

**PROPOSED  
TE TAI O POUTINI  
COMBINED DISTRICTS PLAN  
SUBMISSION**

**Submitter**            **Frida Inta**

**Submitting as individual**

**No advantage in trade competition through this submission**

**Postal address**    **P O Box 463,  
Westport,  
Buller 7866**

**email**                **karearea.f@yhoo.com**

**phone**               **03 782 1813**

**Date**                 **12.10.2022**

**I am submitting on many parts of the proposed plan.**

**I wish to speak to my submission**

**I could consider a joint case at the hearing**

<b>CONTENTS</b>	<b>Page</b>
<b>Setting the Scene</b>	<b>3</b>
<b>Overview of the Te Tai o Poutini</b>	
<b>Combined Districts Plan</b>	<b>3</b>
<b>Contents</b>	<b>10</b>
<b>Part 1</b>	<b>10</b>
<b>Interpretation</b>	<b>11</b>
<b>Part 2</b>	<b>16</b>
<b>Energy, Transport, Infrastructure</b>	<b>18</b>
<b>Hazards and Risks</b>	<b>19</b>
<b>Historic and Cultural Values</b>	<b>21</b>
<b>Natural Environment Values</b>	<b>22</b>
<b>Subdivision</b>	<b>36</b>
<b>General District-Wide Matters</b>	<b>41</b>
<b>Part 3</b>	<b>52</b>
<b>Residential Zones</b>	<b>55</b>
<b>Rural Zones</b>	<b>57</b>
<b>Special Purpose zones</b>	<b>63</b>
<b>Designations, Schedules, Appendices</b>	<b>67</b>

## **Setting the scene:**

1. Unless otherwise stated my reference to the (or this) 'Plan' in this submission refers to the Te Tai o Poutini Combined Districts Plan.
2. During my investigation of this proposed combined districts' plan I read through the Buller District Plan and I have found that parts of that plan which I consider important have been omitted from this proposal. Throughout my submission I make reference to the Buller District Plan (BDP), with extracts that I would like to see incorporated into this proposal. I have not always copied into this Plan the parts of the BDP I would like to see incorporated so a copy of the BDP will be required when analysing my submission.
3. Text marked in red are the amendments I would like to see adopted.
4. Most quotes in this submission are italicized

## **My overview of the Te Tai o Poutini Combined Districts Plan**

### **Genetic engineering**

This Plan needs to address the issue of genetic engineering. The West Coast cannot keep ignoring the issue as if it doesn't exist. Genetic modification of organisms is accelerating but intensive scrutiny is still required as GE has the capacity to alter this and future generations in significant ways.

Here is an extract from the Far North District Council Plan, Chapter 19

*While the HSNO Act provides the means to set conditions on the management of GMOs within a specific geographic area or irrespective of location, councils have jurisdiction under sections 30 and 31 of the Resource Management Act 1991 (RMA) to control land and water use activities involving field trials and the release of GMOs, to promote sustainable management under the RMA.*

*Local regulation can address key gaps that have been identified in the national regulatory regime for the management of GMOs, in particular the absence of liability provisions and the lack of a mandatory precautionary approach*

Please find attached as my Appendix 1: Far North District Council Plan's Chapter 19: Genetically Modified organisms. That chapter on genetically modified organisms is urgently required to be incorporated into this Plan.

## **Maintenance of Indigenous biodiversity/ natural character**

Natural character is used in 2 ways in this Plan, the first as in RMA, s6(a) the 2nd as in RMA, s31(b), (iii), with no distinction between the 2. There needs to be an explanation of 'natural character'. The explanations should be in the introductions to firstly the ECO chapter, stating s31(b),(iii), then in the NC chapter, stating s6(a). Or else in the 'Definitions' chapter.

## **The adverse effects hierarchy**

The hierarchy of firstly to avoid, then remedy, mitigate, or if those fail then offset then compensate is not followed through in this Plan. Too often the Plan jumps straight to offsetting, but this is not the intention of the RMA. The Plan must follow and maintain this hierarchy.

## **Offsetting and Compensation**

Offsetting and compensation are not defined in this Plan which is an egregious omission. The West Coast Regional Policy Statement, Chapter 2, Significant Resource Management Issues for the West Coast, 2nd to last paragraph of the chapter, says:

*Issues, objectives, policies or methods in this RPS may refer to avoiding, remedying or mitigating adverse effects on the environment. The Council considers that in carrying out its functions under the RMA, it must consider any adverse effects of activities on the environment, including minor effects, in line with the requirements of section 5(2)(a), (b) and (c). However, adverse effects will be addressed by the Council in different ways to reflect the different nature and scale of effects. It may not always be possible or necessary to completely avoid, remedy or mitigate all adverse effects. Some effects will be so small as to be insignificant or inconsequential and can be ignored. Other effects may be more than minor but may not be able to be avoided, remedied or mitigated fully, and positive effects and benefits may outweigh any adverse effects. In some instances, it may be acceptable to allow residual effects to be addressed by biodiversity offset or environmental compensation proposals which provide an environmental benefit outside the application site. The degree and significance of effects, including the potential for cumulative effects, will need to be considered in the circumstances of each case, and*

*assessed against the relevant RPS and plan provisions..... including the appendices in the regional policy statement.*

Note that the Regional Policy Statement says,

*'in some instances may be acceptable to allow residual effects to be addressed by biodiversity offset or environmental compensation...'*

Whereas this Plan treats offsetting and compensation as routinely-acceptable methods to compensate for environment loss

This Plan should take the quoted excerpt and insert it into the introduction to ECO.

## **Classes of Activities**

I have concerns around the number of activities proposed as controlled and restricted discretionary. I feel that a good number of these should be classed as discretionary as often the activities considered may have greater than minor effects and need discretion as to either allowing or denying them. Having activities that fall under controlled or restricted discretionary may also shield them from public scrutiny where a public notification process should be the desired path.

## **Protection versus exploitation**

The first objective of most, if not all, of the Natural Environments chapters (and probably other chapters as well) includes the objective of both protection and exploitation. The 2 opposing objectives need to be separated out into 2 separate objectives.

## **Site versus title**

'Site' is used interchangeably through this Plan as both legal title to land and as a site of some activity not regarded as being equivalent to the nature of a legal title.

The glossary definition of 'site' needs to be changed to being places of activity not necessarily equating to the legal title of land, and a new definition, 'Title', introduced to be the legal title to any block of land.

**Then**, all references in this Plan to 'site' need to be amended to reflect the glossary meanings of, 'Title', and, 'Site'.

If that is not possible then wherever restrictions are proposed concerning sites they should read 'per site or hectare (or whatever size would be appropriate), whichever is the larger

(or smaller, whichever constraint limit is required).'

Also, the Far North District Council includes

*(b) Except that in the case of:*

*(i) land subdivided under the Unit Titles Act 1972, or stratum subdivision, "site" shall be deemed to be the whole of the land subject to the unit development or stratum subdivision; and*

*(ii) land subdivided under the cross lease or company lease systems (other than strata titles), "site" shall be defined as an area of land containing:*

- any building, accessory buildings, plus any land exclusively restricted to the users of those buildings; or*

- a remaining share or shares in the fee simple creating a vacant part of the whole for future cross lease or company lease purposes.*

*(c) In the case of Maori land within the meaning of Te Ture Whenua Maori Act 1993:*

*(i) includes a parcel of land created by a partition under s289, provided that its area complies with the Residential Intensity rule for the zone in which the land is located; or*

*(ii) parcels of land partitioned and given effect to, by approval of the Maori Land Court, before 28 April 2000.*

(See <https://www.fndc.govt.nz/files/assets/public/objectivedocuments/policy-and-planning-pol/district-plan/operative-plan-2009/3-definitions.pdf>)

This is a better explanation of 'site' than that which is in this Plan.

## **General duty to comply**

From the Buller District Plan

*7.9.1.1. No person may use any land in a manner which contravenes a rule in this Plan unless the activity is expressly allowed by a resource consent, or is an existing use allowed by Section 10 of the Act.*

*7.9.1.2. Any activity which is not specifically referred to in the Plan or does not fall within the limits of permitted, controlled or discretionary activities is deemed to be a non-complying activity and will require a resource consent.*

It is essential these clauses are included in this Plan and may relate to RMA s17.

## **Municipal Waste**

There needs to be mention of municipal waste, and waste management in general. The best place for it would be in the infrastructure section, or in the contaminated land section.

## **Penalties**

This Plan needs to make clear the penalties which can be meted out for breaches of the Plan, and also makes clearer what those breaches are. The Plan also needs to include what is to happen when councils do not enforce their own rules and regulations.

## **Coastal Environment**

CE - Coastal Environment, should be within the 'Natural Environment Values' collection, Not in the 'General District-wide Matters' collection.

## **Reverse sensitivity**

I can understand that sensitive activities setting up next to industry may then complain when the adverse effects of that industry affect that sensitive activity. This needs to be avoided, but what about when industry sets up next to sensitive activities? Theoretically any resource consent should cover such contingencies, but if they don't there needs to be an avenue (in the residential zones section, including SETZ) to avert the situation.

## **Chapter introductions**

I think it is important to mention in the introduction to chapters the RMA section the chapter refers to.

## **Cross-references**

A number of cross-references are included in the Plan. Cross-references should include as a minimum the page number of the cross-reference. However the Plan is largely an online e-Plan and therefore the cross-references also require an electronic cross-reference (usually a shaded superscript) with mouse-click travel to the referenced site (and possibly reverse mouse-click travel back again).

## Interactive map

Trying to delineate zones is hard work. Too many of them (special zones) are the same colour, and in others the shadings are hard to distinguish one from the other. Most importantly, when an area is clicked on, one would expect that particular zone to be highlighted with information as to what that zone is (such as in the DOC interactive map,

<https://www.doc.govt.nz/map/index.html?>

[banner=0&layerlist=0&base=Topo&layers=Walking%20and](https://www.doc.govt.nz/map/index.html?banner=0&layerlist=0&base=Topo&layers=Walking%20and)

[%20Tramping&extent=1558377.3555,5305620.3948,2193,5&search=Walking%20and](https://www.doc.govt.nz/map/index.html?banner=0&layerlist=0&base=Topo&layers=Walking%20and)

[%20Tramping:fdcc2c8f-a6ac-45ea-a945-78b6b5741c43](https://www.doc.govt.nz/map/index.html?banner=0&layerlist=0&base=Topo&layers=Walking%20and)

click on 'DOC features'/ Public conservation areas),

but no, it comes up with a property boundary and the epithet, 'no information available'.

This is a fatal flaw which needs to be amended.

## The use of formal language

It is important that in a special and important publication such as this, that proper grammar and syntax is applied, and that there are no grammatical errors. I **strongly recommend** an English language specialist read the Plan, or else at least one author here do an English language syntax and systematics course and apply it to this Plan (I claim to be no expert but I can identify some language anomalies).

Somewhere within the Plan I gave up recording grammatical errors of one type or another, mainly typos, wrong wording, or wording in the wrong place.

### Where is a capital letter used?

I can understand Plan with a capital P because it refers to something highly specific rather than the general usage of that word, it could be considered a proper noun, i.e. the abbreviated title of this publication, and it is important to distinguish it from the general usage of the word, plan. Whereas the use of the word 'rule' refers to the general usage of that word - a rule in the Plan is the same type of descriptor as rules in any other constraining verbal agreement or document, so 'rule' should not have a capital unless it is part of a proper noun (but not **always** in that situation, see 4th bullet point below).

Where capitals are used is evolving; reading historic scripts will show that at different times through history capitals have been used in myriad creative ways, but modern English is narrowing it down.

Basically (of relevance here)



- Proper nouns, such as the names of people, places (cities, towns, states, countries), nationalities/languages;
- specific places (e.g. Mt. Ruapehu, the Pacific Ocean, the River Clutha, the Statue of Liberty);
- Capitalize **titles** of publications, (and e.g. TV programs, movies etc);
- Names and nationalities; titles when used as part of a name e.g. Freudian psychologist, Australian singer
- Historical eras and named events e.g. Middle Ages, Christmas Day

See e.g. <https://www.scribbr.com/language-rules/capitalization-rules/>

=====

# CONTENTS

POU - Poutini Ngāi ~~Tapu~~ Tahu

## PART 1: INTRODUCTION AND GENERAL PROVISIONS

### Introduction

p8/9. Greymouth mentions Mawhera Pa but that is the only allusion to early Maori settlement. I believe there were also pas at Carters Beach (Westport) and Hokitika River (Westland). These also require mention.

### P11 **Statutory context**

- The top tier of the hierarchy is missing. The RMA should be in a box at the top of the family tree.
- There should also be a list of other relevant legislation, as in 2.5 in the Buller District Plan (BDP).
- **RMA s17:** A reference to RMA s17 (duty to avoid etc) is needed (as in BDP 2.7)
- There needs to be mention of how cross-boundary issues are dealt with (BDP 2.8)
- There needs to be mention of how monitoring and enforcement is applied (BDP 2.11) .
- there needs to be mention of the reasoning behind the classes of activities e.g. minor, more than minor effects, refer BDP 3.1. this could be inserted in p14;

### **General Approach**

### p18 **Legal effects of rules**

I would like to see this Plan updated to eliminate this statement at the time the Plan is finally operative.

*Section 86B of the RMA allows councils to seek legal effect from the time of public notification. The Te Tai o Poutini Plan Committee has yet to consider whether there are parts of the proposed Plan that they will seek to have legal effect at time of notification*

## P22-27 **Zones**

I feel that there are too many zones, making it overly complicated and confusing.

Residential - sometimes settlement zones are included, sometimes not. There needs to be consistency - either settlement is or isn't residential. Settlement may not be urban but it surely is residential, so Settlement needs to be identified as residential. It needs to be included under the banner, 'Residential Zones'.

