



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

To: West Coast Regional Council

By email: info@tppp.nz

Submitter: Phoenix Minerals Limited

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

Jorja.hunt@tpri.co.nz

1. Submitters

- 1.1 On behalf of Phoenix Minerals Limited (the submitter), we submit on the Proposed Te Tai o Poutini Plan.
 - 1.2 The submitter could not gain an advantage in trade competition through this submission.
 - 1.3 The submitter owns multiple land holdings in the West Coast Region, and in addition has numerous mining permits, resource consents, and other lawfully established and operating activities.
 - 1.4 The reasons for the submission and the relief sought are set out below and comprehensive provision by provision detail is included in the attached table in the template provided by the West Coast Regional Council.
 - 1.5 The suggested revisions do not limit the generality of the reasons for the submission.
 - 1.6 The submitter wishes to be heard in support of this submission.
 - 1.7 The reasons for the submission and the relief sought are set out below.
 - 1.8 The submitter will consider presenting a joint case with others presenting similar submissions.
 - 1.9 The specific provisions which this submission relates to are:
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- 1.9.1 Whole Plan
- 1.9.2 Introduction – Description of the Districts
- 1.9.3 How The Plan Works – Minerals Extraction Zone
- 1.9.4 Definitions
- 1.9.5 Strategic Direction Overview
- 1.9.6 MIN – O1
- 1.9.7 MIN – O2
- 1.9.8 MIN – O3
- 1.9.9 MIN – O4
- 1.9.10 MIN – O6
- 1.9.11 NENV – O3
- 1.9.12 NENV – O4
- 1.9.13 POU – P10
- 1.9.14 Ecosystems and Indigenous Biodiversity
- 1.9.15 ECO – O2
- 1.9.16 ECO – O4
- 1.9.17 ECO – P2
- 1.9.18 ECO – P3
- 1.9.19 ECO – P6
- 1.9.20 ECO – P7
- 1.9.21 ECO – P9
- 1.9.22 ECO – R1
- 1.9.23 ECO – R5
- 1.9.24 NC – O1
- 1.9.25 NC – O3
- 1.9.26 NC – P2
- 1.9.27 NC – P3
- 1.9.28 NC – R3
- 1.9.29 EW – O1
- 1.9.30 EW – P1
- 1.9.31 EW – R1
- 1.9.32 EW – R2
- 1.9.33 EW – P4
- 1.9.34 EW – R6
- 1.9.35 EW – R8
- 1.9.36 LIGHT – O1
- 1.9.37 LIGHT – P1
- 1.9.38 LIGHT – P2
- 1.9.39 LIGHT – R1
- 1.9.40 LIGHT – R2
- 1.9.41 Open space and Recreation Zones
- 1.9.42 Open space and Recreation Zones Overview
- 1.9.43 OSRZ – P10
- 1.9.44 OSRZ – P14



- 1.9.45 OSZ – R20
- 1.9.46 OSZ – R22
- 1.9.47 RURZ – O1
- 1.9.48 RURZ – O5
- 1.9.49 RURZ – P1
- 1.9.50 RURZ – P3
- 1.9.51 RURZ – P15
- 1.9.52 RURZ – P18
- 1.9.53 RURZ – P19
- 1.9.54 RURZ – P21
- 1.9.55 RURZ – P22
- 1.9.56 RURZ – P23
- 1.9.57 RURZ – P24
- 1.9.58 RURZ – P25
- 1.9.59 GRUZ – R11
- 1.9.60 GRUZ – R12
- 1.9.61 GRUZ – R18
- 1.9.62 GRUZ – R24
- 1.9.63 GRUZ – R25
- 1.9.64 GRUZ – R32
- 1.9.65 Special Purpose Zones - Mineral Extraction Zone: Overview
- 1.9.66 MINZ – O1
- 1.9.67 MINZ – O2
- 1.9.68 MINZ – P1
- 1.9.69 MINZ – P2
- 1.9.70 MINZ – P3
- 1.9.71 MINZ – P4
- 1.9.72 MINZ – P5
- 1.9.73 MINZ – P6
- 1.9.74 MINZ – P7
- 1.9.75 MINZ – P8
- 1.9.76 MINZ – R2
- 1.9.77 MINZ – R3
- 1.9.78 MINZ – R10
- 1.9.79 MINZ Maps – support
- 1.9.80 MAPS/ZONING – REZONE REQUEST

