



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

To: West Coast Regional Council

By email: info@tppp.nz

Submitters: Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd

Address for Service: Tai Poutini Resources Ltd
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Greymouth 7840

Jorja.Hunt@tpri.co.nz

1. Submitters

- 1.1 On behalf of Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, and Punakaiki Beach Camp Ltd (the submitters), we submit on the Proposed Te Tai o Poutini Plan.
- 1.2 The submitters could not gain an advantage in trade competition through this submission.
- 1.3 The submitters own land at Punakaiki including 12 Owen Street, 18 Dickinson Parade and 20 Punakaiki Road and also operate the Punakaiki Beach Camp Limited on Crown land, and the buildings are leased from the Buller District Council.
- 1.4 The specific provisions which this submission relates to are:
 - Whole Plan
 - Definition Camp Grounds
 - TRM – O1
 - NH – P10
 - NH – P12
 - NH Permitted Activities
 - NH – R38
 - NH – R40
 - NH – R41
 - NH – R44
 - OSRZ – P1



- OSRZ – P9
- OSRZ – P11
- OSZ – R1
- OSZ – R3
- OSZ – R4
- OSZ – R5
- OSZ – R6
- OSZ – R25
- RURZ – O1
- RURZ – P1
- RURZ – P6
- RURZ – P8
- RURZ – P9
- RURZ – P10
- SETZ – PREC – P3
- SETZ – R2
- SETZ – R3
- SETZ – R10
- SETZ – R21
- SVZ – O1
- SVZ – P1
- SVZ – P3
- SVZ – P4
- SVZ – P6
- Maps – Natural Hazards

1.5 The reasons for the submission and the relief sought are set out below.

1.6 The suggested revisions do not limit the generality of the reasons for the submission.

1.7 The submitter wishes to be heard in support of this submission.

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

2. Background to the submission

2.1 The submitters own land at Punakaiki including 12 Owen Street (legally described as Sec 11 Punakaiki Blk I Punakaiki SD), 18 Dickinson Parade (legally described as Sec 30 Punakaiki Blk I Punakaiki SD) and 20 Punakaiki Road (legally described as Lot 8 DP 1275 Blk I Punakaiki SD) and also operate the Punakaiki Beach Camp which is on Crown owned land. The buildings are leased from Buller District Council.

2.2 The submitters are currently in process of obtaining several resource consents for buildings on these properties from the Buller District Council. This includes the installation of 4 cabins at 12

Owen Street for the purpose of visitor accommodation used as a part of the Punakaiki Beach Camp, the extension of the current dwelling and construction of a garage at 18 Dickinson Parade which is one of the submitters family homes, and the construction of a two-bedroom dwelling at 20 Punakaiki Road which would double as both a residential dwelling for one of the submitters and also be used as a part of the Punakaiki Beach Camp accommodation facilities.

2.3 Craig and Sue Findlay have also worked with the Buller District Council to develop a master plan for the redevelopment of the Punakaiki Beach Camp, which will require the upgrade and replacement of many of the buildings on the campground.

2.4 The submitters' properties all fall within the proposed Settlement Zone – Coastal Settlement Precinct and the leased campground falls within the Open Space Zone. The properties are within the following overlays:

- Sites of Significance to Maori
- Pounamu Management Area
- Coastal Hazard Alert
- Coastal Hazard Severe
- Coastal Environment
- Land Instability Layer

2.5 A map showing the location of the submitters' land interests is enclosed as **Attachment A**.

3. Summary of submission

3.1 The submitters generally support provisions in the Proposed Plan which are supportive of visitor accommodation operations being located in rural environments (in particular the Settlement Zone). The submitter's current and proposed activities would meet the definition of what is expected within the Settlement Zone as it recognises that this zone is comprised of a mix of residential, commercial, recreational, rural, community and other uses, which are often interspersed therefore this type of activity is an anticipated part of the rural environment.

3.2 The submitters are concerned that a number of proposed provisions are inconsistent with providing for their development of their coastal properties which are located within the Land Instability, Coastal Hazard Alert Area and Coastal Hazard Severe overlays which cover almost the entire township of Punakaiki.

3.3 The submitters are concerned about the implications of being located within the Land Instability, Coastal Hazard Alert and Coastal Hazard Severe overlays and the particular limitations on buildings within this overlay, and seeks these restrictions be removed or relaxed to allow for activities which have a functional need to locate within the Coastal Environment. A significant amount of activity occurs within the Coastal Environment including within the Land Instability, Coastal Hazard Alert and Coastal Hazard Severe Areas on the West Coast due to the topography of the region, and a relatively narrow strip of flat land adjacent to the coastline. This includes Punakaiki where a large majority of properties are located within the

proposed overlays with developments constrained to the narrow strip of flat land between the Tasman Sea on one side and the Paparoa National Park on the other.