RLZ, at page 468 speaks of it as a residential zone.

Settlement zone described as residential on p437

In the 'Definitions' section there are 3 references starting with, 'residential', which apply to any place of residence, including SETZ, so SETZ must be treated as, and referred to as, a residential area in this Plan.

P23 **GRUZ** Areas used predominantly for primary production activities, including intensive indoor **and outdoor** primary production

Reasoning Dairy farming in recent years has increased in intensity even though the primary way the stock is farmed is still outdoors. Nevertheless the increased intensity increases odour, traffic, excreta, pathogens (e.g. standing water and run-off contamination), pugging, flies etc. It also requires much more feed supplement as the capacity of the land to support the increased stock decreases. This increased and still-increasing intensity needs to be acknowledged and addressed in the district plan.

This definition of intensive primary production needs to be altered throughout the Plan.

## **Interpretation/ Definition**

Alternatively this part could be called, 'Glossary'.

p29 Agricultural, pastoral etc... means the use of land or buildings where the primary purpose is to produce livestock, crops and other agricultural produce that relies on the productive capacity of land **for commercial purposes**

Reasoning There needs to be constraint on what is considered the threshold for these activities rather than the possibility of it being interpreted as part of a domestic scene. There needs to be a demarcation between a few veggies or eggs on a roadside stall, a few steer grown for homekill on a lifestyle block, and that intended as primary or major support income.

a agriculture, pastoral/livestock farming, dairying and horticulture except for intensive indoor or outdoor primary production

**Bank** There needs to be an explanation of riverbank in relation to riparian margins and how they are measured. Also the margins of wetlands. The Buller District Plan, 5.3.2.5.6 says:

*A streambank or riverbank is defined as the edge of the defined channel or riverbed or where this is not obvious, the point at which terrestrial vegetation (eg: grassland, shrubland or forest) commences.*

*The boundary of a natural wetland margin is where indigenous wetland plants (ie: those indigenous plants such as sedges and rushes adapted to living in wet conditions) give way to other species. The boundary of a tidal wetland is defined as the point of mean high water springs (MHWS).*

This needs to be used in the 'Bank' definition.

P32 Cemetery NOT Cemetary!!!

The following 5 definitions are inclusions in the 'Definitions' of the Buller District Plan, and should be incorporated in this Plan.

**1 Ecological District/ Region** Levels used for the ecological classification of land.

*Currently New Zealand is divided into 269 ecological districts and 65 ecological regions according to geological, topographical, climatic and biological features and processes and human activities, which interrelate to produce a characteristic landscape and range of biological communities.*

**2 Environment** Environment includes:  
(a) Ecosystems and their constituent parts, including people and communities; and  
(b) all natural and physical resources; and  
(c) amenity values; and  
(d) the social, economic, aesthetic and cultural conditions which affect the matters stated in paragraphs a-c of this definition or which are affected by those matters.

**3 Factory Farming** Farming which is not dependent on the fertility of the soil on which it is located or which takes place substantially within buildings or other structures, for example, poultry farming, pig farming, rabbit farming, mushroom farming, pot grown nursery and glasshouses which have other than an earth floor.

**4 Industry** Any activity involving the production, processing, assembly, servicing, testing, repair and/or storage and warehousing of any materials, goods, products or vehicles and includes transportation facilities and freight depots.

**5 Reserve** Any land set apart for any public purpose, as defined in the Reserves Act 1977. There are different types of reserves administered by the Department of Conservation and the word 'reserves' in this Plan can refer to these reserves.

The definition of 'Reserve' here is not quite right as there are local government-operated reserves and some reserves that are operated by non-government organisations under different sections of the Reserves Act, but nevertheless a definition of 'Reserve' needs to be incorporated in this Plan.

The following in red are extracted from the Buller District Plan's Definitions.

**p36 Indigenous vegetation clearance** means the *felling*, clearing, *destroying* or removal of indigenous vegetation by any means, including cutting, crushing, cultivation, irrigation, chemical application, drainage, stopbanking, overplanting, or burning *for any purpose including vehicle tracking, but excluding the clearance of indigenous vegetation forming an under storey within an exotic plantation forest.*

**P37 Intensive indoor primary production** This should be intensive indoor *or outdoor*

primary production

Reasoning (Further to that above) Many poultry farms allow hens outside during the day but closed up at night.

#### P43 **Parks furniture**

j - surely cycle paths should be in 'Parks Facilities'?  
and also applies to k - gardens, landscaping  
and e- play spaces

*Plantation forest means a forest deliberately established for commercial purposes, being—*

- (a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and*
- (b) includes all associated forestry infrastructure; but*
- (c) does not include—*
  - (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or*
  - (ii) forest species in urban areas; or*
  - (iii) nurseries and seed orchards; or*
  - (iv) trees grown for fruit or nuts; or*
  - (v) long-term ecological restoration planting of forest species; or*
  - (vi) willows and poplars space planted for soil conservation purposes*

This definition of plantation forest from the NES Plantation Forestry 2017 needs to be included in 'Definitions'

#### P45 **Riparian margin**

I would like to see streams between 1 and 3 metres wide have a 5 metre riparian setback, and all major (specified) rivers in the region have a 15 metre riparian setback, with any reduction in that setback, for other than specified purposes, being a prohibited activity. We must provide more protection to our major rivers and their riparian margins.

There also needs to be some detail around the vegetation of the riparian margin e.g. (as in Regional Land and Water Plan) it is prohibited for riparian margins with a greater than 35%

indigenous cover to have the vegetation removed.

Perhaps a link to the relevant section of the RLWP would be appropriate here. There needs to be a cross-reference to , 'Bank'.

P42 **River** the difference between intermittent and ephemeral needs to be quantified (as used in reference to lakes in this Plan (as in the RLWP)

P46 **Sensitive activity** There might be other sensitive activities not listed here, so should say:

~~means~~ Includes but is not limited to

**Subdivision, use and development** There needs to be an explanation to say that these three activities relate to land only. This phrase is used throughout the Plan and it is not clear at times that use and development actually refers to land and not some other activity.

P49 **Urban** The urban zone should include the badly named, 'settlement zones'. These settlement zones have historically been regarded as urban, because urban they are, why should that now change? The term, residential, has always referred to places/ areas where people live as the priority use of the area, including retail and other amenities. There is no difference between the 2 zones of 'residential' and 'settlement'. There needs to be more advanced thinking on those divisions.

## P50 **Glossary**

This is not a glossary, it is Language Translation. It could be called, **Maori/ English Translation"**

P52 NOT 'Abbreviations' rather '**Acronyms**'

## **National Direction Instruments**

This is an important inclusion (has been absent or piecemeal in former Plans) and is nicely set out.

=====

## Part 2

# DISTRICT WIDE MATTERS

### STRATEGIC DIRECTION

- Urban form and development
- Biodiversity and natural heritage management
- Climate change
- Mining
- Natural hazards
- Tourism

P66 The Strategic Directions are intended to demonstrate

4. Fostering the use and development of natural and physical resources whilst protecting-  
~~the~~

natural values **including those** that have been elevated to matters of national importance by the Resource Management Act 1991 and those matters of national and regional significance by National and Regional Policy Statements;

Reasoning: WC-RPS, Chapter 7, Objective 4

*'Maintain the region's terrestrial and freshwater indigenous biological diversity.'*

#### **AG Agriculture - p67**

There needs to be rules around the use of agrichemicals.

See my Appendix 2 for Waikato District Council rules around agrichemical use. Those rules need to be adopted into this Plan

#### **CR Connections and Resilience - p68**

**05 To recognise that intact ecosystems provide resilience via ecosystem services and climate stability**

Alternatively this could be NENV - 05



## MIN Mineral Extraction - p69

O6

a. Avoid, remedy or mitigate the adverse effects of mineral extraction activities on the West Coast/Te Tai o Poutini's **terrestrial and freshwater indigenous biological diversity, including** significant natural and cultural features, sites and heritage, and amenity values,

Reason WC-RPS, chapter 7, Objective 4

*'Maintain the region's terrestrial and freshwater indigenous biological diversity'*

Also, mining can contaminate freshwater therefore this needs to be addressed in these objectives

b Allow adverse effects **in certain situations** to be addressed, **when avoidance, remediation or mitigation fails**, by alternative mitigation measures such as biodiversity offsetting and environmental compensation.

I do not like Clause b and I do not see the need for it. It is something that can be addressed in RC considerations. Anything requiring offsetting will be a public notification process because adverse effects will be significant. Clause b could instead say:

b **Significant adverse effects that require offsetting or environmental compensation will be subject to a public notification process.**

## NENV Natural Heritage- p70

01 To recognise and protect the natural character, landscapes and features, ecosystems and indigenous biodiversity that contribute to the West Coast's character and identify ~~and~~ Poutini Ngāi Tahu's cultural and spiritual values.

~~NENV - 02 — To ensure that the rights, interests and values of Poutini Ngai Tahu to natural environment areas and features are protected and provided for and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced.~~

Reasoning The POU (POU - 03) chapter covers this.

03 a. The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting **the region's terrestrial and freshwater indigenous biological diversity and** significant areas, habitats and features;

Reasoning WC-RPS, Ch7, Ob 4.

03; c. The need to support the ethic of stewardship and to consider the positive effects of the conservation estate **and significant natural areas** in achieving the requirements of the RMA.

### **POU Poutini Ngai Tahu - p71**

P5 Poutini Ngāi Tahu should be able to freely access **recognised** mahinga kai sites and cultural materials in accordance with tikanga and to support community wellbeing.

P10 Protect Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three **while and ensuring** Poutini Ngāi Tahu's key role in decision making around their management.

### **UFD Urban form and development - p74**

Everything in UFD - 01 is applicable to settlement zones

*Definition of Urban Zone means one or more of the RESZ - Residential zones, CMUZ - Commercial and mixed use zones, INZ - industrial zones, FUZ – Future Urban Zone or any part of any OSRZ - Open space and recreation zone that is surrounded by one of these zones.*

---

## **ENERGY, TRANSPORT, INFRASTRUCTURE**

### **ENG Energy**

P80

R4 - 3, 6 30% increase is too much for a permitted activity.

- 5 100% increase is too much

I would like this to apply to any reference in this Plan to permitted pole and building increases

## INF Infrastructure

p87

7.9.3.2 of the Buller District Plan says

*No tree, plantation, shelterbelt or vegetation shall be planted or be permitted to grow in a position that could result in the shading of the road pavement of any state highway or arterial route between 10.00am and 2.00pm on the shortest day of the year.*

This needs to be included in this Transport chapter.

R9 This rule would allow a cellphone tower to be built without resource consent. Any cellphone tower or similar pole or tower should be up for scrutiny, it should be a discretionary activity.

R9 - R15, R22, R23, I am concerned that the plan is making it too permissive for such telecom infrastructure. It may be that these permissive rules otherwise allow what could be unacceptable intrusiveness to people, landscapes, natural character. The World health organisation has also not ruled out adverse health effects from the microwave radiation involved.

## TRN Transport

R10; a Visual impacts on landscapes ~~above the treeline over 1000m above sea level;~~

Reasoning Above the treeline scarring is very obvious and the treeline is not necessarily at 1000m.

---

## HAZARDS AND RISKS

### Contaminated land

CL - good.

## Hazardous substances

P110

HS - 01 The benefits associated with the use of hazardous substances are recognised while ensuring that risks to the environment and human health arising from subdivision use and development **or any other** activities involving hazardous substances are minimised.

Reasoning There must be a holistic approach to the use of hazardous substances in any conceivable situation.

*O2 To encourage and promote the safe and efficient handling and disposal of hazardous substances throughout the District.*

Reasoning this is 4.11.5.1 of the Buller District Plan. It identifies the issues with hazardous substances better than this Plan's O1.

*P5 Compliance with approved codes of practice and national guidelines and standards shall be required for all activities involving the use, storage and transport of hazardous substances.*

Reasoning 4.11.6.1 of the Buller District Plan. this is important information to include.

HS - P1 Activities and facilities involving the use and storage of hazardous substances shall be designed, located, constructed and operated so as to **avoid minimise-residual** risk to people and the environment.

Reasoning There is no excuse for even residual risk to people or environment, there has to be NO risk.

## NH Natural Hazards

NH - R8 I'm not sure 300mm above 1% annual flood exceedance is high enough. The prognosis is for sea level to keep rising, and LINZ tide charts corroborate this, with

3.7m spring tides now becoming more common for Westport and likely all of the West Coast. A 1998 1:100year flood entered my home to 30mm, a 2010 1:100 year flood entered my home to 300mm. If I was to raise my floor it would be to at least a metre higher than it is now, giving a space of 700mm above 1% exceedance flood level. I would like this consideration applied to all relevant clauses in the NH chapter.

---

## HISTORIC AND CULTURAL VALUES

### Historic Heritage

to p136

I expect experts in this field will ensure the value of history in this Plan is maintained and protected.

### Schedule 1 and Appendix 10

It is important that any known sites are recorded in this schedule and appendix so that they are then known and can therefore be protected.

### Schedule 1A p592

**Arch record L28/36** is the railway heritage at the Chasm Creek Walkway. I require this to be added to Schedule 1A.

### Schedule 1B p 626

Mokihinui Cemetery is depicted as Arch 2 on interactive TTPP map but is listed as Arch 3 in Schedule 1B.

### Appendix 10 p803

- There is a midden at Mokihinui where a stone adze was found and is now in Lyttleton Museum
- A waka kereru was found in 1998/1999 in Pages Stream in Seddonville. It was uplifted to get preserved and is now at Arahura Marae.

## **Tree**

to P146

Tree P5(e) I am concerned that this policy clause could provide a loophole which would allow for any development to remove a notable tree.