2. Background to the submission

2.1 Phoenix Minerals Limited (Phoenix) undertakes gold mining within the districts to which this proposed plan applies. Through its mining and associated activities, it provides employment, engages contractors and contributes significantly to the ability of the people and communities of those districts to provide for their social, economic and cultural wellbeing. To do so it holds a number of mining, exploration permits and resource consents across various parcels of land on the West Coast owned by the Department of Conservation, Ngai Tahu Forestry and some

pockets of privately owned land for the purpose of mining gold. This includes MP41885 at Callaghans and MP41756 and MP41743 at Kumara/Greenstone. A map showing the location of the submitter's interests is enclosed as Attachments A Callaghans and B Kumara/Greenstone.

- 2.2 The submitters have land or other interests which are located within the General Rural Zone, Settlement Zone, Industrial Zone, and Mineral Extraction Zone. Their interests are affected by multiple overlays including the Pounamu Management Area.

3. Summary of submission

- 3.1 The submitters have carefully considered the Proposed Plan and are supportive of a number of provisions which generally align with the provisions that the submitters were consulted on during the pre-notification phase of the Proposed Plan development, in particular the inclusion of the Minerals Extraction Zone over the Kumara and Greenstone areas. However, a number of provisions have been included which were not consulted upon, and which affect the application of the provisions which were consulted on. These include the rules pertaining to the Open Space Zone and General Rural Zone. There are also additional areas which have Minerals Permits granted for mineral extraction which the submitter considers should be included in the Minerals Extraction Zone both at Callaghans and Kumara/Greenstone. A map showing the areas which the submitter requests to be rezoned is enclosed as Attachments A and B.

- 3.2 The legal descriptions of the additional areas which the submitter considers should be included in the Minerals Extraction Zone includes:

3.2.1 Callaghans: LOT 5 DP 382020, SEC 1 SO 12395 BLKS XVI WALMEA SD, SEC 4 SO 12395 BLKS XVI WALMEA SD, WAIMEA EXOTIC FOREST LOT 1 DP 382020, SEC 15 SO 12171 WAIMEA INDIGENOUS FOREST, SEC 1927 BLK XVI WAIMEA SD, SECS 1771 1772 1849-1852 BLK XVI WAIMEA SD, SEC 16 SO 12171 WAIMEA INDIGENOUS FOREST

3.2.2 Kumara/Greenstone: PT RES 1662, LOT 1 DP 381890, SEC 1 SO 12048 THREE MILE AMENITY AREA, SEC 2 SO 12388 THREE MILE HILL ECOLOGICAL AREA, SEC 2 SO 12048 THREE MILE AMENITY AREA, SEC 2 SO 12048 THREE MILE AMENITY AREA

- 3.3 The submitter considers that the Proposed Plan does not sufficiently give effect to the enabling framework set by the recent West Coast Regional Policy Statement 2020, which provides for economic development and activity, while also seeking to protect the environment. There are also other higher level statutory documents to which it fails to give effect sufficiently, such as the 2019 National Planning Standards.

- 3.4 The submission seeks specific relief to ensure there is a consenting pathway for the submitters' current and future alluvial mining operations, and recognition of the significance of the mining industry to the West Coast Region as it underpins economic and social wellbeing. Mining and the industries which support it provide job stability and high wage employment, retention of talent and people, foster social connections and are an absolutely vital component of the West

Coast community. The Proposed Plan needs to enable and support this vital industry, as the preceding three District Plans have done for the past 15 years.

3.5 The submission supports aspects of the Proposed Plan which recognise the importance of the mining industry and enable it to continue to provide and where possible improve its crucial role in enabling the people and communities of the districts to which it applies to provide for their social, economic and cultural wellbeing. It seeks amendments to aspects which either fail to provide adequately for this enabling or are unduly restrictive or problematic to it. Those amendments seek to better give effect to the higher-level policy requirements requiring such enabling.

