretionary Activities NCZ - R10 Discretionary Activities NCZ - R11 NCZ - R12 Non-complying Activities NCZ - R13 NCZ - R14 TCZ Town Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Neighbou	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R2 NCZ - R3 NCZ - R4 NCZ - R3 NCZ - R4 NCZ - R5 NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R9 NCZ - R10 Discretionary Activities NCZ - R11 NCZ - R12 Non-complying Activities NCZ - R13 NCZ - R14 TCZ Town Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Town Centre Zone Rules
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Town Centre Zone Neighbourhoe Neighb	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R5 NCZ - R6 Controlled Activities NCZ - R1 NCZ - R8 Restricted Discretionary Activities NCZ - R1 Discretionary Activities NCZ - R1 NCZ - R1 NCZ - R1 NCZ - R1 NCZ - R1 NCZ - R1 TCZ Town Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Town Centre Zone Rules Note:
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Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Nown Centre Zone Town Centre Zone Town Centre Zone Town Centre Zone Town Centre Zone Town Centre Zone Town Centre Zone Neighbourhoe Neighbou	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R2 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R1 NCZ - R1 NC
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Nom Centre Zone Town Centre Zone Town Centre Zone Town Centre Zone Town Centre Zone Town Centre Zone Town Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R4 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R1 Discretionary Activities NCZ - R10 Discretionary Activities NCZ - R11 NCZ - R12 Non-complying Activities NCZ - R13 NCZ - R14 TCZ Town Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Town Centre Zone Rules Note: Permitted Activities
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Nom Centre Zone Town Centre Zone Neighbourhod Zone Neighbourhod Zone Neighbourhod	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R5 Controlled Activities NCZ - R6 Controlled Activities NCZ - R1 NCZ - R8 Restricted Discretionary Activities NCZ - R1 Discretionary Activities NCZ - R10 Discretionary Activities NCZ - R10 Discretionary Activities NCZ - R12 Non-complying Activities NCZ - R13 NCZ - R14 TCZ Town Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Town Centre Zone Rules Note: Permitted Activities TCZ - R2
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Neighbou	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R4 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R1 Discretionary Activities NCZ - R10 Discretionary Activities NCZ - R10 Discretionary Activities NCZ - R11 NCZ - R12 Non-complying Activities NCZ - R13 NCZ - R14 TCZ Town Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Town Centre Zone Rules Note: Permitted Activities TCZ - R1 TCZ - R1 TCZ - R1
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Nown Centre Zone Town Centre Zone	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NC2 - R1 NC2 - R1 NC2 - R3 NC2 - R3 NC2 - R4 NC2 - R5 NC2 - R5 NC2 - R6 Controlled Activities NC2 - R7 NC2 - R8 Restricted Discretionary Activities NC2 - R9 NC2 - R10 Discretionary Activities NC2 - R11 NC2 - R12 Non-complying Activities NC2 - R13 NC2 - R14 TCZ Town Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Town Centre Zone Rules Note: Permitted Activities TC2 - R1 TC2 - R1
Mixed Use Zone Mixed Use Zone Neighbourhood Centre Zone Section Neighbourhood Centre Zone Neighbourhood Centre Zone Nown Centre Zone Town Centre Zone Neighbourhoe Neighbo	MUZ - R13 MUZ - R14 NCZ Neighbourhood Centre Zone Overview Other relevant Te Tai o Poutini Plan provisions Neighbourhood Centre Zone Rules Note Permitted Activities NCZ - R1 NCZ - R1 NCZ - R3 NCZ - R3 NCZ - R4 NCZ - R5 Controlled Activities NCZ - R5 NCZ - R6 Controlled Activities NCZ - R7 NCZ - R8 Restricted Discretionary Activities NCZ - R1 Discretionary Activities NCZ - R10 Discretionary Activities NCZ - R12 NON-COMPUS NOTE: Permitted Activities NCZ - R12 NON-COMPUS NOTE: Permitted Activities NCZ - R13 NCZ - R13 NCZ - R14 NCZ - R12 NCZ - R13 NCZ - R14 NCZ - R13 NCZ - R14 NCZ - R15 NCZ -

General Industrial Zone Section	
Industrial Zones	INZ - P10 INZ - P11
Industrial Zones Industrial Zones	INZ - P9 INZ - P10
Industrial Zones Industrial Zones	INZ - P8 INZ - P9
Industrial Zones	INZ - P7
Industrial Zones	INZ - P6
Industrial Zones	INZ - P5
Industrial Zones	INZ - P4
Industrial Zones	INZ - P3
Industrial Zones	INZ - P2
Industrial Zones	INZ - P1
Industrial Zones	Industrial Zone Policies
Industrial Zones	INZ - O2
Industrial Zones	INZ - 01
Industrial Zones	Industrial Zone Objectives
Industrial Zones	Overview
Industrial Zones	Industrial Zones - Objectives and Policies
Industrial Zones	INZ
Industrial Zones	Industrial Zones
Industrial Zones Section	
Town Centre Zone	TCZ - R21
Town Centre Zone	TCZ - R21
Town Centre Zone	TCZ - R20
Town Centre Zone	TCZ - R19
Town Centre Zone Town Centre Zone	Non-complying Activities TC7 - B18
Town Centre Zone Town Centre Zone	TCZ - R17
Town Centre Zone	TCZ - R16
Town Centre Zone Town Centre Zone	TCZ - R14 TCZ - R15
Town Centre Zone	Discretionary Activities
Town Centre Zone	TCZ - R13
	Restricted Discretionary Activities
Town Centre Zone Town Centre Zone	
Town Centre Zone	TC7 - R12
Town Centre Zone Town Centre Zone	TCZ - R11 Controlled Activities
Town Centre Zone Town Centre Zone	TC7 - R10