**P7 Allow for the inclusion and protection of further notable trees within the district without requiring any plan change**

## **SASM Significance to Maori**

to p150

SASM - P13 (d) which allows indigenous vegetation clearance, **subject to other rules and regulations around indigenous vegetation clearance.** (SASM - R5 covers this so possibly amendment not needed)

---

## **NATURAL ENVIRONMENTAL VALUES**

### **ECO Ecosystems and indigenous biodiversity**

to p166

- The RMA, s31(b), (iii) version of natural character needs to be defined in ECO overview (versus the RMA s6(c) version which should be defined in the NC chapter )
- Stealth of our public lands vested in district council by adjacent private landowners: The Plan needs to state in no uncertain terms that this is not condoned and needs to ensure that heavy fines are given to those who breach the rule; the Plan also needs to address the land already stolen by mandating that remediation occurs by removing fencelines and replanting, and protecting those plantings.

## Overview

para 2

In a number of many places indigenous ecosystems and habitats extend unbroken from the mountains to the sea. 84% of the land area is under the management of the Department of Conservation. In total an estimated 90% of the West Coast/Te Tai o Poutini is covered in indigenous vegetation (albeit the majority of that land is mountainous) - compared with 24% nationally.

*Any activity carried out on public conservation land requires a concession, licence, permit or lease from the Department.*

## Reasonings

1 Firstly the coastal highway breaks through and fragments any otherwise continuous tract of ECO, but that aside there are actually few places of unbroken ECO from coast to sea because much of the lowland/ coastal plains is in private ownership, predominantly farming, so the true wording there would be **few**.

2 The extract is from 4.8.9.3 of the Buller District Plan. It could be included in the ECO overview or somewhere in Tourism, Public Access, GRUZ, or NFL Information contained in BDP 5.3.1.4 and 5.3.1.5 could also be included.

Para 3 As requested in my draft submission, some examples of declining and functionally extinct species (e.g. cobbled skink) need to be highlighted to emphasize that the West Coast is not exempt from such tragedies happening. Wording could be

*The Cobble Skink, **Oligosoma aff infrapunctatum**, found as recently as 2015, predominantly in the Buller, is now functionally extinct. The at risk Shore spurge, **Euphorbia glauca**, and the nationally endangered Coastal cress, **Lepidium flexicule**, can be found along the West Coast. Our estuaries are home to the nationally critical dotterel, **Charadriidae o. obscurus**. It is essential that we protect the habitats of these endangered species.*

(Some of the wording is extracted from the BDP)

para 4

| Territorial authorities are ~~Te Tai-o-Poutini Plan~~ is responsible for protecting and maintaining terrestrial (land-based) ecosystems, including the margins of the coast and waterbodies

Reasoning it is not the Plan but the authority that is responsible.

The relevant section numbers of the Act need to be mentioned in this paragraph, including sections 31 and 17

para 5

| The RMA requires territorial authorities ~~Te Tai-o-Poutini Plan~~ to manage indigenous biodiversity in two particular ways.

Reasoning It is not the Plan but the authority that is responsible.

### **Indigenous vegetation clearance in the Coastal Environment or adjacent to waterbodies**

Where indigenous vegetation clearance is proposed within riparian margins next to rivers, lakes and wetlands refer to the Natural Character and Margins of Waterbodies chapter of the Plan for the ~~r~~Rules around this clearance.

| Where indigenous vegetation clearance is proposed in the coastal environment refer to the Coastal Environment chapter of the Plan (reference to page) for the rules around this clearance.

Note: Wording and reference around coastal environment needs to be pulled together.

Note; RMA s6(a) includes both riparian margins and coastal environment.

There needs to be restrictions on signage in areas of high natural value.

| 05 Recognise the ecosystem services that intact SNAs provide for the resilience of both human and indigenous habitat.

| Reasoning Ecosystem services need at least one mention in this Plan.

'Ecosystem services' are a valid and recognised scientific term used to describe all the services of benefit to mankind and other species that intact ecosystems provide such as



fresh water, clean air. It is high time this term was adopted by district planners.

O1 To identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna *and to recognise their importance to the character and quality of the natural and physical environment and to the wellbeing of the people and communities* on the West Coast/Te Tai o Poutini

Reasoning This is a direct extract from the Buller District Plan.

P1; 1 I am concerned that not all significant areas may have been identified. P1; 1 needs to allow for any further sites of significance that may be identified through assessment under Appendix 1 of the WC-RPS.

P1; 3 Further sites of significance may be identified in the Greymouth area through the assessment criteria in Appendix 1 of the Regional Policy Statement

P2; e d. The activity has ~~less no more~~ than minor adverse effects on the significant indigenous vegetation or fauna habitat.

But really there should be NO adverse effects on SNAs as any adverse effect will be degradation which can accumulate.

P3 Encourage the protection, enhancement and restoration of significant indigenous biodiversity *and natural indigenous character* by...

Reasoning s31 requires all indigenous biodiversity to be maintained.

P3; a For subdivisions where legal protection exists over areas of significant indigenous vegetation or significant habitat of indigenous fauna additional subdivision rights may be granted

Reasoning Less ambiguous wording.

P3; e Supporting initiatives by landowners, community groups and others to

protect, restore and maintain areas of significant indigenous biodiversity **and natural indigenous character**.

~~P4 Provide for eco-tourism activities that complement the protection and/or enhancement of areas of significant indigenous vegetation or significant habitats of indigenous fauna and contribute to the vitality and resilience of the economy and wellbeing of the community.~~

Reasoning I struggle to understand how eco-tourism could enhance the values of SNAs. I imagine that 'eco-tourism' in this case likely applies to such as bike trails through intact forest. Surely the protection of SNAs has nothing to do with tourism? I'm not sure it is correct to see positive outcomes of resilience and vitality to local communities of protecting SNAs through degrading them to provide for eco-tourism. Surely it is the intrinsic value of SNAs (for and of themselves, with no human attributes involved) which is prompting the mandated protection of them? Why does the district plan then need to twist that intent by considering economic gain as a result of that process, and mainly through degradation of the SNA? Surely instead the ecosystem services an SNA provides should be mentioned here instead to provide resilience and wellbeing?

P5 Enable the use of Māori Purpose Zoned land **with in** areas of indigenous vegetation and indigenous fauna habitat, where land use and subdivision is consistent with tikanga and mātauranga Māori and **ensures less than minor minimises** adverse effects on any significant values of the vegetation or fauna habitat

Reasoning 'Minimize' is not quantitative enough. Any significant (more than minor) change to an SNA needs scrutiny.

P7; b Whether formal protection and active management of all or part of any area of significant indigenous vegetation or habitat will occur as part of the **resource consent process subdivision, use or development**;

Reasoning needs consistent use of language

P7; d The cumulative **adverse** effects **on biodiversity** of activities within or adjacent

to any area of significant indigenous vegetation or habitat; **and the cumulative effects within the catchment/ district;**

Reasoning

1 in the extreme situation it could be interpreted as e.g. 'the cumulative effects of increased commerce in the vicinity is good for economic prosperity'.

2 Adverse cumulative effects need to be considered at a catchment level

P7; g The impact of the activity on the values of any area of significant indigenous vegetation or habitat, and how any potential impact could **firstly** be avoided, **and if that is not possible then consider using the adverse effects hierarchy.~~remedied or mitigated~~**

Reasoning The adverse effects hierarchy should be followed rather than each step of the hierarchy being treated equally. Same for P7; h

ECO - P8 Maintain indigenous habitats and ecosystems across the West Coast/Te Tai o Poutini by

a. Maintaining, and where appropriate enhancing or restoring **indigenous biodiversity, including** the functioning of ecological corridors, linkages, **wetlands and dunes**, and indigenous coastal vegetation and wetlands;

Reasoning WC-RPS, chapter 7, Objective 4

*'Maintain the region's terrestrial and freshwater indigenous biological diversity'*

P8; e Recognising ~~that the benefits of~~ active management of indigenous biodiversity, ~~such as including voluntary animal and plant~~ pest and stock control and/or formal legal protection, **provides benefits such as ecosystem services.**

Reasoning Mentions benefits as the focus of this clause but no further explanation of the benefits but instead expands on how those benefits will be achieved, a bit like the cart before the horse.

P9 Provide for biodiversity offsets and compensation to manage residual adverse effects of an activity **where any attempt to avoid, remedy or mitigate adverse effects has**

| failed-where:

ECO - P10 there is an overlap with ECO - P8 (c)

ECO - R1 There needs to be some explanation as to what, 'indigenous vegetation' is - is it 2yr old coprosma, punga and hebe? Or does it incorporate mature trees, and if so what girth is a mature tree, and what species? If this is not clarified in this Plan then it could create a headache in any proposal for development that is challenged or publicly notified.

R1; 3; i There is no statute or mandate for windthrown timber removal in indigenous forests so this clause needs to be deleted. It is wishful thinking on developers' parts to include this clause.

R1; 3; vi Is there really any reason new fencelines should be allowed within areas of indigenous vegetation? Surely keeping stock out would occur at the forest boundary?

R1; 3; vii. To upgrade or create new public walking or cycling tracks up to 2.5m in width undertaken by the Council or its approved contractor, **provided mature trees (greater than 30cm diameter) are avoided.**

Reasoning The resource consent for the 'Old Ghost Road' included this restriction.

R1; 3; ix 3 metre clearance area as permitted for new utilities should not be permitted; such a line could extend for many kilometres.

R1; 5

- 'per site' It could be a whole lot of 1/4 acre sections that were originally surveyed but since have become part of a much larger estate, and contain significant indigenous vegetation. Much more than one patch of 50000m<sup>2</sup> in a contiguous area could be cleared because of the 'per site' catch. This is unacceptable. It needs to become 'per site or per (ha size), which ever is the larger'.
- I would like to see '15 years' reduced to '10 (or preferably 5) years'. In optimum conditions 15 years can see a really healthy regenerated forest of kanuka or

manuka where avifauna depend on it for survival and it produces ecosystem services by way of the aggregate of mosses filtering wetland waters. Manuka is often a stage of sere evolution so contains much of indigenous value. More value must be placed on regenerating manuka fields.

- The 5000m<sup>2</sup>/ per site permission needs to be updated to reflect the fact that around 10,000ha of forest has been cleared illegally on the WC in recent years. This permitted rule needs to be tightened, not relaxed so that **any** indigenous removal can be questioned. R1; 5 is old ruling and it is nigh time it was upgraded to reflect proper conservation of remaining indigenous biodiversity in accord with RMA s31.

ECO - R2 Creating walking/ cycling tracks within the coastal environment should not be a permitted activity. It needs to take into account such as nesting sites, indigenous fauna habitat, vegetation clearance and this cannot be addressed properly if it is a permitted activity. It requires a resource consent so that adverse effects can be dealt with properly. When it says the activity should not take place in any identified SNA, what about Buller where none have been identified yet? This particular point occurs in a number of the ECO rules here.

R2; 2 'per site' needs to be changed as in R1; 5

ECO - R5

Discretion is restricted to a - h

This is a robust set of considerations.

ECO - R6

Discretion is restricted to

f The external finish of buildings.

Discretion restriction should include R5 d - h discretion restrictions (reproduced here as g - k)

g Effects on the threat status of land environments in category one or two of the Threatened Environments Classification;

h Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems;

- i Effects on the intrinsic values of ecosystems;
- j Effects on recreational values of public land; and
- k The matters outlined in Policies ECO - P6 and ECO - P7.

Including my suggested 'k' is important because both policies 6 and 7 refer to land development.

I feel that there is not enough protection given to the region's terrestrial and freshwater indigenous biological diversity in general. It is good that significant areas are given vital protection (although this proposal could do better in that respect) but I don't see this Plan as slowing and halting the erosion of the region's indigenous biodiversity in general. The little pockets where remnant species survive, some common now, will become uncommon if degradation is not curtailed, and this plan is deficient in protecting those pockets that may not be significant right now. I do not have confidence that ECO will maintain and enhance the region's indigenous biodiversity.

## **NFL Natural Features and Landscapes**

to p179

### **Concerns:**

RMA, s7(d): particular regard to the intrinsic values of ecosystems; and s5(b): safeguarding the life-supporting capacity of ecosystems. The NFL chapter does not mention anything of this; these statutory conditions need to be mentioned in the overview.

NFL needs to include:

- 'natural character' in the objectives and policies, and all rules need to refer to protection of it
- specific mention of mature indigenous trees as these individuals or groups often give an area its natural charm and character.
- mention of ecosystem services. It is at the landscape level that ecosystem services are maintained or, hopefully, enhanced.

P1 The first policy should be protective to the object of the chapter, NOT as to how it can be exploited, or to what activities can occur within it. P2 should exchange with P1 with the following amendments

P2 Where possible, avoid **significant** adverse effects on the values that contribute to outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six. Where **significant** adverse effects cannot be avoided, ensure that the adverse effects **hierarchy is followed. are remedied, mitigated or offset.**

#### Reasoning

1 P1 works around adversely affecting values, whereas P2 works around **significant** adverse effects. This is inconsistent. Nor is **significant** used in P5

2 Better language. If compensation is not an option then it either needs to be stated here, or else use my wording.

P4; d **Landscaping buildings and structures with appropriate vegetation to soften outlines**

P5; a The scale of modification to the landscape, **including any adverse effects on natural character;**

P5; h h. Any positive effects **on identified characteristics and qualities** at a regional and local level;

Reasoning This is a protective policy so any positive effects at the local and regional scale must be to enhance the qualities and characteristics of the NFL.

P6 **Subject to policies 1 - 5, e**Enable the use of Māori Purpose Zoned land in outstanding natural landscapes and on outstanding natural features where land use and subdivision is consistent with tikanga and mātauranga Māori and minimises adverse effects on the outstanding values of the landscape or feature.