4. Reasons for the submission

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

5. Relief sought

5.1 The specific relief sought as enclosed in the table attached as **Attachment C** to this submission and includes the amendments to the Mineral Extraction Zone outlined in **Attachments A** and **B** to this submission.

5.2 Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission, and to address any matters affected by introduced by national environmental standards and national policy statements.



Signed on behalf of **Phoenix Minerals Limited**

Jorja Hunt

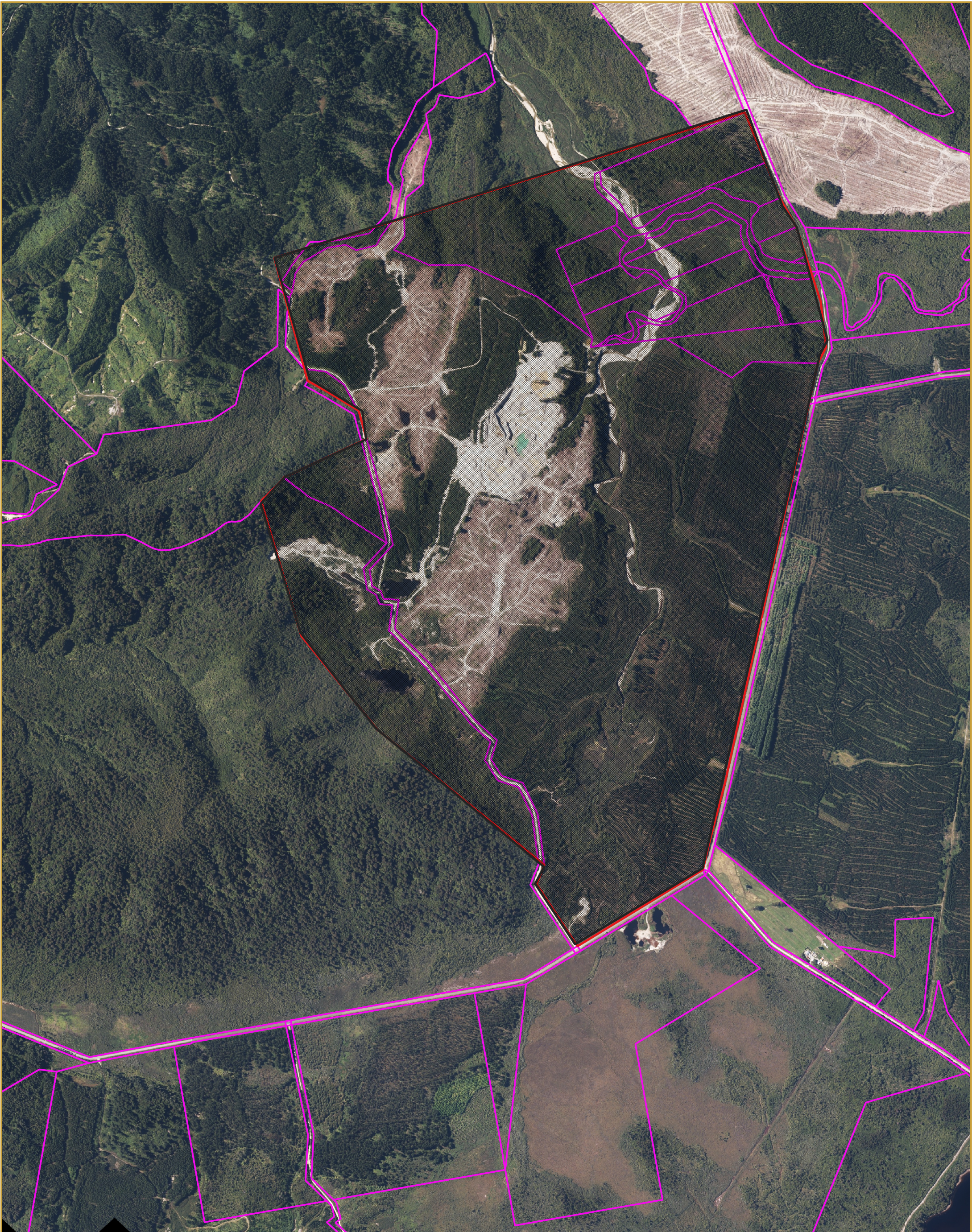
Resource Management Consultant

Tai Poutini Resources Ltd

Attachment A: Map of submitter's interests and additional Mineral Extraction Zone area Greenstone