- 3.4 The Proposed Plan should adequately provide for a range of activities to occur within the Coastal Hazard overlay to appropriately provide for the social and economic wellbeing of Punakaiki residents and business owners, in appropriate locations and allow for a range of mitigation measures for buildings within the hazard overlays.
- 3.5 The submitters are concerned that proposed rules for Natural Hazards within the proposed plan for the coastal hazard overlays are problematic as there are no alternative mitigation measures proposed for buildings to locate within the overlay other than specified finished floor levels. This could hinder development in an area which already has a limited capacity for development and where visitor accommodation and housing for residents and staff is at capacity during the busy tourist season.
- 3.6 The submitters are also concerned about the non-complying activity status of new buildings within the Land Instability and Coastal Severe overlays where the activity does not meet restricted discretionary rules. This is prohibiting and does not allow for mitigation measures.
- 3.7 The submitters are generally supportive of the Open Space Zone and the provisions which enable camping grounds and ancillary buildings, however, have requested amendments to adequately provide for the redevelopment and upgrade of the Punakaiki Beach Camp.

4. Reasons for the submission

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

5. Relief sought

- 5.1 The submitters support some aspects of the Proposed Plan, which seek to enable a mix of activities to occur within the settlement zone and seeks that these aspects of the plan be retained. This recognises the importance of varying industries to locate within this zone which is important to keeping the West Coast Economy running and allowing for communities to provide for their wellbeing.
- 5.2 The submitters seek a relaxation of the restrictions imposed by the Land Instability, Coastal Hazard Alert and Coastal Hazard Severe overlays, in particular the finished floor requirements and the lack of other mitigation measures being allowed for within this zone. The submitter seeks a provision allowing for relocatable buildings which don't meet the requirements for finished floor levels, as they can be moved as a part of managed retreat.
- 5.3 The submitters also seeks amendments to the Open Space Zone to adequately provide for the proposed upgrade and redevelopment of the Punakaiki Beach Camp.

5.4 The submitters

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

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



Signed on behalf of **Paparoa Track Services Ltd, Craig and Sue Findlay, Tim Findlay, Punakaiki Beach Camp Ltd**

Jorja Hunt

Resource Management Consultant

Tai Poutini Resources Ltd

Attachment A: Site Plan of Submitter's property

Attachment B: TTPP Relief Sought Table

Attachment A: Site Plan of Submitter's property outlined in red.



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

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

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

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

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

Plan section	Provision	Support Oppose	Reasons	Decision sought
[General]				
Whole Plan				
Whole Plan	Whole plan	Neutral	To enable alternative relief which may give effect to the matters in the subm	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.
Introduction Section				
How The Plan Works Section				
Interpretation Section				
Interpretation	Interpretation			
Interpretation	Definitions			
Interpretation	Advice Note			
Interpretation	ACCESSORY BUILDING			
Interpretation	ACCESSWAY			
Interpretation	ACTIVITY			
Interpretation	ADDITION			
Interpretation	ADDITIONS AND ALTERATIONS			
Interpretation	ADIACENT			
Interpretation	ADJOINING			
Interpretation	AGRICULTURAL, PASTORAL AND HORTICULTURAL ACTIVITIES			
Interpretation	AIRPORT ACTIVITIES			
Interpretation	ALLOTMENT			
Interpretation	AMENITY VALUES			
Interpretation	ANCILLARY ACTIVITY			
Interpretation	APPROVED BUILDING PLATFORM			
Interpretation	ARCHAEOLOGICAL SITE			
Interpretation	AREA OF SIGNIFICANT INDIGENOUS BIODIVERSITY			
Interpretation	ARTIFICIAL LAKE OR POND			
Interpretation	BED			
Interpretation	BOUNDARY ADJUSTMENT			
Interpretation	BROWNFIELD			
Interpretation	BUILDING			
Interpretation	BUILDING FOOTPRINT			
Interpretation	BUILDING PLATFORM			
				Amend the definition of Camping Grounds as follows:
				has the same meaning as the Camping Grounds Regulations 1985 (as set out below)
				means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation by two or more families or parties (whether consisting of one or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouse, sanitary fixtures, or other premises and equipment, <u>and includes the use of permanent buildings for sleeping in such as cabins and motel accomodation ancillary to the camping ground.</u>
Interpretation	CAMPING GROUNDS	Support in part	The submitter supports the defintion of camping grounds in part, however it	
Interpretation	CEMETARIES			
Interpretation	CLEANFILL			
Interpretation	COASTAL ENVIRONMENT			
Interpretation	COMMERCIAL ACTIVITY			
Interpretation	COMMUNITY CORRECTIONS ACTIVITY			
Interpretation	COMMUNITY FACILITIES, EDUCATION FACILITIES and HEALTH FACILITIES			
Interpretation	COMMUNITY FACILITY			
Interpretation	COMMUNITY SCALE			
Interpretation	COMMUNITY SIGN			
Interpretation	CONSERVATION ACTIVITIES			
Interpretation	CONTAMINATED LAND			
Interpretation	COUNCIL ENGINEERING STANDARDS			
Interpretation	CRITICAL INFRASTRUCTURE			
Interpretation	CRITICAL RESPONSE FACILITIES			
Interpretation	CULTURAL LANDSCAPE			
Interpretation	DUST			
Interpretation	EARTHWORKS			
Interpretation	EDUCATIONAL FACILITY			
Interpretation	EMERGENCY SERVICE FACILITY			
Interpretation	ENERGY ACTIVITY			
Interpretation	ESPLANADE RESERVE			
Interpretation	ESPLANADE STRIP			
Interpretation	EXISTING BUILDINGS AND STRUCTURES			
Interpretation	EXISTING USE RIGHTS			
Interpretation	FAÇADE CONTROL STREET			
Interpretation	FARM QUARRY			
Interpretation	FREEDOM CAMPING			
Interpretation	FUNCTIONAL NEED			
Interpretation	GREENFIELD			
Interpretation	GROSS FLOOR AREA			
Interpretation	GROUND LEVEL			
Interpretation	HABITABLE ROOM			
Interpretation	HEALTHCARE AND MEDICAL ACTIVITIES			
Interpretation	HEAVY VEHICLE			
Interpretation	HEIGHT			
Interpretation	HERITAGE FABRIC			
Interpretation	HERITAGE PROFESSIONAL			
Interpretation	HERITAGE RESOURCE			