Ditto for NFL P7

R1, R3 Advice notes 1 and 2 Which has priority - ECO/ CE rules, or the values which make the ONF outstanding? There needs to be a ruling around this.

R3 The WCRC Land and Water Plan needs to be referred to in an advice note to this rule.

R5; 1 Policies 4 and 5 need to be incorporated into this rule.

R6 Surely this rule is subject to other rules in this chapter as a priority over rules in other chapters such as EW? Or, R6; 1 and 2 are subject to R6; 3?

R6; 2; a R6 - can comply with INF R7 - this says that a building can be modified, or a pole heightened, by 30%. 30% is a lot, especially in relation to an already large building. 15- 20% would be a better amount as a permitted activity within an NFL

R6 - allows 500m<sup>3</sup> of earthworks per 12 month per site - that's 10 x 50 m x1m depth. This could be the equivalent of a 2 lane road and would be a scar on the landscape.

R6; 3; b The rule needs to say, 'per site or 4ha (4ha is used as a sub-division standard elsewhere in this plan) whichever is the larger.'

R7 This rule needs to be subject to rules in ECO and rules and policies in NFL.

R8; 3: Parks furniture and facilities - needs to be minimal with low visual impact

R8, 5 This needs to be cross-referenced with WCRC Land and Water Plan.

R12 Should be discretionary, not restricted discretionary.

Reasoning There are too many variables to consider, particularly for new buildings, that restricted would not cover adequately.

## **PA Public Access**

to p189

There needs to be a cross-reference to Natural Character, NC; P5



PA addresses esplanade strips. There needs to be included the purpose of esplanade strips such as in the Buller District Plan 8.4.1.15.1, which says:

- (i) To protect conservation values on riparian and coastal margins and associated water quality and aquatic habitats.*
- (ii) To ensure public access is maintained to and along water bodies where a proposed land use may reduce the ability to gain public access or where access is not currently available.*
- (iii) To ensure recreational opportunities near water bodies are not lost where the proposed land use may reduce those opportunities or to provide recreational opportunities where these are not currently available.*

But it should also include, '**mitigating natural hazards**', as in RMA s 229

### **229 Purposes of esplanade reserves and esplanade strips**

An esplanade reserve or an esplanade strip has 1 or more of the following purposes:

- (a) to contribute to the protection of conservation values by, in particular,—
  - (i) maintaining or enhancing the natural functioning of the adjacent sea, river, or lake;
  - or
  - (ii) maintaining or enhancing water quality; or
  - (iii) maintaining or enhancing aquatic habitats; or
  - (iv) protecting the natural values associated with the esplanade reserve or esplanade strip; or
  - (v) mitigating natural hazards; or
- (b) to enable public access to or along any sea, river, or lake; or
- (c) to enable public recreational use of the esplanade reserve or esplanade strip and adjacent sea, river, or lake, where the use is compatible with conservation values.

## NC Natural Character

to p190

### Overview

First sentence should be:

**Natural Character and the margins of waterbodies require protection as a matter of national importance under Section 6(a) of the RMA.**

The introduction needs to refer users of the Plan to the Land and Water Plan rules on riparian margins, especially as regional rules overrule district rules. And especially how to identify the trigger for indigenous cover i.e. needs to be greater than 65% scrub for a riparian margin to be considered not indigenous. If not in the introduction to this chapter then alternatively in the introduction to the rules. I see reference to the Land and Water Plan is in the Advice Note 1 under Rule 1. I think this advice note needs to be expanded on.

O1 To preserve the natural character of lakes, rivers and wetlands and their margins ~~while providing for appropriate subdivision, use and development where adverse effects can be avoided or mitigated.~~

'appropriate' needs explanation. Nevertheless there should be no development within the margins of waterbodies. Objective 3 is all that is needed to allow activity within those margins.

P1 What type of sub-division and use are anticipated? Nevertheless there is no need for P1 as P2 covers any anticipated activities in riparian margins.

P2 Provide for indigenous vegetation removal and earthworks within riparian margins of lakes, rivers and wetlands, **subject to regional rules, with where-significant** adverse effects on natural character **are** minimized as far as practicable, and:

Reasoning s6(a) requires the preservation of the natural character therefore **any** adverse effects must be considered.

P5 This may be better placed under PA - Public Access, or a cross-reference put in.

R1

I think the rule on disturbance and earthworks here could be updated. 20m<sup>2</sup> per 200m length is 10% of that length. 10% is substantial and will not maintain any natural character. If 10% is allowed then there should be within the rule a mandate to enhance riparian margin elsewhere.

it is also not clear that this rule applies only to the activities a-j.

- a Fencelines should not be allowed within a riparian margin, they have the capacity to destroy the natural character of the waterway entirely. The rule specifically needs to ensure fencelines are kept out of riparian margins, especially where those waterbodies are protected by road reserve or queens chain or other protection of our public lands. Too often farmers clear native vegetation off riparian margins and put their fencelines in place within the riparian margin, including within road reserve. Having fencelines as a permitted activity within riparian margins encourages that illegal fencing. Fencelines within the riparian margins implies livestock will also be within that margin; this is not what the Act has intended, fencing is an inappropriate development and use within riparian margins. I consider that there should be a 5 year window to remove all fencelines from within riparian margins.
- f I have concerns about parks facilities and parks furniture within riparian margins. This Plan's definition of parks facilities is large and extensive. Siting such stuff within the riparian margins would not protect those margins at all. f needs to be combined with (g). otherwise there could be numerous riparian openings all providing bits of the same service whereas they could be combined into one opening.
- h, i There should be no leniency for Maori purpose activities, protection of riparian margins is a matter of national importance, especially with respect to sedimentation and natural character.
- Breaches of this rule for hazard mitigation work may occur, with the work being cited as emergency even though it is not, with any breaches occurring most likely not addressed.
- The rules around whitebaiting need to be tightened. Almost every (if not every) owner of a stand along a river give themselves entitlement to create a driveway in, usually through indigenous vegetation, and thence put up handrails, and solid and impressively large at times concrete structures. Whitebaiting needs to be

mentioned in this rule to emphasize that it is not ok to put in a driveway at every stand, nor solid, perennial shelters and whitebaiting structures, although it is probably too late now for most stands even though it was illegal to put most of those driveways and structures in. The whitebaiting schedule in the regional plan does not allow for driveways to stands from within the riparian margin. Another issue is that very often the riparian margins are vested with LINZ as hydro. The Plan does not regard 'hydro' as land, but that is wrong. 'Hydro' is excluded from this territorial plan, yet this Plan concerns itself with riparian margins, and the surface of water; is this not a conflict?

R2 At the beginning or end of this rule it needs to say  
| have a functional need to be located in the riparian margin.

R3 the above in R2 also applies to R3.

---

## SUBDIVISION

### Financial Contributions

to p198

#### Overview

This section of Te Tai o Poutini Plan contains the objectives, policies and rules for financial contributions for **development of** infrastructure and for their use to offset adverse effects on the environment of the West Coast/Te Tai o Poutini.

Currently the three District Councils on the West Coast/Te Tai o Poutini use financial contributions under the RMA as the sole mechanism to provide for the costs and impacts of **private** development on Council infrastructure and these draft provisions have been developed on the basis of that approach continuing.

I can't find anything relating to private ways and accessways. The Buller District Plan says at 8.4.1.4.2:

*Maximum amount of contribution:* The full actual cost of constructing and maintaining

private ways and accessways to the appropriate standard.

This needs to be incorporated into this chapter.

P1 - P2 adequately covers what P1 is trying to say.

## **SUB Subdivision**

**to p206**

Rules on esplanade strips in this chapter only pertain to allotments less than 4ha in size. Section 77 refers to esplanade strips when sub-dividing, including s77(2) and s230(5) which allow for esplanade strips to be created for allotments greater than 4ha. S237E prohibits the subdivider from claiming compensation from the territorial authority for an esplanade reserve for allotments less than 4ha in size, whereas S27F allows for compensation from the territorial authority for esplanade reserves on allotments greater than 4ha. This anomaly should be addressed in this Plan.

The Buller District Plan, at 7.9.6.1.1 and 7.6.9.1.2, provides for esplanade strips in allotments greater than 4ha. This needs to be transferred into this chapter.

It says:

*7.9.6.1.1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.*

*7.9.6.1.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 7.9.6.1.1. above, or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource Management Act 1991.*

*7.9.6.1.3. An esplanade strip required under 7.9.6.1.1. or 7.9.6.1.2. above may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in 7.9.6.3. below.*

02; g protects and enhances amenity values

03 Subdivision design and development protects the quality of the environment including the intrinsic value of ecosystems and ~~significant~~ coastal, natural, ecological, historical and Poutini Ngāi Tahu features and resources and responds to the physical characteristics and constraints of the site and surrounding environment.

Reasoning It is not only significant natural areas that need protection (RMA s6 [particularly 6(a)], s7)

04 protects valuable horticulture land from urban sprawl

Reasoning see P5 (e)

05 Esplanade reserves and strips created through subdivision contribute to the protection of ~~identified significant~~ natural heritage and Poutini Ngāi Tahu values, provide natural hazard mitigation

Reasoning RPS recognises that not only significant natural character needs protection. There is also the issue of SNAs being recognised in the Buller only when an application for resource consent is made. This anomaly needs to be recognised throughout this chapter e.g. P3 refers to not compromising identified values of the Overlay chapter, but if those values have not been identified in the Buller, does it mean Buller is exempt? I think this chapter needs to be amended to incorporate those omissions.

P1 d. Protects- ~~the significant~~ cultural, historical, natural and ecological features sites and areas identified on the planning maps and in the Schedules in the Plan; and

P2 (i) consider composting toilets, which use less water and are therefore unlikely to contaminate fresh water

P3 Provide for the subdivision of land ~~within or~~ containing riparian margins, natural character, outstanding natural features and landscapes,...

Reasoning Statutory riparian margins in this Plan are no wider than 10 metres, so subdivision within a riparian margin is absurd (albeit esplanade strips are usually 20 metres wide but subdivision within such strips would also be absurd). Perhaps the policy is referring to subdivision normal (orthogonal) to the direction of water flow? If so there needs to be some explanation around subdivision within riparian margins

P3; a Not compromise the ~~identified~~-characteristics and values ~~of identified in~~ the Overlay Chapter it is located within;

Reasoning Better language. Also, Buller's SNAs have not been identified.

P6; e. In the ~~c~~Coastal environment outside of areas that are already modified unless adverse effects on the natural character of the coastal environment can be avoided ~~or mitigated~~;

Reasoning ....and besides, the adverse effects hierarchy is not being followed here.

P9 To require esplanade reserves or esplanade strips for allotments of less than 4 ha to enable public access, reduce natural hazard risk, and contribute to the protection of natural character and biodiversity values ~~including corridors for native fauna~~,

R2; 4 ~~Where T~~the site is less than 4ha adjacent to a river >3m wide or the coast, the provision of an esplanade reserve or strip of 20m;

Reasoning Grammar

R3 Boundary adjustments, matters of control  
f Protection, maintenance or enhancement of natural features and landforms, areas of significant indigenous biodiversity, ~~amenity values~~, historic heritage, sites of significance to Māori, archaeological sites or any other identified features.

R5; Matters of control;

k Effects on Poutini Ngāi Tahu values, ~~existing amenity values, the quality of the~~

environment, natural character, notable trees or historic heritage within or adjacent to the site;

R7; 3 or the need for clearance within the area of significant indigenous vegetation to provide for future access to any site;

Reasoning It could be read that a small amount of that area could be cleared as that small area in itself may not be deemed significant.

R9 There should be a minimum distance/ buffer from SNA to buildings or other development such as access/ roads.

R11 Should be discretionary

R12; Discretion; g Effects on Poutini Ngāi Tahu values, existing amenity values, the quality of the environment, natural character , notable trees or historic heritage within or adjacent to the site;

R15 Should be a mandatory buffer zone

S6; 3 Need to provide for safe bicycle and pedestrian use

S9; 1; c The bank of a river whose bed has an average width of 3m or greater.

Reasoning RMA s230(4)

There needs to be rules around allotments greater than 4ha in size.

---



## General District-wide Matters

### ASW Activities on the surface of water

to p230

R2

It appears that it is only Runanga/ Iwi - approved sites that are being considered as restrictive to motorized craft etc. This is unfair, there are many sites that rely on quietness that are not necessarily recognised by Iwi/ Runanga that need to be protected from exploitation by such as motorized craft.

BDC Plan

4.4.14.6.1. *There be no provision for motorised craft use on:*

- *Lake Christobel*
- *Lake Hanlon*
- *Kohaihai River*

4.4.14.6.2. *In the following water bodies, the use of motorised water craft with an engine capacity of less than 5 horse power is permitted:*

- *Lake Daniells*
- *Punakaiki River: upstream of the road bridge.*
- *Pororari River: upstream of the road bridge.*
- *Otomahana Lagoon*
- *Orowaiti River: upstream of the rail bridge.*
- *Okari: upstream of the road bridge.*

Rules 4.4.14.6.1 and 4.4.14.6.2 need to be moved over to this Plan but with the following amendments

*In the following water bodies, the use of motorised water craft with an engine capacity of greater less than 5 horse power is prohibited permitted:*

It is far too permissive prohibiting motorized craft on only the waterbodies listed in the permitted rules of this Plan. There also needs to be restrictions on how far up any river motorized craft can go. Motorized craft are highly disturbing to generally peaceful

environments. They bring intensive noise pollution and large wakes. They are also highly disruptive to birds and aquatic fauna. They deliver people quickly to places that should be a sanctuary where contrarily it should take physical effort to get there therefore creating a frame of mind that appreciates and honours the sanctity of the place.