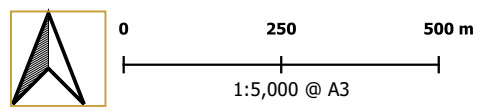
Attachment B: Map of submitter's interests and additional Mineral Extraction Zone area Callaghan's

Attachment C: TTPP Relief Sought Table



TTPP Plan Submission
 Callaghans Mineral Extraction Zone
 Produced for: Phoenix Minerals
 by Luke McNeish (TPRL) on 07/11/2022

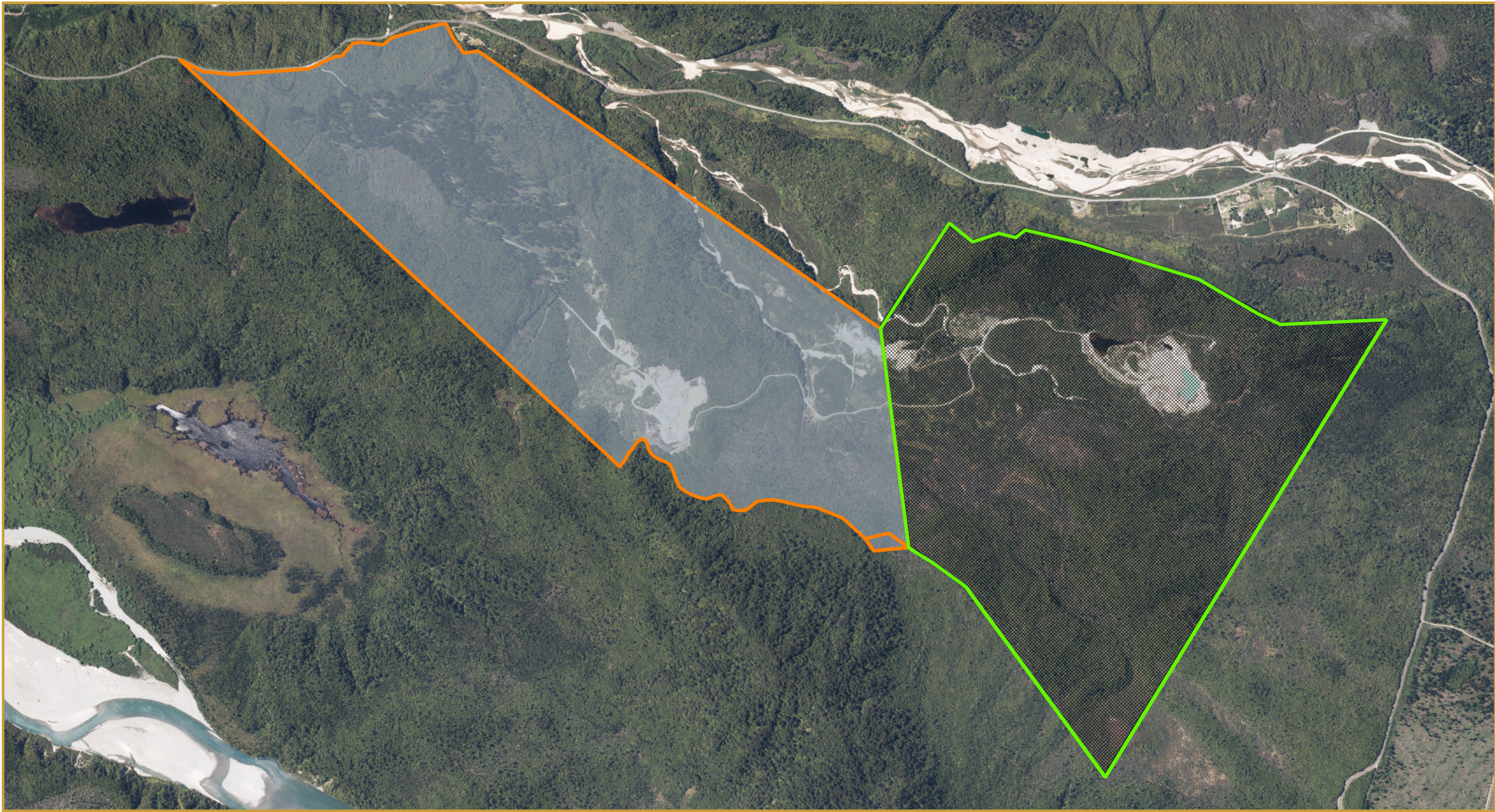
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Projection: WSG84 / NZTM2000
 Background Imagery: ESRI Satellite
 Data Sources: LINZ, Client and/or TPRL Data