Residential Zones Section

General Residential Zone Section

Large Lot 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 - 01	Support	The submitter supports this objective which enables a range of activities. Retain as no
Rural Zones	RURZ - O2		
Rural Zones	RURZ - 03		
Rural Zones	RURZ - O4		
Rural Zones	RURZ - 05		
Rural Zones	RURZ - 06		
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 no
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 no
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 no
Rural Zones	RURZ - P7	Support	this policy is strongly supported, which recognises that activities such as the recain as he
Rural Zones	RURZ - P8	Support	This policy specifically seeks to provide for commercial activities within settle Retain as no
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 - PRECI - Community Eiving Freemict Foncy		
Rural Zones	SETZ - PREC2 - Settlement Centre Precinct Policy		
Rural Zones	SETZ - PRECZ - Settlement Centre Preclinct Policy SETZ - PRECZ - P2		
Rural Zones	SETZ - PREC2 - PZ SETZ - PREC3 - Coastal Settlement Precinct Policy		
Rural Zones	SETZ - PRECS - Coastal Settlement Precinct Policy SETZ - PREC3- P3		
Rural Zones	SETZ - PRECS- PS SETZ - PREC4 - Rural Residential Precinct Policy		
nulai 201185	JLIZ - PRECH - RUIDI RESIDENTIAL PRECINCL PUNCY		

Oppose It is difficult to determine the availability of industrially zoned land. The polic Delete INZ - P4.

Amend SETZ - PREC4 - P4 as follows

Subdivision, use and development within the SETZ - PREC4 - Rural Residential Precinct should maintain the predominant rural character and amenity values, which include:

 a. Low-density residential living, and small-scale rural activities and industrial or commercial activities which have a functional relationship with. d buildings; and I absence of urban infrastructure.

		industrial or commercial activities which have a functional relationship with	
		<u>rural areas;</u> b. Open space and privacy around buildings; and	
Rural Zones	SETZ - PREC4 - P4	Oppose in part The submitter opposes this policy in the sense that it does not provide for ac c. On-site servicing and a general absence of urban infrastructure.	
Rural Zones	GRUZ - PREC 5 - Highly Productive Land Precinct Policy		
Rural Zones	GRUZ - PREC5 - P5		
General Rural Zone Section			
General Rural Zone	GRUZ	Oppose in part The submitter opposes the General Rural Zonining in the corner of their site : Rezone the General Rural Zoned part of Part Rural Section 1264 and Section 8-3	0 Survey Office Plan 12249 to Settlement Rural Residential Precinct
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 General Rural Zone	GRUZ - R4 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 General Rural Zone	GRUZ - R13 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	Support This sub-provides for such inductor as a sectricidal discretionant estimate includes an estimate	
General Rural Zone General Rural Zone	GRUZ - R21 GRUZ - R22	Support This rule provides for rural industry as a restricted discretionary activity, incl. Retain as notified.	
General Rural Zone	GRUZ - R22 GRUZ - R23		
General Rural Zone	GRUZ - R24	Oppose There is no definition provided for non-rural activities, and it is unclear what t Delete 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 General Rural Zone	GRUZ - R30 GRUZ - R31		
General Rural Zone	GRUZ - R31 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			
Settlement Zone	SETZ Settlement Zone		
Settlement Zone Settlement Zone	Overview		
Settlement Zone	SETZ - PREC2 - Settlement Centre Precinc		
Settlement Zone	SETZ - PREC3 - Coastal Settlement Precinct		
Settlement Zone	SETZ - PREC 4 - Rural Residential Precinct		
Settlement Zone	Other relevant Te Tai o Poutini Plan provisions		
Settlement Zone	Note with Regard to Plantation Forestry		
Settlement Zone	Rules		
Settlement Zone	Note:		
Settlement Zone Settlement Zone	Permitted Activities SETZ - R1		
Settlement Zone	SETZ - RI 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 SETZ - R11		
Settlement Zone Settlement Zone	SETZ - R12 SETZ - R12		
Settlement Zone	SETZ - R12 SETZ - R13	Oppose in part The submitter seeks the deletion of R13.9 which states that there will not be Delete SETZ - R13	
	. =	oppose in part - the submitted sees the decidin of these which sales that here with the decide set - R14 as follows:	
		The submitter opposes the rule which restricts commercial activities in the	
		Rural residential precinct. Some commercial activities are considered in a Where:	
		rural-residential context and this rule is overly restrictive.	
		The submitter also seeks the deletion of R14.6 which states that there will 1. The activity does not occur in the SETZ - PREC3 - Coastal Settlement	
		not be dust, odour or smoke generated by an activity. The management of Precinct or the SETZ PREC4 Reval Residential Precinct;	
Cattlement 7	CTT2 D14	air discharges is not appropriate in a District Plan context, and is covered by 6. No external generation of dust, odour or smoke occurs as part of the	
Settlement Zone	SETZ - R14 SETZ - R15	Oppose in part the West Coast Regional Air Plan. activity; and	
Settlement Zone Settlement Zone	SETZ - R15 SETZ - R16		
Settlement Zone Settlement Zone	SE12 - R16 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	Support This rule provides for rural industry as a restricted discretionary activity, incl. Retain as notified.	
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
SPZ - Special Purpose Zones Section	

SPZ - Special Purpose Zones SPZ - Special Purpose Zones 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 MAORI 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