Prohibitions on certain waterbodies, or parts thereof, need to be retained and transferred over from the relevant district plans, where Greymouth and Westland district plans no doubt have similar inclusions to 4.1.14.6.1; 2 of the Buller District Plan.

R6 There needs to be a list of waterbodies where commercial activities are not acceptable, besides those important to runanga.

## **CE Coastal Environment**

to P235

General comments:

'Coastal Environment' should be in the Natural Environment Values chapter.

I consider that the CE chapter is too permissive to development.

O1 Should be separated into 2 objectives; one providing for protection, the other for exploitation.

CE P5 (e) **adverse effects on natural character, natural landscapes and natural features are avoided;**

Reasoning This aligns with NZCPS

P6 ~~b. Where located in unmodified areas, any adverse impact on natural character can be mitigated;~~

Reasoning Besides unsynchronised and illogical grammar (how can established buildings and infrastructure be located in unmodified areas?) the built environment should not encroach into unmodified areas. Such areas are critical to maintain indigenous biodiversity and if not already identified as SNA then WCRC-RPS Appendix 1 will identify it as SNA.

P8 Where new development and upgrades of the National Grid are required **in areas indicated in Overlay Chapter areas**, seek to avoid ~~and~~ or otherwise remedy or mitigate adverse effects. ~~on Overlay Chapter areas~~.

Reasoning

1 Grammar

2 However, isn't P8 repeating P3? The 2 need to be combined.

R4; 1; e **unmodified coastal area or area of high natural biodiversity-**

Reasoning NZCPS requires coastal biodiversity to be protected as does RMA s6(a).

R5; 4; c There needs to be further caveats here. 7 metres is quite high in a highly natural environment, so this height restriction needs to be applied to certain zones such as town residential zones; other zones should have a lower maximum height.

R16 Should be discretionary, not restricted discretionary.

R17; 1; L **There is a functional need to be located in that area**

R20 Delete

Reasoning There should be no plantation forestry within the outstanding coastal environment. Plantation forestry will not protect the identified values within that environment.

R22 Delete, needs to be prohibited

Reasoning Destroying such features will destroy important values within that area and which may be of national or international significance.

## EW Earthworks

to p252

### Overview, 1st paragraph

The scope and scale of earthworks range from large bulk earthworks, which can alter the landform, ~~and its~~ topography, ~~and drainage hydraulics~~, to small and discrete areas of works most often associated with minor development.

Reasoning Too often drainage hydraulics are overlooked, its about time they were considered. Altering drainage hydraulics can have serious upstream and downstream effects.

### Other relevant regulations

A number of other regulatory and non-regulatory methods also manage the effects of earthworks, ~~particularly addressed in the Regional Land and Water Plan~~.

Reasoning The WCRC L&W Plan has a strong focus on earthworks, including many rules.

O1 Needs to be separated in to 2 objectives, the first for protection of the natural environment, the second for exploitation of that environment.

~~P1 2~~ Manage the effects of earthworks to minimise impacts on landscape character, amenity, natural features, water quality, biodiversity, cultural and heritage sites and the quality of the environment.

~~P 2 4~~ Enable temporary and small scale earthworks for the subdivision, use and development of land, the provision of utilities, and hazard mitigation, while managing those with the potential to create significant adverse effects.

Reasoning Protection of natural values must come before exploitation of those values.

R1; 1. Earthworks must not exceed a maximum depth or height above ground level of 1.5m measured vertically within ~~2m~~ ~~1.5m~~ of a boundary;

Reasoning Earthworks too close to a boundary can divert water into the adjacent property (personal experience)

R1; 2; 6 No earthworks are to be undertaken on or within 10m of any public natural hazard defence structure unless ~~under the~~ written approval has been obtained from the relevant local government agency;

R1; 8 no adverse effects on adjoining neighbours.

R2, R3, R4, R5 Add another clause the same as suggested above in R1

R2 Consistency in grammar please - no swing between 'these are', 'the earthworks are', 'they are'

R3, R4 'per site' needs to be changed e.g. R5; 4 - 10 sections of 350m<sup>2</sup>, adding up to 3500m<sup>2</sup>, could be levelled, dug up, heightened, all at one time, with cumulative changes to water hydraulics.

R4 250m<sup>3</sup>/ site/ year disturbance is too much. 200m<sup>3</sup>/ site/ year is a lot of material to be moved off site, and could create subsidence in the neighbourhood, especially if the 'site' is a small title. A 1m change in ground level could create subsidence, alter water hydraulics, and exacerbate any flooding issues.

This needs to be considered in light of the fact that many 'sites' are much less than the prior standard 1/4 acre section (1012m<sup>2</sup>) 'Sites' can be as small as 500m<sup>2</sup>, or even less, so such a section could be completely turned over every 2 years.

R8; a The impact on visual amenity, landscape ~~and natural~~ character, outlook and privacy;

R8; d The effectiveness of proposed management or mitigation measures to ~~avoid~~ ~~minimise~~ any potential ~~or actual~~ adverse effects beyond the property boundary of the activity;

Reasoning Unless the neighbours agree there should be NO adverse effects on that neighbour.

R8; e Any changes to the patterns of surface drainage or subsoil drains that could result in a higher risk of drainage problems, inundation run-off, flooding, or raise **or lower** the water table;

R8; g. The impact on the road network, of heavy vehicle and other vehicular traffic generated as a result of, **or during**, earthworks;

Reasoning The result of earthworks may be increased traffic but while the earthworks are ongoing the same effect may occur. Possibly, R8; g should use a word other than 'result' if the meaning is for consideration of traffic during earthworks. R8; g may need better, more explanatory wording

R8; e and i need to be combined.

## Light

to p259

The Buller District Plan, at 7.9.3.2 says that, when considering reflectivity, hard-standing or paved areas need to be considered as being of high reflectivity when placing lights to prevent light spill. I would like to see this issue incorporated into this chapter.

The Christchurch City Plan at 6.3.4.1<sup>1</sup> says

*All fixed exterior lighting shall, as far as practicable, be aimed, adjusted and/or screened to direct lighting away from the windows of habitable spaces of sensitive activities, other than residential units located in industrial zones, so that the obtrusive effects of glare on occupants are minimised.*

This needs to be incorporated as a policy.

---

<sup>1</sup> <https://districtplan.ccc.govt.nz/pages/plan/Book.aspx?exhibit=districtplan&hid=332670>

## Overview, 1st paragraph

.....it may adversely affect the amenity of **neighbourhoods**, neighbouring properties and light sensitive areas; result in a **reduction or loss** ~~loss or reduction~~ of views of the night sky, **cloud form and landscape views**; and ~~potentially~~ disturb wildlife

### Reasoning

1 I, myself, and a number of people I know, have issues with the increase in the number of streetlights in the recent LED rollout, and the adverse effects they are having on night values of darkness

2 Grammar/ syntax logic

3 Even on the darkest of nights landforms and cloud form can still be visible if there is no light pollution.

3 There is no such thing as 'potential' here, undoubtedly wildlife is disturbed if subjected to light pollution.

**O1** Artificial outdoor lighting enables night-time work, rural productive activities, recreation activities, sport, entertainment activities, transportation and public health and safety, **and maintains other amenity values within zones.**

**O2** Artificial outdoor lighting is located, designed and operated to maintain **and protect** the character and amenity values within zones **and will** ~~so that it does~~ not adversely affect the health and safety of people, **or** the safe operation of the transport network, **it will** protect views of the night sky **and landscapes**, the habitats, **and species within habitats, and ecosystems** of nocturnal native fauna **and the species themselves.**

### Reasoning

1 O1 and O2 need to be separated out into pros and cons

2 Better grammar (I think)

2 There is no glossary term of 'character' in this Plan, the dictionary meaning of character being, 'distinctive features'. 'amenity values' in the glossary includes character. Just a thought as the two terms are used in O2. Character is more likely to be adversely affected by night lighting rather than enhanced, if a neighbourhood is too brightly lit it can destroy the character of that neighbourhood.

3 Wording around nocturnal fauna is repetitive.

| P1; b Maintains the ~~character and~~ amenity values of the zone

| P1; e Protects the health and well-being of ~~people and~~ ecosystems

Reasoning A repeat of P1; c

| P3; e Minimizes adverse effects on amenity values, the health ~~and~~, safety and enjoyment of people and communities in the surrounding area.

Reasoning Badly placed and directed streetlights that shine into properties can impact severely on peoples' enjoyment of life after dark. They can also adversely affect wildlife and domestic animals within the property e.g. cats need dark to hunt mice, light destroys their night vision.

| P3; f Minimizes light blindness caused by badly-directed light.

| Note 1 (to the Light permitted rules) includes district council-controlled streetlights.

Or else there needs to be rules around district council-controlled streetlights. The recent rollout of LED streetlights have caused multiple problems of increased light pollution which I consider unacceptable.

| R3; 2 b. Have a colour corrected temperature of no greater than ~~2200K 3000K~~ (warm white);

Reasoning Tekapo has installed 2200K lighting to prevent light pollution of the night sky, therefore that is a standard that should be adhered to in light-sensitive areas. Residential areas should also be given the privilege of softer streetlighting.

R4 10 Lux horizontal could be disturbing to wildlife, night natural values, and neighbours. The intensity should be measured at the boundary, not inside the boundary.

| R5; c Effects on visual amenity,; ~~people and neighbourhoods~~.  
(possibly visual amenity includes people and neighbourhoods?)



## Noise

to p263

### Overview

Where noise sensitive activities are established near existing noise-generating activities, or areas where higher noise levels are to be expected, reverse sensitivity effects can arise,

Sensitivity can also arise when noisy industry sets up near existing peace-requiring activities such as a church or library.

O1 The benefits of noise generating activities are provided for in a way that is compatible with the role, function and character of each zone and does not compromise community health, safety and wellbeing, nor impact on noise sensitive activities.

O2 The function and operation of existing and permitted future noise generating activities and community infrastructure are not compromised by adverse effects, including reverse sensitivity effects, from noise-sensitive activities.

Comment O2 will create a clash of activities. There needs to be some kind of explanation as to how the noise-generating activities are not compromised by adverse effects. I read O2 as saying that any adverse effects of the noisy activity will be disregarded. O2 also needs better syntax.

R2; 11 The road beside my property in Seddonville, called Hope St, is an unformed legal road with permission to be used as a cattle race. Noise from that cattle race is terrible at times, with quad bikes, tractors, big diggers and other farm machinery and vehicles racing up and down it at all times of the day and night. At present that unformed road is classed as residential (because it is a road beside a residential property) but with new planning measures it will become general rural which will allow any seasonal noise from farming activities. Some roads in Seddonville will be classed as residential (or SETZ). All roads bordering residential properties need to be classed as residential.

R5, R6 Why is SETZ in both R5 and R6? It doesn't make sense to me. Nevertheless noise restrictions should be the same for SETZ and RESZ. Probably SETZ needs to be taken out of R6. SETZ and RESZ should be the same because they are both residential areas.

R12; g      ~~Effects on the health and wellbeing of people;~~

## **SIGN Signs**

to p274

### **Overview**

There needs to be more detail as to the area classification the signs relate to e.g. does R1 cover signs that can be seen from the road, or are within the road reserve, or what?

**O1**    Signs contribute to the social, cultural and economic wellbeing of the

West Coast/Tai o Poutini ~~while such as:~~

Reasoning    These tabled items appear to actually contribute to the social, cultural and economic wellbeing rather than being in addition to contributing.

**P1**    Enable a diversity of sign types that provide for effective communication

of government, business and community information ~~and~~ whilst maintaining public safety, access needs and the overall character of the area

**P6**    ~~To s~~Support the use of bilingual signage and the use of traditional Poutini

Ngāi Tahu place names within the District.

**R1; 1**      Project over the road or be located within a transport corridor **unless a traffic sign;**

**R1**    Aren't 5 and 9 the same?

**R1; 10**      Exceed ~~with~~ the following minimum lettering size and character requirements:

**TEMP      Temporary activities**

to p283

All Temp rules need a clause to say so long as environmental values are not degraded and that wildlife is not disturbed - e.g. temporary light could severely disturb long-tailed bat foraging; motorsports' noise and air pollution could severely disturb nesting birds, as could the noise of military training camps.

Restricted discretionary should consider effects on wildlife

R6; 3      There probably needs to be more explanation as to what 'other temporary activities' are, including such as spatial size, expected number of people.

=====

## **PART 3**

### **AREA SPECIFIC MATTERS**

#### **Zones**

#### **Zones and Development areas**

#### **OSRZ                    Natural Open Space, Open Space, and Recreational**

#### **Zone**

p293

#### **Overview**

NOSZ and OSZ      This is a resource management plan and Department of Conservation is exempt under Section 4(3) of that Act in relation to anything pertaining to land that has no effect beyond the boundary of the DOC estate. All of the DOC estate should be classified as one zone, except for smaller recreational sites such as bowling greens.

Riverbeds are really important open space zones. They need a mention here, particularly as they are often vested with Land Information New Zealand (LINZ), often as 'hydro', and they are often not limited just to the riverbed itself but contain valuable indigenous riparian forests that need protection. LINZ lands in their natural state are not given enough protection of the values within and this Plan would be a good place to provide that protection that those lands need. Too often they are viewed as land that anyone can do anything to, particularly by adjacent land owners, leading to cumulative degradation of those lands. Land classified as 'hydro' should not be excluded from the district plan; excluding 'hydro' is a fatal flaw. LINZ is another central government department, just like DOC; if DOC is included in this Plan then LINZ should be too. Case in point - the land west (sea side) of De Malmanchies Rd (Gentle Annie Rd) on the north side of the Mokihinui River, and running along the coastline, is 'hydro' and is not covered by the district plan but it contains hectares of land.