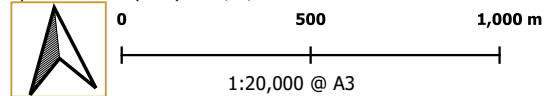
Legend:
 MP 41885

Callaghans Mineral Extraction Zone



TTPP Plan Submission
Kumara/Greenstone Mineral Extraction Zone

Produced for: Phoenix Minerals
 by Luke McNeish (TPRL) on 07/11/2022



Projection: WSG84 / NZTM2000
 Background Imagery: ESRI Satellite
 Data Sources: LINZ, Client and or TPRL Data

Legend:

- MP 41756
- MP 41743

- Current Mineral Extraction Zone Greenstone
- Greenstone Mineral Extraction Zone Extension

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Submitter name: Phoenix Minerals Limited
 Contact person: Jorja Hunt, Tai Poutini Resources
 Contact email: jorja.hunt@tpri.co.nz

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

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

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

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

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

Plan section	Provision	Support Oppose	Reasons	Decision sought
[General]				
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				
Introduction	Introduction			
Introduction	Mihi			
Introduction	He Mihi			
Introduction	Description of the Districts	Support	This section of the Proposed Plan sets out the history of the three districts th	Retain as notified.
How The Plan Works Section				
How The Plan Works	How The Plan Works			
How The Plan Works	Satutory Context			
How The Plan Works	Figure 1 RMA Plan relationships			
How The Plan Works	Figure 2 RMA responsibilities and where they have effect			
How The Plan Works	Te Tiriti o Wāitangi (Treaty of Waitangi) and the Resource Management Act			
How The Plan Works	General Approach			
How The Plan Works	Table 1: Classes of Activities			
How The Plan Works	Step 1 - Check the planning maps			
How The Plan Works	Step 2 - Locate the relevant zone rules			
How The Plan Works	Step 3 - Locate the relevant district-wide rules			
How The Plan Works	Step 4 - Check the relevant standards			
How The Plan Works	Step 5 - Apply for resource consent			
How The Plan Works	Table 2: National Environmental Standards and rules in Te Tai o Poutini Plan			
How The Plan Works	Notification			
How The Plan Works	Information to be submitted with resource consents			
How The Plan Works	Legal effect of Rules			
How The Plan Works	Cross Boundary Matters			
How The Plan Works	Management of Cross Boundary Matters			
How The Plan Works	Relationships between spatial layers			
How The Plan Works	Spatial layer name			
How The Plan Works	Zone			
How The Plan Works	Overlay			
How The Plan Works	Precinct			
How The Plan Works	Specific controls			
How The Plan Works	Development area			
How The Plan Works	Designation			
How The Plan Works	Heritage Order			
How The Plan Works	Residential Zone Discriptions			
How The Plan Works	General Residential Zone			
How The Plan Works	Large Lot Residential Zone			
How The Plan Works	Medium Density Residential Zone			
How The Plan Works	Residential Zones			
How The Plan Works	Rural Zone Descriptions			
How The Plan Works	General Rural Zone			
How The Plan Works	Rural Lifestyle Zone			
How The Plan Works	Settlement Zone			
How The Plan Works	Rural Zones			
How The Plan Works	Commercial and Mixed Use Zone Descriptions			