Interpretation	HISTORIC HERITAGE
Interpretation	HOME BUSINESS
Interpretation	HOMESTAY
Interpretation	INDIGENOUS VEGETATION CLEARANCE
Interpretation	INDUSTRIAL ACTIVITY
Interpretation	INFRASTRUCTURE
Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION
Interpretation	IWI/PAPATIPU RŪNANGA MANAGEMENT PLAN
Interpretation	L _{Aeq}
Interpretation	LAF(max)
Interpretation	LAKE
Interpretation	LAND DISTURBANCE
Interpretation	LARGE SCALE
Interpretation	LAWFULLY ESTABLISHED
Interpretation	MAIN STREET FRONTAGE
Interpretation	MAINTENANCE
Interpretation	MĀORI LAND
Interpretation	MĀORI PURPOSE ACTIVITIES
Interpretation	MINERAL
Interpretation	MINERAL EXPLORATION
Interpretation	MINERAL EXTRACTION
Interpretation	MINERAL EXTRACTION MANAGEMENT PLAN
Interpretation	MINERAL PROSPECTING
Interpretation	MINIMUM LOT SIZE
Interpretation	MINOR RESIDENTIAL UNIT
Interpretation	NATIONAL GRID
Interpretation	NATIONAL GRID SUBDIVISION CORRIDOR
Interpretation	NATIONAL GRID YARD
Interpretation	NATURAL HAZARD MITIGATION ACTIVITIES
Interpretation	NATURAL HAZARD MITIGATION STRUCTURE
Interpretation	NET SITE AREA
Interpretation	NETWORK UTILITY OPERATOR
Interpretation	NOISE
Interpretation	NOTIONAL BOUNDARY
Interpretation	OFFICIAL SIGN
Interpretation	OPEN SPACE MANAGEMENT PLAN
Interpretation	OPERATIONAL NEED
Interpretation	OUTDOOR LIVING SPACE
Interpretation	OUTSTANDING COASTAL ENVIRONMENT
Interpretation	OVERLAY CHAPTER
Interpretation	PAPAKĀINGA
Interpretation	PAPATIPU RŪNANGA
Interpretation	PARKS FACILITIES
Interpretation	PARKS FURNITURE
Interpretation	POINT STRIP
Interpretation	PORT ACTIVITIES
Interpretation	POUTINI NGĀI TAHU
Interpretation	POUTINI NGĀI TAHU ACTIVITIES
Interpretation	RECREATION ACTIVITY
Interpretation	RECONSTRUCTION
Interpretation	RELOCATED BUILDING
Interpretation	RELOCATION
Interpretation	RENEWABLE ELECTRICITY GENERATION
Interpretation	RENEWABLE ELECTRICITY GENERATION ACTIVITIES
Interpretation	REPOSITIONING
Interpretation	RESEARCH ACTIVITY
Interpretation	RESIDENTIAL ACTIVITY
Interpretation	RESIDENTIAL BUILDING
Interpretation	RESIDENTIAL UNIT
Interpretation	RETAIL ACTIVITY
Interpretation	RETIREMENT VILLAGE
Interpretation	REVERSE SENSITIVITY
Interpretation	RIPARIAN MARGIN
Interpretation	RIVER
Interpretation	ROOT PROTECTION AREA
Interpretation	RURAL INDUSTRY
Interpretation	SENSITIVE ACTIVITY
Interpretation	SHARED PATHWAY
Interpretation	SIGN
Interpretation	SIGNIFICANT ELECTRICITY DISTRIBUTION LINE
Interpretation	SIGNIFICANT NATURAL AREA
Interpretation	SITE
Interpretation	SMALL SCALE
Interpretation	STADIUM ACTIVITY
Interpretation	STORMWATER
Interpretation	STRUCTURE
Interpretation	STRUCTURE PLAN
Interpretation	SUBSTATION (DISTRIBUTION)
Interpretation	SUBSTATION (ZONE)
Interpretation	SUPPORTED RESIDENTIAL ACCOMMODATION
Interpretation	TEMPORARY ACTIVITY
Interpretation	TEMPORARY MILITARY TRAINING ACTIVITY
Interpretation	TRADE RETAIL AND TRADE SUPPLIERS
Interpretation	TRANSMISSION LINES
Interpretation	UNOCCUPIED BUILDING
Interpretation	UPGRADING
Interpretation	URBAN ZONE
Interpretation	VEHICLE CROSSING
Interpretation	VISITOR ACCOMMODATION
Interpretation	WATERBODY
Interpretation	WETLAND