OSZ    Open Space Zone    If mineral extraction is to be provided for in the OSZ how does that reconcile with Scenic Reserves for instance? It cannot be allowed that mineral extraction occurs as a permitted activity in such zones. Ok, I see Policy 14 (b) provides

suitable caveats.

I do think the idea of separating the DOC estate into district council zones will lead to a heap of anomalies which could end up in dispute at some future time.

P1 ~~Open space should be developed and used in accordance with any relevant operative Reserves Act or Conservation Act Management Plan.~~

I do not agree with this as a policy in this Plan. I don't think DOC needs to be told by a district council how to run its lands and the statutes it should operate under. Mentioning that DOC and its statutes are exempt under s4(3) should be sufficient.

The whole section OSRZ needs to be re-written with the object of understanding that a district council document is lower in hierarchy than a DOC statute with respect to natural values within the conservation estate. I see this as a case of bureaucratic reverse sensitivity where it should be DOC making the rules here rather than the district council, particularly with respect to such as P14: Mineral extraction within open space zone. I understand that such activities would need permission under both the RMA and the Conservation Act, however co-ordination with DOC would be the way forward here, and shown as such in this Plan.

P14; c Adverse effects on open space and recreation values and the environment ~~are addressed following the adverse effects hierarchy. are avoid, mitigated, remedied, offset or compensated;~~

## **NOSZ - natural open space zone**

to p298

The purpose of the NOSZ - Natural Open Space Zone is to recognise and provide for open spaces that contain high natural, ecological and landscape values. The zone also applies to a variety of parks and reserves, coastal and riverside esplanade reserves, scenic reserves, local purpose reserves and recreation reserves ~~and many areas of LINZ land, particularly that of rivers and estuaries.~~

## **OSZ - open space zone**

to p303

R19 Mineral extrn discretionary

a Impacts on conservation and recreation activities;

Does this mean conservation activities, or does it mean impacts on conservation concerning its values?

h. Effects on **any natural character, biodiversity and** threatened fauna or their habitats;

## **CMUZ - commercial and mixed use zone**

to p319

O1 To maintain and enhance the character, **including historical heritage**, and amenity values of commercial areas and town centres...

## **INZ Industrial zone**

to p355

## **GIZ General Industrial Zone**

to p358

R1; 6 There shall be no offensive or objectionable dust nuisance, **odour or air pollution** at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity;

This inclusion should apply to the relevant clauses of other zone types also.

---

## Residential Zones

Settlement zones should be included here. There is no consistency using the word, residential, with respect to Settlement zones, sometimes through this Plan it is referred to as residential, other times it is excluded.

**Comment** I am concerned about allowing new builds in flood zones even if piles are raised high - its not just a house involved in a flood but other valuable property - sheds, cars livestock, cars etc; this will get people always on edge when a large rain event is forecast. The first instance should be about encouraging retreat.

### **RESZ Residential zones: objectives and policies**

to p371

1 Air pollution is an issue that needs to be added in to any clause in residential or settlement areas that may be subject to odour and smoke. It cannot be ignored.

2 Antennas, aerials etc would be better constrained by height **above recession plane** rather than just, 'height', as, 'height', as provided is not relative to anything.

O3 To provide for a range of non-residential activities within RESZ - Residential Zones where the effects are compatible with **and enhance** the residential character, scale and amenities and the cultural and historic heritage values of the area.

P2 b. Minimise nuisance from noise, **air pollution**, light spill and vibration;

Reasoning Air pollution can be a serious problem in residential areas, especially around children, where their optimum physical and mental development can be compromised if subjected to threshold levels of air pollution. Air pollution can seriously hamper logical thinking and produce many other adverse health effects.

P4 Enable existing non-residential activities and home occupations to continue and new non - residential activities to establish provided they **avoid do not have a** significant

adverse effect on the character.....particularly in relation to scale, car parking, vehicle movements, noise, **air pollution**, visual appearance, **vibration**, glare, dust and odour.

P5 Industrial Activities, and non-residential activities which involve noxious, offensive and dangerous activities and those with a significant negative impact on amenity shall not be located in RESZ - Residential Zones, **and will require a buffer zone**.

P8 .....in order to be affordable **and reduce garden maintenance** ,.....

**P18 a 20 metre buffer zone around the periphery of residential zones should separate residential from non-residential activities.**

All residential (including settlement) zones should have this rule added in.

## **GRZ General Residential Zone**

to p374

R4; 4, 5 Piles - 4 months would be more appropriate than 2 months to allow for contingencies. Reinstatement works - 18 months would be more appropriate.

R5; 4 4 heavy vehicles, 20 light vehicles per day or 120 per week is a lot of vehicle disturbance in a residential area. A business that needs such vehicle movement should be subject to neighbours' and/ or community approval.

This needs to be applied to all light business in RESZ and SESZ.

R5; 6 No external generation of dust, odour, ~~or~~ smoke **or other air pollution** occurs as part of the activity.

R22; 4 Air pollution needs to be added in.



## **LLRZ**                    **large lot residential zone**

to p384

R1; 7            All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks **if these services are provided;**

Reasoning    Although my suggested addition makes sense I actually object to R1; 7. It should not be mandatory to connect if a viable alternative such as composting toilet or collecting own clean water is done.

R2; 4    Any ornamental or garden structure must not exceed 2.4 m in height;

Reasoning    This could be an unfair restriction on sculptors in this particular zone. I think this restriction needs to be lifted for any GRUZ except maybe SEST.

R3 2.    The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.

This is unfair in this zone and other residential zones

R8        maximum number of residents is 10 - is that 10 per unit/ household, or 10 per site, or 10 per block of homes? This probably needs to be clarified further. Same applies to all senior housing clauses in RESZ and SESZ.

---

## **Rural Zones**

### **RURZ**            **Rural zones objectives and policies**

to p403

(for my information - includes small settlements, incorporates:

GRUZ - most of the land, mainly in agriculture

SETZ - settlements outside main towns - 3 sub-zones within this

RLZ - lifestyle blocks)

## Overview

3rd paragraph

....or their proximity to **resource extraction sites** or the main centres meaning they are becoming more like commuter areas.

**O8 Protect indigenous biodiversity, including SNA's and natural character and waterbodies from encroaching rural development, particularly residential spread.**

**P1; g Protect indigenous biodiversity and natural character and waterbodies from inappropriate development.**

**P7 There should be no reverse sensitivity effects on established residents or residential activities**

This clause should be included in P15, P16 and P18 also.

Reasoning Such sensitivities could be when an industrial process sets up beside residential areas then takes no notice of residential complaints about disturbance.

**P22 Sites used for mineral extraction ~~must should~~ be rehabilitated to enable the land to be used for other activities appropriate to the area.**

**P25; b. Managing dust, noise, **air pollution**, vibration, access and lighting to maintain amenity values;**

Air pollution needs to be added to any relevant clauses managing dust etc in the zones pertaining to residents.

**P25; d Avoiding or mitigating impacts on **indigenous biodiversity including** significant indigenous vegetation and significant habitats of indigenous fauna;**

GRUZ - Prec 1; P1; 4                      **Be undertaken in a planned manner, in accordance with a concept plan agreed with the ~~Grey District Council~~ relevant district council**

Assume this policy applies to Gloriavale; however communes could spring up elsewhere in the region.

## **GRUZ                      General rural zone**

to p410

R1; 3 Setback distances from dwellings and boundaries should be greater as factory farming has a very high potential for very strong odour and adverse effects of effluent, then there's noise, high use of machinery disturbing the peace etc.

R1; 4 woodlots - there needs to be further distance from dwellings otherwise there will be issues with access to sun.

R3 Here is another instance of 'site' being used - is it referring to per title or per something else? It is confusing, ambiguous and open to differing interpretations.

R11; 3                      **For a** Areas ~~are to be~~ disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed

Reasoning    Better grammar

The Buller District Plan 5.3.2.1.4 has prospecting as a permitted activity where activities are limited to 150mm diameter drillhole per ha and 50 linear meters per ha for sampling with explosives. Then the site must be restored to original condition. Otherwise its a controlled activity. also 5.3.2.1.4.2. **These restrictions must move over into this Plan.** (see my comments re MINZ for a full extract of 5.3.2.1.4 )

R12 Mineral extraction should not be a permitted activity because it needs much more oversight than what a few lines as a permitted activity cover. Permitting 20,000m<sup>3</sup> to be

disturbed over a 12 month period is a lot more than even the regional Land and Water Plan allows (5,000m<sup>3</sup>/ annum). Making it permitted is undermining the serious nature of mining and its environmental, and particularly social, impact. This rule is silent concerning peoples' and communities' wellbeing, including ecosystem services, in relation to this proposed permitted activity. Mining is a restricted discretionary activity in the Buller District Plan, and that is where it should stay as a first step, although I consider that all mining should be discretionary.

R18 Mineral extraction should always be discretionary as a bottom line.

What I have said here applies to RLZ; R15 also.

R20 Discretion restricted to

k number and type of livestock

Reasoning 5.3.2.4.1.1 of BDP

## **RLZ rural lifestyle zone**

to p426

R3 What is 'one unit per 1ha net site area on physically contiguous land'? Meaning 1 unit per ha?

## **SETZ Settlement zone**

to p437

### **Comments**

1 There needs to be a cap on dairy and other intense rural production. Increased nitrates in groundwater, phosphate and nitrate run-off into waterways, effluent run-off especially in the high rainfall of WC, as a result of intensifying dairy is a regional council issue but also a district council issue when e.g. supplying drinking water and promoting swimmable rivers and beaches. Increasing intensity of farming produces increasingly more noise, odour, flies, traffic etc and these are issues district councils need to address

and therefore needs addressing in this Plan.

**2** I live in a residential zone now (Seddonville) but this new plan will have me in a settlement zone, with generally more permissive rules around some issues, which I object to (although I note that it does not require streetlights which to me is good). I would like to see SETZ as a subset of RESZ

**3** Seddonville will become a settlement zone. The extant residential zone does not cover all residential homes in the valley. The zoning here needs to be adjusted to include all residential homes in the centre of the valley e.g. one end of Broome St is excluded yet these 1000m<sup>2</sup> properties were established when the town was first built and still remain as homes.

R1; 2 Composting toilets and independent collection of rainwater for drinking should be accommodated for.

R2; 4; i buildings should be set back at least 2 metres from internal boundaries.

R2; 5; b 'Site' is important here - is that per legal title or per whole land holding in one contiguous area? 2000m<sup>2</sup> is a lot of ground to be cleared of indigenous vegetation, I dont think it should be a permitted activity.

R5; 2 There should be a 20 m buffer from boundaries for any commercial dairy or other livestock enterprise, especially for intensive outdoor farming. This will buffer odour, contamination, dust, shading and noise from residential properties. This should apply also to R14, R15, and every other such rule in the plan.

R5; 3 What is the definition of 'poultry farming', 'pig farming'? This relates to the definition on agriculture and my comments on it.

R9; 6 The permitted number of heavy and light vehicles needs to be reduced. The numbers proposed would be highly disturbing to neighbours.

R10; 6 Up to 6 paying guests per night would generate heavy vehicle movements by dropping off supplies and picking stuff up. This restriction is illogical. This applies to all Residential Visitor Accommodation permitted rules in this Plan.

R12 Something like a retirement home or educational facility should not be a permitted activity. There needs to be public scrutiny involved, especially for adjacent neighbours.

R13, R14 As above for R12 - should not be permitted activities.

## Notes on zones

1. Nothing around keeping of livestock or pets in residential areas.
2. Nothing around other activities generally in residential areas (rather than specific topics such as home business) that might be objectionable such as noise, smell, air pollution, tree and hedge height - need to set rules to say if neighbours find them objectionable then there are opportunities to address the issues.
3. Needs to say that residential areas are for residents' comfort and wellbeing and anything that interferes with that comfort needs to be looked at and addressed in a reasonable manner
4. There needs to be rules around
  - 4.1. wind turbines due to height, noise, vibration,
  - 4.2. and possibly solar panels due to the possibility of sun glare if a bank of them is installed in any one place.

It is essential that the following clauses of the Buller District Plan are incorporated

### **7.9.1. General Duty to Comply**

*7.9.1.1. No person may use any land in a manner which contravenes a rule in this Plan unless the activity is expressly allowed by a resource consent, or is an existing use allowed by Section 10 of the Act.*

*7.9.1.2. Any activity which is not specifically referred to in the Plan or does not fall within the limits of permitted, controlled or discretionary activities is deemed to be a non-complying activity and will require a resource consent.*

**7.2.3. Odour can cause adverse effects on people. These effects include reduced**

*quality of life, disruption of daily life, and health effects (such as increased stress and loss of appetite). It is expected in urban areas that odour should not be a cause of adverse effects on adjoining sites.*

---

## **Special Purpose Zones**

### **BCZ Buller coalfields**

to p461

#### Overview

This chapter is far too enabling of coal extraction.

Coalmining licences do not equate to actual coalmining. There is usually an involved RMA process to go through in order to look at this environmentally destructive process from myriad different angles in order to ensure that environmental destruction can be contained to some degree. The permissive approach in this Plan will not address environmental issues adequately. The overview of this chapter reads like a coalmining licence equals full consent to mine, which it definitely is not.

I object to all the objectives, policies and rules pertaining to Buller coalfields zoning. Any policies and rules can be included in a mining management plan, it does not need to take up space in this Plan, and it can easily be included in MINZ.

R1 There needs to be a spatial constraint for prospecting drillholes etc. See my GRUZ R11; 3, and below, re The BDP, 5.3.2.1.4

### **FUZ Future urban zone**

to p468

**P6 Avoid FUZ development in areas of indigenous biodiversity and natural character.**

Reasoning Although it is stated that general rules and regulations of GRUZ must be followed, I think this proposed policy should be included.