How The Plan Works	Commercial Zone			
How The Plan Works	Mixed Use Zone			
How The Plan Works	Neighbourhood Centre Zone			
How The Plan Works	Town Centre Zone			
How The Plan Works	Commercial and Mixed Use Zones			
How The Plan Works	Industrial Zone Descriptions			
How The Plan Works	General Industrial Zone			
How The Plan Works	Heavy Industrial Zone			
How The Plan Works	Light Industrial Zone			
How The Plan Works	Industrial Zones			
How The Plan Works	Special Purpose Zone Descriptions			
How The Plan Works	Airport Zone			
How The Plan Works	Buller Coalfield Zone			
How The Plan Works	Future Urban Zone			
How The Plan Works	Hospital Zone			
			Amend the explanation of the Mineral Extraction Zone as follows:	
				Areas where mineral extraction and ancillary activities are <u>enabled and</u>
How The Plan Works	Mineral Extraction Zone	Amend	The purpose of the Mineral Extraction Zone is to reflect that mineral extracti	expected to be the predominant use.
How The Plan Works	Māori Purpose Zone			
How The Plan Works	Port Zone			
How The Plan Works	Stadium Zone			
How The Plan Works	Scenic Visitor Zone			
How The Plan Works	Special Purpose Zones			
How The Plan Works	Open Space and Recreation Zone Descriptions			
How The Plan Works	Natural Open Space Zone			
How The Plan Works	Open Space Zone			
How The Plan Works	Sport and Active Recreation Zone			
How The Plan Works	Open Space and Recreation Zones			
How The Plan Works	Precincts			
How The Plan Works	Greyouth Town Centre Precinct			
How The Plan Works	Hokitika Town Centre Precinct			
How The Plan Works	Reefton Town Centre Precinct			
How The Plan Works	Westport Town Centre Precinct			
How The Plan Works	Settlement Centre Precinct			
How The Plan Works	Rural Residential Precinct			
How The Plan Works	Coastal Settlement Precinct			
How The Plan Works	Community Living Precinct			

Interpretation	HERITAGE FABRIC		
Interpretation	HERITAGE PROFESSIONAL		
Interpretation	HERITAGE RESOURCE		
Interpretation	HISTORIC HERITAGE		
Interpretation	HOME BUSINESS		
Interpretation	HOMESTAY		
Interpretation	INDIGENOUS VEGETATION CLEARANCE		
Interpretation	INDUSTRIAL ACTIVITY	Support	The submitter supports the inclusion of the definition of industrial activity frc Retain as notified.
Interpretation	INFRASTRUCTURE		
Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION		
Interpretation	IWI/PAPATIPU RŪNANGA MANAGEMENT PLAN		
Interpretation	LAeq		
Interpretation	LAF(max)		
Interpretation	LAKE		
Interpretation	LAND DISTURBANCE		
Interpretation	LARGE SCALE		
Interpretation	LAWFULLY ESTABLISHED		
Interpretation	MAIN STREET FRONTAGE		
Interpretation	MAINTENANCE		
Interpretation	MĀORI LAND		
Interpretation	MĀORI PURPOSE ACTIVITIES		
Interpretation	MINERAL		
Interpretation	MINERAL EXPLORATION	Amend	The submitter supports the inclusion of the mineral exploration defintion, ho
Interpretation	MINERAL EXTRACTION	Amend	The definition of 'Mineral Extraction' is supported in part. However, the subn ... and includes ancillary activities such as earthworks, <u>indigenous vegetation clearance/vegetation clearance</u> , landscaping and rehabilitation works ...
Interpretation	MINERAL EXTRACTION MANAGEMENT PLAN		

has the same meaning as in the Crown Minerals Act 1991 (as set out below) ...