Glossary Section

Abbreviations Section

National Direction Instruments Section

Tangata Whenua Section

PART 2 - DISTRICT WIDE MATTERS Section

Strategic Direction Section

Strategic Direction	STRATEGIC DIRECTION
Strategic Direction	Strategic Directions Overview
Strategic Direction	AG
Strategic Direction	Agriculture
Strategic Direction	Agriculture Strategic Objectives
Strategic Direction	AG - 01

Strategic Direction AG - 02
 Strategic Direction CR
 Strategic Direction Connections and Resilience
 Strategic Direction Connections and Resilience Strategic Objectives
 Strategic Direction CR - 01
 Strategic Direction CR - 02
 Strategic Direction CR - 03
 Strategic Direction CR - 04
 Strategic Direction MIN
 Strategic Direction Mineral Extraction
 Strategic Direction MIN - 01
 Strategic Direction MIN - 02
 Strategic Direction MIN - 03
 Strategic Direction MIN - 04
 Strategic Direction MIN - 05
 Strategic Direction MIN - 06
 Strategic Direction NENV
 Strategic Direction Natural Environment
 Strategic Direction Natural Environment Strategic Objectives
 Strategic Direction NENV- 01
 Strategic Direction NENV- 02
 Strategic Direction NENV - 03
 Strategic Direction NENV - 04
 Strategic Direction POU
 Strategic Direction Poutini Ngāi Tahu
 Strategic Direction Poutini Ngāi Tahu Strategic Objectives
 Strategic Direction POU - 01
 Strategic Direction POU - 02
 Strategic Direction POU - 03
 Strategic Direction POU - 04
 Strategic Direction Poutini Ngāi Tahu Strategic Policies
 Strategic Direction POU - P1
 Strategic Direction POU - P2
 Strategic Direction POU - P3
 Strategic Direction POU - P4
 Strategic Direction POU - P5
 Strategic Direction POU - P6
 Strategic Direction POU - P7
 Strategic Direction POU - P8
 Strategic Direction POU - P9
 Strategic Direction POU - P10
 Strategic Direction TRM
 Strategic Direction Tourism
 Strategic Direction Tourism Strategic Objective
 Strategic Direction TRM - 01
 Strategic Direction UFD
 Strategic Direction Urban form and development
 Strategic Direction Urban Form and Development Strategic Objective
 Strategic Direction UFD - 01

Energy Infrastructure and Transport Section

Energy Section

Infrastructure Section

Transport Section

HAZ - Hazards and Risks Section

Contaminated Land Section

Hazardous Substances Section

Natural Hazards Section

Natural Hazards Natural Hazards
 Natural Hazards Overview
 Natural Hazards Other Relevant Provisions
 Natural Hazards Natural Hazards Objectives
 Natural Hazards NHO1
 Natural Hazards NHO2
 Natural Hazards NHO3
 Natural Hazards NHO4
 Natural Hazards NHO5
 Natural Hazards NHO6
 Natural Hazards Natural Hazards Policies
 Natural Hazards NHP1
 Natural Hazards NHP2
 Natural Hazards NHP3
 Natural Hazards NHP4
 Natural Hazards NHP5
 Natural Hazards NHP6
 Natural Hazards NHP7
 Natural Hazards NHP8
 Natural Hazards NHP9

Support The submitter supports the provision which recognises the signifi-nace of tour. Retain as notified.

Amend NH - P10 as follows:

Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that:

- a. The activity has an operational and functional need to locate within the hazard area; ~~and/or~~
- b. That the activity incorporates mitigation of risk to life, property and the environment, ~~and there is significant public or environmental benefit in doing so.~~

Natural Hazards NHP10
 Natural Hazards NHP11
 Natural Hazards NHP12
 Natural Hazards NHP13
 Natural Hazards NHP14
 Natural Hazards Natural Hazards Rules
 Natural Hazards All Natural Hazard Overlays

Oppose in part The submitter opposes in part this rule which seeks to avoid development of ~~doing so.~~

Support The submitter supports this rule allowing for the development within the coe Retain as notified.

include a permitted activity rule as follows:

NH - RX New Relocatable Buildings
Activity Status Permitted
Where:

1. Buildings are designed to be relocatable or re-levelled in the event of sea level rise or inundation.

Advice note: Compliance with Rule NH - RX will be demonstrated through a statement from the building designer or architect confirming that the building has been designed to be relocatable or re-levelled.