R1; 4 Needs more than 30m separation from boundaries, and this rule, if amended or not, should be applied to other zones housing residents. Why is there only a 20m separation required in extant zones of residents but 30m in the FUZ?

R3; 2 If this is a FUZ then why the highly restrictive permission for number of dwellings per site? It is illogical.

R9 Ridiculous to allow mineral prospecting in a FUZ.

## **MINZ Mineral Extraction Zone**

to p484

P4; b include air pollution.

P4; d Managing impacts on **natural character and** significant indigenous vegetation and significant habitats of indigenous fauna;

P5 adverse effects should **use the adverse effects hierarchy be mitigated, remedied, offset or compensated** to achieve no net loss **and preferably a net gain** in biodiversity values.

R1 There needs to be a restriction on the spatial extent of land disturbed. Instate BDP 5.3.2.1.4

### **5.3.2.1. Permitted Activities**

5.3.2.1.4. *Any prospecting activities as defined by the Crown Minerals Act 1991 and all reconnaissance exploration activities up to and including drilling, scout trenching and geophysical surveys, subject to:*

5.3.2.1.4.1. *All drilling limited to 150mm diameter and a density of one drill site per hectare.*



5.3.2.1.4.2. *Scout trenching or sampling by hand methods, or by mechanical means where there is existing access to the area to be trenched or sampled, or by the use of explosives where the aggregate length of the samples taken using explosives does not exceed 50 linear metres of sample per hectare.*

5.3.2.1.4.3. *Geophysical surveys not using explosives.*

5.3.2.1.4.4. *For prospecting activities as per 5.3.2.1.4, where areas are disturbed, topsoil shall be stockpiled and replaced over such areas, and the site shall be rehabilitated and restored generally to its original condition.*

R1; 2            Vegetation also needs to be stockpiled to be reinstated after the works finish.

R2; 2; a        App 7 p798 (for my own reference)

R2; 8, R3; 8            LIGHT; R4, measures light intensity inside an adjoining boundary. This is not a good enough standard when relating to mining. Some mine lights are highly light-polluting, scattering into the night sky and severely reducing the quality of dark skies, especially so with Stockton mine, high on a hillside. All mine lights need to have a high standard of hooding so that they only shine down to places intended by the light, not over a whole district. Point in case: one or two of Bathurst's Stockton lights can be seen clearly from Karamea, and they also destroy the quality of the night sky to the south-west of Seddonville. This is unacceptable, highly polluting, light spill. LIGHT; R4 is woefully inadequate to cover the issue of light pollution at mining sites.

R3; 5            There shall be no offensive or objectionable dust nuisance, **odour or air pollution** at or beyond the zone boundary

## **MPZ Maori Purpose Zone**

to p492

P2; e; i            Ensuring any ~~significant~~ adverse effects from these activities on adjoining landowners beyond the zone and the wider environment are **avoided mitigated**;

Reasoning    it is not acceptable that adjoining landowners, including the DOC estate,

could potentially bear the burden of adverse effects of activities from a MPZ (or any other impacting activity).

P3 e Indigenous biodiversity is protected.

Reasoning This is a mandate under Section 6(c) of the RMA

MPZ rules There is nothing in any of the MPZ rules protecting indigenous biodiversity. The rules here should incorporate the biodiversity protection rules of other residential zones.

**STADZ Stadium zone**

to p509

P3 Require land use activities and development to be designed and operated to ensure that adverse effects of noise and light on the amenity of adjacent residential areas are minimised. Any lighting must have adequate hooding to ensure no upwards light spill.

R1 Needs to include constraints on noise and light levels as in P3.

=====

## Designations

Designations around particular issues need to be grouped together in order to streamline the order of designations e.g. all designations concerning electronic and electric should follow one another, all concerning local authorities should follow one another.

## Roading hierarchy

Part 12 of the Buller District Plan is a list of its roading hierarchy. This is a useful list and needs to be incorporated into this Plan.

## Schedules

(to p591)

Some of the listings in the schedules and designations run north to south, others south to north (e.g. Schools); there needs to be more consistency and it seems the majority of them run overall north to south, so this should be adopted for all designations and schedules.

### **Schedule 1 Archaeological sites**

Some in the Mokihinui area have been omitted.  
They are L28/36 at the Chasm Creek Walkway

The Buller District Plan, at Part 14, 14.1, has a list of 250 historic buildings and sites. At 14.2 is a list of 60 historic buildings and structures. 14.3 is a list of, 'Other Locations of Historic/ Cultural Significance'. These all need to be transferred over into this Plan.

### **Schedule 2 Notable trees**

**Schedule 3 Maori significant sites** (p 639, for my information)

**Schedule 4 SNA**

**Schedule 5 ONLs**

**Schedule 6 ONFs**

**Schedule 7 Coasts**

NCA55 (p709) Mokihinui Extensive saltwater lagoon enclosed by a vast exposed beach and dunefield and fed by the ~~Mokihinui-Orowaiti~~ River.

**Schedule 8 Outstanding coasts**

**Schedule 9 Mineral extraction**

**Schedule 10 Previous mines**

## **Appendices**

(For my information; deals with Traffic, town centres etc)

**Appendix 3** P753 it looks like the captions for the 2 photos here have been mixed up.

**App 7 Mineral extraction management plans** (for my information - important biodiversity stuff)

**App 8 Community living lots** - to be filled in

## **Appendix Ten New Zealand Archaeological Association Sites of Māori Origin**

I would like to see site location descriptions included, whether it be street or place name or lat/long co-ordinates.

=====

## 19 GENETICALLY MODIFIED ORGANISMS

### CONTEXT

Genetic modification (GM) refers to a set of techniques that alter genetic makeup by adding, deleting or moving genes (within or between species) to produce new and different organisms. Genetically modified organisms (GMOs) are products of genetic modification. Another term often used to refer to the same technique is genetic engineering (GE).

A wide range of GM products are being researched and developed for commercialisation. While the GMOs commercialised to date are, in general, directed at reducing harvest losses by combating pests and viruses, research into future varieties is attempting to considerably widen the scope of applications. This includes improved growth in plants, improved tolerance to environmental conditions, and creating entirely new products and sectors of economic activity in agriculture, horticulture, plantation forestry, dairying, aquaculture and medicine.

The absolute and relative benefits associated with the development and use of GMOs is continually being redefined as this and other forms of applied biotechnology advance. However there remains scientific uncertainty with respect to potential adverse effects of GMOs on natural resources and ecosystems. The risks could be substantial and certain consequences irreversible. Once released into the environment, most GMOs would be very difficult to eradicate even if the funding were available for this, irrespective of the consequences. If the GMO is related to a food product, the “GE Free” food producer status of a district or region would likely be permanently lost, along with any marketing advantages that status confers.

The relevant legislation which applies to the management of GMOs in New Zealand is the Hazardous Substances and New Organisms Act 1996 (HSNO Act). The HSNO Act establishes the legal framework for assessments by the national regulator, the Environmental Protection Authority (EPA). This Act sets minimum standards (section 36) and provides for the EPA to set additional conditions that are to apply to a particular GMO activity.

While the HSNO Act provides the means to set conditions on the management of GMOs within a specific geographic area or irrespective of location, councils have jurisdiction under sections 30 and 31 of the Resource Management Act 1991 (RMA) to control land and water use activities involving field trials and the release of GMOs, to promote sustainable management under the RMA.

Local regulation can address key gaps that have been identified in the national regulatory regime for the management of GMOs, in particular the absence of liability provisions and the lack of a mandatory precautionary approach. Benefits of local level regulation, in addition to the controls set by the EPA, include:

- Ensuring GM operators are financially accountable in the long-term through bonding and financial fitness provisions for the full costs associated with the GMO activity. This includes accidental or unintentional contamination, clean-up, monitoring and remediation.
- Adoption of a precautionary approach to manage potential risks (economic, environmental, social and cultural) associated with the outdoor use of GMOs.
- Protection of local/regional marketing advantages through reducing risks associated with market rejection and loss of income from GM contamination of non-GM crops, and negative effects on marketing, branding and tourism opportunities.
- Addressing cultural concerns of Maori, particularly given that Maori make up a considerably greater proportion of the population in Northland than is represented nationally.

Given a council’s general duties of care for its financial position and that of its constituents, there is a ready justification for councils to enforce mandatory conditions to provide for both financial accountability and avoidance of economic damage. These controls would act in addition to those that may be set by the EPA under the HSNO Act.

### 19.1 ISSUES

- 19.1.1 The outdoor use of GMOs can adversely affect the environment, economy, and social and cultural resources and values, and significant costs can result from the release of a GMO.

### 19.2 ENVIRONMENTAL OUTCOMES EXPECTED

- 19.2.1 Manage risk and avoid adverse effects on people, communities, tangata whenua, the economy and the environment associated with the outdoor use of GMOs.

- 19.2.2 Provide the framework for a unified approach to the management of the outdoor use of GMOs in the Far North to address cross-boundary effects.
- 19.2.3 Ensure accountability by GMO operators for the full costs related to the monitoring of GMO activities, and any migration of GMOs beyond specified areas, including unintentional GM contamination.
- 19.2.4 Ensure accountability by GMO operators for compensation via performance bonds in the event that the activity under their operation results in adverse effects to third parties or the environment.

### **19.3 OBJECTIVES**

---

- 19.3.1 The environment, including people and communities and their social, economic and cultural well being and health and safety, is protected from potential adverse effects associated with the outdoor use, storage, cultivation, harvesting, processing or transportation of GMOs through the adoption of a precautionary approach, including adaptive responses, to manage uncertainty and lack of information.
- 19.3.2 The sustainable management of the natural and physical resources of the district with respect to the outdoor use of GMOs, a significant resource management issue identified by the community.

### **19.4 POLICIES**

---

- 19.4.1 To adopt a precautionary approach by prohibiting the general release of a GMO, and by making outdoor field trialling of a GMO and the use of viable GM veterinary vaccines not supervised by a veterinarian a discretionary activity.
- 19.4.2 To ensure that a resource consent granted for the outdoor field trialling of a GMO is subject to conditions that ensures that the consent holder is financially accountable (to the extent possible) for any adverse effects associated with the activity, including clean-up costs and remediation, including via the use of bonds.
- 19.4.3 To ensure that a resource consent granted for the outdoor field trialling of a GMO is subject to conditions that serve to avoid, as far as can reasonably be achieved, risk to the environment,, the mauri of flora and fauna, and the relationship of mana whenua with flora and fauna from the use, storage, cultivation, harvesting, processing or transportation of a GMO.
- 19.4.4 To ensure that a resource consent granted for the outdoor field trialling of a GMO is subject to a condition requiring that monitoring costs are met by the consent holder.
- 19.4.5 To require consent holders for a GMO activity to be liable (to the extent possible) for any adverse effects caused beyond the site for which consent has been granted for the activity.
- 19.4.6 To adopt an adaptive approach to the management of the outdoor use, storage, cultivation, harvesting, processing or transportation of a GMO in the district through periodic reviews of these plan provisions, particularly if new information on the benefits and/or adverse effects of a GMO activity becomes available.

### **19.5 METHODS OF IMPLEMENTATION**

---

#### **DISTRICT PLAN METHODS**

- 19.5.1 Rules in the Plan to control GMO field trials, some genetically modified veterinarian vaccines and to prohibit the release of GMOs in the Far North.
- 19.5.2 Where resource consents are required to undertake GMO activities protection of the environment, economy, society and cultural values may be achieved by imposing conditions of consent.

#### **OTHER METHODS**

- 19.5.3 The Council will liaise with other Councils in order to achieve an integrated approach to GMOs in Northland.
- 19.5.4 The Council will encourage all applicants to actively engage with the public and tangata whenua through early dialogue when developing land use proposals to ensure that adverse effects are avoided, remedied or mitigated.

## COMMENTARY

*The outdoor use of GMOs has the potential to cause adverse effects on the environment, economy and social and cultural wellbeing. The objectives and policies seek to protect the community and receiving environment from risk associated with any GMO activity.*

*The application of a precautionary approach to the outdoor use, storage, cultivation, harvesting, processing or transportation of GMOs in the district shall mean that:*

- *The release of a GMO is prohibited (this is to avoid the risk that significant adverse environmental effects will arise, including adverse effects on the economy, community and/or tangata whenua resources and values); and*
- *Outdoor field trialling of a GMO (where the proponents of such activities have prior approval of the EPA) shall be a discretionary activity, as will certain uses of GM veterinary vaccines.*

*Pastoral farming, dairying, horticulture and forestry are important land uses in the Far North and are major contributors to the local and regional economy. Therefore there are a range of outdoor GMOs that GMO developers could consider using in the district or region, including GM food crops, trees, animals, and pharma crops. The potential for adverse effects, including accidental contamination, resulting from the outdoor use of GMOs poses a “risk” to the community and environment. By specifying classes of GMOs and applying standards to the outdoor use of GMOs, the risks associated with their use, storage, cultivation, harvesting, processing or transportation can be reduced.*

*Within the Far North, this will involve managing and limiting the outdoor use of GMOs. Further, performance standards will be used to mitigate any adverse effects associated with contamination of GMOs beyond the subject site, thereby reducing the risks to the community, environment and economy.*

*Accidental or unintentional migration of GMOs that result in GMO contamination and subsequent clean-up and remediation can be expensive. Council therefore requires a GMO operator to meet all potential costs associated with the activity and will secure long-term financial accountability through appropriate standards and bonding provisions.*

*The EPA is not obligated to set monitoring requirements as a part of its approval process, and can only require monitoring where it is relevant to assessing environmental risk. Under section 35 of the RMA, a council has a duty to monitor, which can be expensive. Requiring a GMO operator to meet the costs of monitoring, via consent conditions, ensures the costs are met by the activity operator.*

*To avoid foreclosure of potential opportunities associated with a GMO development that could benefit the district or region, there is the ability to review a particular GMO activity if it were to become evident during the field trial stage or in light of other new information that a particular GMO activity would be of net benefit to the district or region and that potential risks can be managed to the satisfaction of Council. A council or a GMO proponent can initiate a plan change to change the status of a GMO activity.*

## 19.6 RULES

Activities affected by this Section of the Plan must comply not only with the rules in this Section, but also with the relevant standards applying to the zone in which the activity is located (refer to **Part 2 - Environment Provisions**), and with other relevant standards in **Part 3 – District Wide Provisions**.