...

iii. Taking samples by hand or hand held methods; and

iv. Taking small samples offshore by low-impact mechanical methods; and

v. ancillary activities reasonably necessary to identify land likely to contain

mineral deposits or occurrences.

Interpretation	MINERAL PROSPECTING	Amend	The submitter supports the inclusion of the mineral prospecting definition in <u>mineral deposits or occurrences.</u>
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	Support	The submitter supports the inclusion of the National Planning Standards defi. Retain as notified.
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	Support	The submitter supports the high level direction provided by the overview, inc. Retain as notified.
Strategic Direction	AG		
Strategic Direction	Agriculture		
Strategic Direction	Agriculture Strategic Objectives		
Strategic Direction	AG - O1		
Strategic Direction	AG - O2		
Strategic Direction	CR		
Strategic Direction	Connections and Resilience		
Strategic Direction	Connections and Resilience Strategic Objectives		
Strategic Direction	CR - O1		
Strategic Direction	CR - O2		
Strategic Direction	CR - O3		
Strategic Direction	CR - O4		
Strategic Direction	MIN		
Strategic Direction	Mineral Extraction		
Strategic Direction	MIN - O1	Support	This objective recognises and provides for mining, and seeks to avoid duplica Retain as notified.
Strategic Direction	MIN - O2	Support	This objective recognises that mineral extraction, prospecting and exploratio Retain as notified.
Strategic Direction	MIN - O3	Support	This objective recognises that minerals only occur in certain locations, and th Retain as notified. Amend the objective as follows: "To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation."
Strategic Direction	MIN - O4	Amend	
Strategic Direction	MIN - O5		
Strategic Direction	MIN - O6	Support	This objective seeks to protect mineral extraction activities from reverse sensitivity effects. While the objective is supported in part, there is concern about the use of the word "existing", because this may preclude consideration of effects on Minerals Extraction Zones where activity is not currently occurring but anticipated by the Proposed Plan. This objective recognises that there may be effects associated with mining, a Retain as notified.
Strategic Direction	NENV		
Strategic Direction	Natural Environment		
Strategic Direction	Natural Environment Strategic Objectives		
Strategic Direction	NENV- O1		
Strategic Direction	NENV- O2		
Strategic Direction	NENV - O3	Support in part	Amend NENV - O3 as follows: "To recognise: a.The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting significant areas, habitats and features; b.The <u>functional and operational</u> need for infrastructure <u>and mineral extraction activities</u> to sometimes be located in significant areas; and c.The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in achieving the requirements of the RMA. Amend NENV - O4 as follows: "To clearly identify: a.Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which <u>require a greater degree of protection</u> must be protected ; and b.Areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed."
Strategic Direction	NENV - O4	Oppose in part	This objective suggests that some areas of the West Coast <u>must</u> be protectec economic, cultural and social wellbeing can be sustainably managed."
Strategic Direction	POU		
Strategic Direction	Poutini Ngāi Tahu		
Strategic Direction	Poutini Ngāi Tahu Strategic Objectives		
Strategic Direction	POU - O1		
Strategic Direction	POU - O2		
Strategic Direction	POU - O3		
Strategic Direction	POU - O4		
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	Support in part	Amend POU - P10 as follows: Protect <u>Manage adverse effects on</u> Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three while ensuring Poutini Ngāi Tahu's key role in decision making around their management.
Strategic Direction	POU - P11		
Strategic Direction	TRM		
Strategic Direction	Tourism		
Strategic Direction	Tourism Strategic Objective		
Strategic Direction	TRM - O1		
Strategic Direction	UFD		
Strategic Direction	Urban form and development		
Strategic Direction	Urban Form and Development Strategic Objective		
Strategic Direction	UFD - O1		

Energy Infrastructure and Transport Section

Energy Section

Infrastructure Section

Transport Section

HAZ - Hazards and Risks Section

Contaminated Land Section

Hazardous Substances Section

HCV - Historical and Cultural Values Section

Historic Heritage Section

Notable Trees Section

Sites and Areas of Significance to Māori Section

Sites and Areas of Significance to Māori	SASM		
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori		
Sites and Areas of Significance to Māori	Overview		
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Objectives		
Sites and Areas of Significance to Māori	SASM - O1		