Natural Hazards	Permitted Activities	Amend	The submitters seek a permitted activity rule within the Coastal Hazard Alert	
Natural Hazards	NHR1			
Natural Hazards	NHR2			
Natural Hazards	NHR3			
Natural Hazards	NHR4			
Natural Hazards	Discretionary Activities			
Natural Hazards	NHR5			
Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay			
Natural Hazards	Permitted Activities			
Natural Hazards	NHR6			
Natural Hazards	NHR7			
Natural Hazards	NHR8			
Natural Hazards	NHR9			
Natural Hazards	NHR10			
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NHR11			
Natural Hazards	NHR12			
Natural Hazards	Discretionary Activities			
Natural Hazards	NHR13			
Natural Hazards	Non-Complying Activities			
Natural Hazards	NHR14			
Natural Hazards	Earthquake Hazard Overlays - All			
Natural Hazards	Permitted Activities			
Natural Hazards	NHR15			
Natural Hazards	Non-Complying Activities			
Natural Hazards	NHR16			
Natural Hazards	NHR17			
Natural Hazards	Earthquake Hazard Overlay – 20m			
Natural Hazards	Permitted Activities			
Natural Hazards	NHR18			
Natural Hazards	Non-Complying Activities			
Natural Hazards	NHR19			
Natural Hazards	Earthquake Hazard Overlay – 50m			
Natural Hazards	Permitted Activities			
Natural Hazards	NHR20			
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NHR21			
Natural Hazards	Discretionary Activities			
Natural Hazards	NHR22			
Natural Hazards	Non-Complying Activities			
Natural Hazards	NHR23			
Natural Hazards	Earthquake Hazard Overlay – 100m			
Natural Hazards	Permitted Activities			
Natural Hazards	NHR24			
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NHR25			
Natural Hazards	Discretionary Activities			
Natural Hazards	NHR26			
Natural Hazards	Earthquake Hazard Overlay – 150m			
Natural Hazards	Permitted Activities			
Natural Hazards	NHR27			
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NHR28			
Natural Hazards	Discretionary Activities			
Natural Hazards	NHR29			
Natural Hazards	Earthquake Hazard Overlay – 200m			
Natural Hazards	Permitted Activities			
Natural Hazards	NHR30			
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NHR31			
Natural Hazards	Discretionary Activities			
Natural Hazards	NHR32			
Natural Hazards	Land Instability Overlay			
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NHR33	Oppose	The submitter opposes this rule which restricts new buildings for sensitive activities in the land stability overlay.	Delete this rule in relation to Punakaiki Village.
Natural Hazards	Non-Complying Activities			
Natural Hazards	NHR34	Oppose	The submitter opposes this rule which states that new buildings for sensitive activities in the land stability overlay which do not meet the restricted discretionary rule are non-complying.	Delete this rule in relation to Punakaiki Village.
Natural Hazards	Lake Tsunami Hazard Overlay			
Natural Hazards	Permitted Activities			
Natural Hazards	NHR35			
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NHR36			
Natural Hazards	Non-Complying Activities			
Natural Hazards	NHR37			
Natural Hazards	Coastal Severe and Coastal Alert Overlay			
Natural Hazards	Permitted Activities			
Natural Hazards	NHR38	Support	The submitters support this rule as it allows for a building to be reconstruct: Retain as notified.	
Natural Hazards	NHR39			
			Amend NH- R40 as follows:	
			Activity Status Permitted	
			Where:	
			1. There is no increase to the net floor area used for any sensitive activity;	
			and Any addition or alteration has been designed to be relocatable or able to be relevelled; or	
			2. Where any increase in net floor area meets a minimum finished floor level	
Natural Hazards	NHR40	Oppose in part	The submitters oppose this rule in part as it doesn't allow for alternative miti of 300mm above a 1% annual exceedance probability (AEP) event.	
Natural Hazards	NHR41	Oppose	The submitters oppose this rule, and seek a permitted activity status (see otf Delete NH - R41	
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NHR42			
Natural Hazards	Discretionary Activities			
Natural Hazards	NHR43			

Natural Hazards Non-Complying Activities

Amend the activity status of NH - R 44 as follows:

NH - R44Coastal Severe Overlay: New Buildings for Sensitive Activities and Additions and Alterations of Buildings that increase the net floor area for Sensitive Activities

Activity Status ~~Non-complying~~Discretionary

Where:

- 1. New Buildings are not designed to be relocatable or re-levelled; or
- 2. New Buildings are not designed to meet a finished floor level of 300mm above a 1% annual exceedance probability (AEP) event. These are located in the Coastal Severe Overlay

- Natural Hazards NHR44
- Natural Hazards Coastal Setback Overlay
- Natural Hazards Restricted Discretionary Activities
- Natural Hazards NHR45
- Natural Hazards Non-Complying Activities
- Natural Hazards NHR46
- Natural Hazards Coastal Tsunami Overlay
- Natural Hazards Permitted Activities
- Natural Hazards NHR47
- Natural Hazards Discretionary Activities
- Natural Hazards NHR48
- Natural Hazards Non-Complying Activities
- Natural Hazards NHR49
- Natural Hazards Hokitika Coastal Overlay
- Natural Hazards Permitted Activities
- Natural Hazards NHR50
- Natural Hazards Discretionary Activities
- Natural Hazards NHR51
- Natural Hazards Westport Hazard Overlay
- Natural Hazards Permitted Activities
- Natural Hazards NHR52
- Natural Hazards Discretionary Activities
- Natural Hazards NHR53

Oppose The the submitters oppose the proposed non-complying activity status for b the Coastal Severe Overlay