### 19.6.1 PERMITTED ACTIVITIES

An activity is a permitted activity if:

- (a) it complies with the standards for permitted activities set out in **Rules 19.6.1.1** below; and
- (b) it complies with the relevant standards for permitted activities in the zone in which it is located, set out in **Part 2 of the Plan - Environment Provisions**; and
- (c) it complies with the other relevant standards for permitted activities set out in **Part 3 of the Plan - District Wide Provisions**.

#### 19.6.1.1 INDOOR USE AND RESEARCH INVOLVING GENETICALLY MODIFIED ORGANISMS

GMOs that are not specifically provided for in **19.6.2 Discretionary Activities** and **19.6.3 Prohibited Activities** below are a permitted activity. These include (but are not limited to):

- (a) Research within contained laboratories involving GMOs;
- (b) The use of non-viable genetically modified veterinary vaccines and viable genetically modified veterinary vaccines with a specific delivery dose supervised by a veterinarian; and
- (c) Medical applications involving the manufacture and use of non-viable GM products.

**Note:** Such activities may require consents and / or permits under other legislation / plans.

## **19.6.2 DISCRETIONARY ACTIVITIES**

---

An activity is a discretionary activity if:

- (a) it does not comply with one or more of the standards for permitted activities as set out under **Rule 19.6.1.1**; but
- (b) it complies with **all rules of 19.6.2.1 Genetically Modified Organisms Field Trials, 19.6.2.2 Bond Requirements and 19.6.2.3 Monitoring Costs** below; and
- (b) it complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities in the zone in which it is located, set out in **Part 2 of the Plan - Environment Provisions**; and
- (c) it complies with the other relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council may impose conditions of consent on a discretionary activity or it may refuse consent to the application. When considering a discretionary activity application, the Council will have regard to the assessment criteria set out under **Section 19.8**.

If an activity does not comply with the standards for a discretionary activity, it will be a non-complying activity unless it is a prohibited activity subject to **Section 19.6.3** below.

### **19.6.2.1 GENETICALLY MODIFIED ORGANISMS FIELD TRIALS**

Outdoor field trialling of a GMO (where the proponents of such activities have prior approval of the EPA) shall be a discretionary activity.

Applications must provide:

- (a) Evidence of approval from the EPA for the specific GMO for which consent is sought.
- (b) Details of proposed containment measures for the commencement, duration and completion of the proposed activity.
- (c) Details of the species, its characteristics and lifecycle, to which the GMO activities will relate.
- (d) Research on adverse effects to the environment, cultural values and economy associated with the activity should GMOs escape from the activity area, and measures that will be taken to avoid, remedy or mitigate such effects.
- (e) Evidence of research undertaken that characterises and tests the GMO, and the certainty associated with the accuracy of that information.
- (f) A management plan outlining ongoing research and how monitoring will be undertaken during, and potentially beyond, the duration of consent.
- (g) Details of areas in which the activity is to be confined.
- (h) Description of contingency and risk management plans and measures.

### **19.6.2.2 BOND REQUIREMENTS**

Council requires the applicant for the resource consent to provide a performance bond (akin to a bank guarantee) in respect of the performance of any one or more conditions of the consent, including conditions relating to monitoring required of the GMO activity (prior to, during and after the activity), and that this be available for payment to redress any adverse environmental effects and any other adverse effects to third parties (including economic effects) that become apparent during or after the expiry of the consent.

The exact time and manner of implementing and discharging the bond shall be decided by, and be executed to the satisfaction of Council.

Matters that will be considered when determining the amount of the bond are:

- (a) What adverse effects could occur and the potential significance, scale and nature of those effects, notwithstanding any measures taken to avoid those effects.
- (b) The degree to which the operator of the activity has sought to avoid those adverse effects, and the certainty associated with whether the measures taken will avoid those effects.
- (c) The level of risk associated with any unexpected adverse effects from the activity.
- (d) The likely scale of costs associated with remediating any adverse effects that may occur.
- (e) The timescale over which effects are likely to occur or arise.
- (f) The extent of monitoring that may be required in order to establish whether an adverse effect has occurred or whether any adverse effect has been appropriately remedied.



**19.6.2.3 MONITORING COSTS**

A GMO discretionary activity may require monitoring during, and beyond the duration of consent. Monitoring is to be carried out by either the Council or consent holder with appropriate reporting procedures to the relevant regulatory authority.

A monitoring strategy for a GMO discretionary activity can include the following matters:

- (a) Inspection schedules for the site, storage areas and equipment (daily, weekly, monthly, events based).
- (b) Testing of procedures (e.g. accidental release response).
- (c) Training programmes for new staff, updates for existing staff.
- (d) Audits of sites and site management systems.
- (e) Sample testing of plants and soils in neighbouring properties for the presence of migrated GMOs.

**19.6.2.4 VIABLE GENETICALLY MODIFIED VETERINARY VACCINES**

The use of viable genetically modified veterinary vaccines not supervised by a veterinarian shall be a discretionary activity.

**19.6.3 PROHIBITED ACTIVITIES**

---

**19.6.3.1 OUTDOOR RELEASE OF GENETICALLY MODIFIED ORGANISMS**

Outdoor release of food-related and non-food-related Genetically Modified Organisms, not otherwise provided for in **Rules under 19.6.1** and **19.6.2 above** is a prohibited activity.

**19.7 NOTIFICATION**

---

All applications for resource consent must be publicly notified.

**19.8 ASSESSMENT CRITERIA**

---

The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities.

In addition to these matters, the Council shall also apply the relevant assessment matters set out below.

- (a) Site design conditions should ensure GMO sites are designed and managed in a manner that avoids or minimises risks of adverse effects from activities carried out on the site. This shall include provisions to prevent the migration of GMOs beyond the area designated for the activity.
- (b) Ensure the transportation of GMOs is carried out in a manner that minimises the risk of adverse effects by preventing the escape of GMOs from the transporting vehicles. Appropriate procedures must be in place to ensure that any vehicle visiting the site is thoroughly cleaned and checked prior to leaving the site to avoid unintentional GMO transportation.
- (c) Reporting requirements by the consent holder will be stipulated in the consent conditions.
- (d) Where necessary, more stringent measures than those required under the provisions of the HSNO Act may be imposed to manage potential risks. A review clause (pursuant to Section 128 of the Act) may be included in any conditions, where deemed necessary, to address any future changes in technology, and the scope of environmental, economic and cultural effects.
- (e) The duration of any consent will be aligned with EPA approval terms.

## **APPENDIX 2**

### **AGRICHEMICALS**

These extracts from Waikato District council need to be incorporated into the Te Tai o Poutini Plan.

<https://www.waikatoregion.govt.nz/assets/WRC/Council/Policy-and-Plans/Rules-and-regulation/WRP/Chapter-6-Air-Module-Operative-Waikato-Regional-Plan-to-include-NESPF-amendments-as-at-9th-August-2019.pdf>

#### **6.2.3 Policy**

##### **Policy 1: Application of Agrichemicals**

Allow by rules and encourage by other methods, the application of agrichemicals in a manner that avoids the significant adverse effects of off-target exposure to agrichemicals (as identified in Policy 1) beyond the boundary of the property being sprayed.

##### **Policy 2: Sensitive Areas**

Recognise that some areas, places or features are sensitive to the adverse effects of off-target exposure to agrichemicals, including, but not limited to:

- a) dwelling-houses
- b) places of public assembly\* and public amenity areas\*
- c) domestic and community water supplies
- d) water bodies<sup>69</sup> and the banks of a water body
- e) habitats of significant indigenous flora and fauna (as defined in district plans and Department of Conservation Management Strategies)
- f) plants and/or crops which are sensitive to agrichemical(s) being discharged
- g) certified organically farmed properties

#### **6.2.4.8**

##### **Permitted Activity Rule – Spot Spraying Using Hand Held Spray Equipment**

The discharge of agrichemicals from the ground into air, and any consequent discharge onto land, using hand held spray equipment<sup>71</sup> for spot spraying<sup>72</sup> is a permitted activity subject to the following conditions:

- a) The discharge does not occur in a public amenity area<sup>73</sup>.
- b) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer's instructions.

- c) The discharge shall be undertaken in such a way that no significant adverse effect<sup>74</sup> of off-target drift shall occur beyond the boundary of the property being sprayed.
- d) The owner or occupier of the property on which spraying is to be undertaken, is required to notify anyone who has requested prior notification. Notification shall be either verbal or in writing and shall be provided between 12 hours and three weeks prior to the commencement of the discharge. Notification shall include the:
- i) date the agrichemical(s) is to be discharged
  - ii) type of agrichemical(s) to be used
  - iii) location of the discharge
  - iv) duration of the discharge
  - v) method of discharge.
- e) Where the agrichemical is being applied in a situation where it may enter water, any downstream water user within one kilometre of the point of discharge must be notified between 12 hours and three weeks prior to commencement of the discharge.

#### **6.2.4.9 Permitted Activity Rule – Widespread Application of Agrichemical(s)**

Unless provided for in Rule 6.2.4.8, the discharge of agrichemical(s) into air, into water and into or onto land is a permitted activity subject to the following conditions:

- a) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer's instructions.
- b) The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed.
- c) Where the agrichemical is being applied to vegetation on the banks and bed of water bodies:
- i) the application and consequent breakdown of vegetation shall not result in the the contamination of domestic or commercial water supplies, or the death of fauna (and/or residues being detected in fish).
  - ii) Where agrichemicals are applied directly to water any downstream water take within one kilometre of the point of discharge must be notified between 12 hours and three weeks prior to commencement of the discharge.
- d) Within twelve months of the Plan (or this rule) becoming operative:
- i) Every person undertaking the application of agrichemicals shall have a qualification certified in writing that meets the performance requirements

set out in Section 6.2.10, or be under the direct supervision of a person who meets those requirements, or

ii) Every contractor or contractor employee undertaking the land based application of agrichemicals shall hold or be under the on site supervision of a person who holds a current National Certificate in Agrichemical Application, a GROWSAFE® Registered Chemical Applicators Certificate or a qualification that meets the performance requirements for contractors and contractor employees in Section 6.2.10

iii) Every pilot undertaking the aerial application of agrichemicals shall hold a Pilot's Chemical Rating issued by the Civil Aviation Authority or an equivalent qualification.

e) The application of agrichemicals shall be undertaken in accordance with New Zealand Standard 8409:2004, Management of Agrichemicals<sup>75</sup>.

f) The owner, occupier, or manager of the property to be sprayed shall prepare a spray plan, or shall arrange for a spray plan to be prepared, at the beginning of each year or spray season, and the spray plan shall:

i) contain as a minimum the information as outlined in Section 6.2.7 of this Plan or with reference to Appendix M4 of New Zealand Standard 8409:2004, Management of Agrichemicals.

ii) be given to any person within seven days of that person requesting the spray plan.

iii) Notwithstanding the requirements of part i) of this condition, for local authority parks and reserves, road side spraying operations and community based spray programmes where the spraying activities for which spray plans are required cover more than 10 properties a single spray plan can be prepared on an annual basis covering all operations. This spray plan must identify as a minimum all known sensitive areas likely to be affected by the activity and the strategies to be employed to avoid adverse effects on those areas (e.g. specific application techniques, specific notification practices, buffer zones, manning boundaries, restrictions on climate conditions when spraying can occur etc). The plan must be provided to the contractor/applicator prior to spraying commencing.

<sup>75</sup> New Zealand Standard 8409:2004 Management of Agrichemicals. This document can be obtained from Standards New Zealand, Private Bag 2439, Wellington 6020, or can be viewed at Waikato Regional Council's Hamilton Office.

62 The Discharge of Agrichemicals into Air 6-55

g) The owner, occupier, or manager of the property to be sprayed shall keep and

maintain records of agrichemical use, or shall arrange for records to be kept. These records shall, as a minimum, include the information in Appendix C of the New Zealand Standard 8409:2004 Management of Agrichemicals.

h) The owner, occupier, or manager of the property to be sprayed must follow the relevant notification requirements listed in Table 6-4 of this Plan

**Ground based application on private\* property within 50 m of boundary:**

1. The owner, occupier, or manager of the property to be sprayed shall either:
  - a) provide verbal or written notification to owner(s), or occupier(s) of adjoining properties or to any other person requesting notification between 12 hours and three weeks prior to spraying, or
  - b) Provide written advice (at least once a year) to any person who is likely to be directly affected by spray applications that a spray plan prepared in accordance with condition f) of this rule is available on request. Notification procedures that have been mutually agreed by the parties shall be specified and noted in the spray plan.
  - c) And in any case, notification of adjoining private property owner(s) or occupier(s) will not be required if written permission has been obtained from them stating that notification can be in some mutually agreed form or that notification is not required.
2. Where the boundary is with a public amenity area or place of public assembly the discharger shall place signs so that they are clearly visible to the public at all points where the public commonly have entry, to indicate that agrichemical(s) are being sprayed. The signs shall remain in place for a period equivalent to the contact re-entry time\* for the agrichemical(s)  
.....The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed.

-----