HCV - Historical and Cultural Values Section

Historic Heritage Section

Notable Trees Section

Sites and Areas of Significance to Māori Section

Natural Environment Values Section

Ecosystems and Indigenous Biodiversity Section

Natural Features and Landscapes Section

Public Access Section

Natural Character and Margins of Waterbodies Section

Financial Contributions Section

Subdivision Section

General District Wide Matters Section

Activities on the surface of water Section

Coastal Environment Section

- Coastal Environment CE
- Coastal Environment Coastal Environment
- Coastal Environment Overview
- Coastal Environment Coastal Environment Objectives
- Coastal Environment CE - O1
- Coastal Environment CE - O2
- Coastal Environment CE - O3
- Coastal Environment Coastal Environment Policies
- Coastal Environment CE - P1
- Coastal Environment CE - P2
- Coastal Environment CE - P3
- Coastal Environment CE - P4
- Coastal Environment CE - P5
- Coastal Environment CE - P6
- Coastal Environment CE - P7
- Coastal Environment CE - P8
- Coastal Environment Coastal Environment Rules
- Coastal Environment Note:
- Coastal Environment Permitted Activities
- Coastal Environment CE - R1
- Coastal Environment CE - R2
- Coastal Environment CE - R3
- Coastal Environment CE - R4
- Coastal Environment Permitted Activities within the High Coastal Natural Character Overlay
- Coastal Environment CE - R5
- Coastal Environment CE - R6
- Coastal Environment CE - R7
- Coastal Environment Permitted Activities within the Outstanding Coastal Environment Area
- Coastal Environment CE - R8
- Coastal Environment CE - R9
- Coastal Environment CE - R10
- Coastal Environment CE - R11
- Coastal Environment Controlled Activities
- Coastal Environment CE - R12
- Coastal Environment Restricted Discretionary Activities
- Coastal Environment CE - R13
- Coastal Environment CE - R14
- Coastal Environment CE - R15
- Coastal Environment CE - R16
- Coastal Environment CE - R17
- Coastal Environment CE - R18
- Coastal Environment Discretionary Activities
- Coastal Environment CE - R19
- Coastal Environment CE - R20
- Coastal Environment CE - R21
- Coastal Environment Non-complying Activities
- Coastal Environment CE - R22

Earthworks Section

Light Section

Noise Section

Signs Section

Temporary Activities Section

PART 3 - AREA-SPECIFIC MATTERS Section

ZONES Section

Open Space and Recreation Zones Section

Open Space and Recreation Zones	Open Space and Recreation Zones
Open Space and Recreation Zones	OSRZ
Open Space and Recreation Zones	Open Space and Recreation Zones
Open Space and Recreation Zones	Overview
Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives
Open Space and Recreation Zones	OSRZ - O1
Open Space and Recreation Zones	OSRZ - O2
Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies
Open Space and Recreation Zones	OSRZ - P1
Open Space and Recreation Zones	OSRZ - P2
Open Space and Recreation Zones	OSRZ - P3
Open Space and Recreation Zones	OSRZ - P4
Open Space and Recreation Zones	OSRZ - P5
Open Space and Recreation Zones	OSRZ - P6
Open Space and Recreation Zones	OSRZ - P7
Open Space and Recreation Zones	OSRZ - P8

Oppose The submitters oppose this policy as as not all land zoned Open Space has a c Delete OSRZ - P1

Amend OSRZ as follows:

Provide for the range of purposes where compatible with the open space values including:

- a. The ongoing operation and appropriate management of cemeteries;
- b. Camping ~~and other visitor accommodation~~ opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space;
- c. Gravel and shingle extraction for roading networks and other local purposes;
- d. Quarries for rock;
- e. Pastoral farming including grazing as a management tool;
- f. Mineral extraction of resources where these are limited in their location; and
- g. Water supply and drainage networks where this supports local

Open Space and Recreation Zones	OSRZ - P9
Open Space and Recreation Zones	OSRZ - P10
Open Space and Recreation Zones	Open Space Zone

Support in part The submitters support the inclusion of camping grounds within the Open Sp community needs.

Amend OSRZ P11 as follows:

The OSZ - Open Space Zone primarily provides for passive and active recreation activities, community facilities, ~~camping grounds~~ ~~campgrounds~~ and cemeteries and limited associated facilities and structures.

Support in part The submitters support the inclusion of camping grounds within the open sp: and cemeteries and limited associated facilities and structures.

Open Space and Recreation Zones	OSRZ - P11
Open Space and Recreation Zones	OSRZ - P12
Open Space and Recreation Zones	OSRZ - P13
Open Space and Recreation Zones	OSRZ - P14
Open Space and Recreation Zones	Sport and Active Recreation Zone
Open Space and Recreation Zones	OSRZ - P15
Open Space and Recreation Zones	OSRZ - P16
Open Space and Recreation Zones	OSRZ - P17
Open Space and Recreation Zones	Natural Open Space Zone
Open Space and Recreation Zones	OSRZ - P18
Open Space and Recreation Zones	OSRZ - P19
Open Space and Recreation Zones	OSRZ - P20

Natural Open Space Zone Section

Natural Open Space Zone	NOSZ
Natural Open Space Zone	Natural Open Space Zone
Natural Open Space Zone	Overview
Natural Open Space Zone	NOSZ - Natural Open Space Zone Rules
Natural Open Space Zone	Permitted Activities
Natural Open Space Zone	NOSZ - R1
Natural Open Space Zone	NOSZ - R2
Natural Open Space Zone	NOSZ - R3
Natural Open Space Zone	NOSZ - R4
Natural Open Space Zone	NOSZ - R5
Natural Open Space Zone	NOSZ - R6
Natural Open Space Zone	Restricted Discretionary Activities
Natural Open Space Zone	NOSZ - R7
Natural Open Space Zone	NOSZ - R8
Natural Open Space Zone	NOSZ - R9
Natural Open Space Zone	Discretionary Activities
Natural Open Space Zone	NOSZ - R10
Natural Open Space Zone	NOSZ - R11
Natural Open Space Zone	NOSZ - R12
Natural Open Space Zone	Non-complying Activities
Natural Open Space Zone	NOSZ - R13
Natural Open Space Zone	NOSZ - R14
Natural Open Space Zone	NOSZ - R15
Natural Open Space Zone	NOSZ - R16
Natural Open Space Zone	NOSZ - R17

Open Space Zone Section

Open Space Zone	OSZ
Open Space Zone	Open Space Zone
Open Space Zone	Overview
Open Space Zone	OSZ - Open Space Zone Rules
Open Space Zone	Note:
Open Space Zone	Permitted Activities

Activity Status Permitted

Where:

- 1. The maximum building height above ground level is 7m;
- 2. The maximum gross floor area is 100m2 per building;

Open Space Zone	OSZ - R1
Open Space Zone	OSZ - R2

Support in part The submitters support in part this rule however seek to increase the maxmi ...

Open Space Zone	OSZ - R3	Oppose in part	The submitters oppose the inclusion of the requirement to adhere to an "Op	Delete OSZ - R3.2 entirely
Open Space Zone	OSZ - R4	Oppose in part	The submitters oppose the inclusion of the requirement to adhere to an "Op	Delete OSZ - R4.2 entirely
Open Space Zone	OSZ - R5	Oppose in part	The submitters oppose the inclusion of the requirement to adhere to an "Op	Delete OSZ - R5.2 entirely
Open Space Zone	OSZ - R6			
Open Space Zone	OSZ - R7			
Open Space Zone	OSZ - R8			

Delete OSZ R9.1 entirely

Open Space Zone	OSZ - R9	Oppose in part	The submitters oppose the inclusion of the requirement to adhere to an "Op	
Open Space Zone	OSZ - R10			
Open Space Zone	OSZ - R11			
Open Space Zone	OSZ - R12			
Open Space Zone	Controlled Activities			
Open Space Zone	OSZ - R13			
Open Space Zone	Restricted Discretionary Activities			
Open Space Zone	OSZ - R14			
Open Space Zone	OSZ - R15			
Open Space Zone	OSZ - R16			
Open Space Zone	OSZ - R17			
Open Space Zone	OSZ - R18			
Open Space Zone	OSZ - R19			
Open Space Zone	OSZ - R20			
Open Space Zone	Discretionary Activities			
Open Space Zone	OSZ - R21			
Open Space Zone	OSZ - R22			
Open Space Zone	OSZ - R23			
Open Space Zone	Non-complying Activities			
Open Space Zone	OSZ - R24			

Amend OSZ - R25 as follows:

~~Industrial Activities; Commercial Activities other than Retail~~

Introduce a new rule as follows:

OSZ - RXX Commercial activities other than Retail

Open Space Zone	OSZ - R25	Oppose in part	The submitter opposes the inclusion of commercial activities as part of this r	<u>Activity Status Discretionary</u>
Open Space Zone	OSZ - R26			

Sport and Active Recreation Zone Section

Commercial and Mixed Use Zones Section

Commercial Zone Section

Mixed Use Zone Section

Neighbourhood Centre Zone Section

Town Centre Zone Section

Industrial Zones Section

General Industrial Zone Section

Light Industrial Zone Rules Section

Residential Zones Section

General Residential Zone Section

Large Lot Residential Zone Section

Medium Density Residential Zone Section

Rural Zones Section

Rural Zones	Rural Zones			
Rural Zones	RURZ			
Rural Zones	Rural Zones - Objectives and Policies			
Rural Zones	Overview			
Rural Zones	Note with Regard to Plantation Forestry			
Rural Zones	Rural Zones Objectives	Support	The submitters support this objective which enables a range of activities.	Retain as notified.
Rural Zones	RURZ - O1			
Rural Zones	RURZ - O2			
Rural Zones	RURZ - O3			
Rural Zones	RURZ - O4			
Rural Zones	RURZ - O5			
Rural Zones	RURZ - O6			
Rural Zones	Rural Zones Policies			
Rural Zones	Rural Amenity and Character	Support	This policy supports a range of activities in rural zones, which includes the Se	Retain as notified.
Rural Zones	RURZ - P1			
Rural Zones	RURZ - P2			
Rural Zones	RURZ - P3			
Rural Zones	RURZ - P4			
Rural Zones	Production Values			
Rural Zones	RURZ - P5			
Rural Zones	Non-Rural Activities	Support	This policy is strongly supported, which recognises that activities such as the	Retain as notified.
Rural Zones	RURZ - P6			
Rural Zones	RURZ - P7			
Rural Zones	RURZ - P8	Support	This policy specifically seeks to provide for commercial activities within settle	Retain as notified.
Rural Zones	Visitor Economy			
Rural Zones	RURZ - P9	Support	The policy is strongly supported as it recognises that rural areas form an impi	Retain as notified.
Rural Zones	RURZ - P10	Support	This policy is strongly supported as it supports the development of appropria	Retain as notified.
Rural Zones	Infrastructure in Rural Areas			
Rural Zones	RURZ - P11			
Rural Zones	RURZ - P12			
Rural Zones	RURZ - P13			
Rural Zones	RURZ - P14			
Rural Zones	Reverse sensitivity			
Rural Zones	RURZ - P15			
Rural Zones	RURZ - P16			
Rural Zones	Papakāinga housing			
Rural Zones	RURZ - P17			
Rural Zones	Mineral Extraction			
Rural Zones	RURZ - P18			
Rural Zones	RURZ - P19			
Rural Zones	RURZ - P20			
Rural Zones	RURZ - P21			
Rural Zones	RURZ - P22			
Rural Zones	RURZ - P23			
Rural Zones	RURZ - P24			
Rural Zones	RURZ - P25			
Rural Zones	Airfields and Helipads			

Scenic Visitor Zone	SVZ - O2		
Scenic Visitor Zone	Scenic Visitor Zone Policies		
		the submitters support in part this policy to provide for growth however seeks to include recognition of the existing mixed character of the commercial and residential uses of the Punakaiki Township	amend as follows d. Recognises the existing mixed character of commercial and residential uses of Punakaiki Township
Scenic Visitor Zone	SVZ - P1	Support in part	
Scenic Visitor Zone	SVZ - P2		
		The submitters support this policy which recognises the significance of the three townships to the wider visitor economy of the West Coast/Te Tai o Poutini	Retain as notified.
Scenic Visitor Zone	SVZ - P3	Support	
		The submitters support the provision for development with this policy however seek to recognise that development is sympathetic to the existing built environment	Amend to recognise develop is to be sympathetic to existing built environments as follows: ...scenic and built environments ...
Scenic Visitor Zone	SVZ - P4	Oppose in part	
Scenic Visitor Zone	SVZ - P5		
		The submitters oppose that this provision is not sympathetic to the existing built environment	Amend to recognise develop is to be sympathetic to existing built environments as follows: f. Reflect the character of the existing built environment
Scenic Visitor Zone	SVZ - P6	Oppose in part	
Scenic Visitor Zone	SVZ - P7		
Scenic Visitor Zone	Scenic Visitor Zone Rules		
Scenic Visitor Zone	Note:		
Scenic Visitor Zone	Permitted Activities		
Scenic Visitor Zone	SVZ - R1		
Scenic Visitor Zone	SVZ - R2		
Scenic Visitor Zone	SVZ - R3		
Scenic Visitor Zone	SVZ - R4		
Scenic Visitor Zone	Restricted Discretionary Activities		
Scenic Visitor Zone	SVZ - R5		
Scenic Visitor Zone	Discretionary Activities		
Scenic Visitor Zone	SVZ - R6		
Scenic Visitor Zone	SVZ - R7		
Scenic Visitor Zone	Non-complying Activities		
Scenic Visitor Zone	SVZ - R8		
Scenic Visitor Zone	SVZ - R9		

Development Areas Section

Designations Section

PART 4 - APPENDICES Section

Schedules Section

SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS Section

SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES Section

SCHED2 - SCHEDULE OF NOTABLE TREES Section

SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI Section

SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS Section

SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES Section

SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES Section

SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER Section

SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER Section

SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS Section

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

Appendices Section

Appendix One: Transport Performance Standards Section

Appendix Two: Recession Planes Section

Appendix Three: Design Guidelines Section

Appendix Four: Accidental Discovery Protocols Section

Appendix Five: Statutory Acknowledgements Section

Appendix Six: Nohoanga Entitlements Section

Appendix Seven: Mineral Extraction Management Plan Requirements Section

Appendix Eight: Community Living Precinct Concept Plans Section

Appendix Nine: Airport Approach Path Overlay Section

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

Planning Maps and Overlays Section

Planning Maps and Overlays	Planning Maps and Overlays		
Planning Maps and Overlays	Rezoning Requests		
Planning Maps and Overlays	Natural Hazards	Oppose in part	Map 34 of the proposed Plan which covers natural hazards is considered to b The submitters seek to change the maps to that of what is currently outlined within the current operative Buller District Plan.
Planning Maps and Overlays	Historic Heritage		
Planning Maps and Overlays	Notable Trees		
Planning Maps and Overlays	Sites and Ares of Significance to Māori		
Planning Maps and Overlays	Ecosystems and Indigenous Biodiversity		
Planning Maps and Overlays	Natural Features and Landscapes		
Planning Maps and Overlays	Natural Character and the Margins of Waterbodies		
Planning Maps and Overlays	Coastal Environment		
Planning Maps and Overlays	Open Space Zone		
Planning Maps and Overlays	Sport and Active Recreation Zone		
Planning Maps and Overlays	Commercial Zone		
Planning Maps and Overlays	Mixed Use Zone		
Planning Maps and Overlays	Neighbourhood Centre Zone		
Planning Maps and Overlays	Town Centre Zone		
Planning Maps and Overlays	General Industrial Zone		
Planning Maps and Overlays	Light Industrial Zone		
Planning Maps and Overlays	General Residential Zone		
Planning Maps and Overlays	Large Lot Residential Zone		
Planning Maps and Overlays	General Rural Zone		
Planning Maps and Overlays	Rural Lifestyle Zone		
Planning Maps and Overlays	Settlement Zone		
Planning Maps and Overlays	Airport Zone		
Planning Maps and Overlays	Buller Coalfield Zone		
Planning Maps and Overlays	Future Urban Zone		
Planning Maps and Overlays	Hospital Zone		
Planning Maps and Overlays	Māori Purpose Zone		
Planning Maps and Overlays	Port Zone		
Planning Maps and Overlays	Stadium Zone		
Planning Maps and Overlays	Scenic Visitor Zone		