Sites and Areas of Significance to Māori	SASM - O2
Sites and Areas of Significance to Māori	SASM - O3
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Policies
Sites and Areas of Significance to Māori	Cultural Landscapes
Sites and Areas of Significance to Māori	SASM - P1
Sites and Areas of Significance to Māori	Identification and access to significant sites and areas
Sites and Areas of Significance to Māori	SASM - P2
Sites and Areas of Significance to Māori	SASM - P3
Sites and Areas of Significance to Māori	SASM - P4
Sites and Areas of Significance to Māori	Poutini Ngāi Tahu Roles
Sites and Areas of Significance to Māori	SASM - P5
Sites and Areas of Significance to Māori	SASM - P6
Sites and Areas of Significance to Māori	Management of Activities on Identified Significant Sites and Areas
Sites and Areas of Significance to Māori	SASM - P7
Sites and Areas of Significance to Māori	SASM - P8
Sites and Areas of Significance to Māori	SASM - P9
Sites and Areas of Significance to Māori	Inappropriate Activities
Sites and Areas of Significance to Māori	SASM - P10
Sites and Areas of Significance to Māori	SASM - P11
Sites and Areas of Significance to Māori	SASM - P12
Sites and Areas of Significance to Māori	Appropriate Activities
Sites and Areas of Significance to Māori	SASM - P13
Sites and Areas of Significance to Māori	SASM - P14
Sites and Areas of Significance to Māori	SASM - P15
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules
Sites and Areas of Significance to Māori	Advice Notes:
Sites and Areas of Significance to Māori	Permitted Activities
Sites and Areas of Significance to Māori	SASM -R1
Sites and Areas of Significance to Māori	SASM -R2
Sites and Areas of Significance to Māori	SASM -R3
Sites and Areas of Significance to Māori	SASM -R4
Sites and Areas of Significance to Māori	SASM -R5
Sites and Areas of Significance to Māori	SASM -R6
Sites and Areas of Significance to Māori	SASM -R7
Sites and Areas of Significance to Māori	SASM -R8
Sites and Areas of Significance to Māori	SASM -R9
Sites and Areas of Significance to Māori	Controlled Activities
Sites and Areas of Significance to Māori	SASM - R10
Sites and Areas of Significance to Māori	Discretionary Activities
Sites and Areas of Significance to Māori	SASM - R11
Sites and Areas of Significance to Māori	SASM - R12
Sites and Areas of Significance to Māori	SASM - R13
Sites and Areas of Significance to Māori	SASM - R14
Sites and Areas of Significance to Māori	Non-complying Activities
Sites and Areas of Significance to Māori	SASM - R15
Sites and Areas of Significance to Māori	SASM - R16
Sites and Areas of Significance to Māori	SASM - R17
Sites and Areas of Significance to Māori	SASM - R18
Sites and Areas of Significance to Māori	Prohibited Activities
Sites and Areas of Significance to Māori	SASM - R19

Natural Environment Values Section

Ecosystems and Indigenous Biodiversity Section

Ecosystems and Indigenous Biodiversity	ECO
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity
Ecosystems and Indigenous Biodiversity	Overview
Ecosystems and Indigenous Biodiversity	Plantation Forestry
Ecosystems and Indigenous Biodiversity	Strategic Objectives
Ecosystems and Indigenous Biodiversity	Wetlands on the West Coast

Include an additional objective into Ecosystems and Indigenous Biodiversity as follows:

"When considering resource consent applications which have effects on ecosystems and indigenous biodiversity, have regard to the protection afforded to other similar ecosystems and indigenous biodiversity within

Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Objectives	Amend	An additional objective is sought to give effect to NENV - O3, which recognis public conservation land."
Ecosystems and Indigenous Biodiversity	ECO- O1	Support	This objective supports mineral extraction where values can be maintained. Retain as notified.
Ecosystems and Indigenous Biodiversity	ECO- O2		
Ecosystems and Indigenous Biodiversity	ECO- O3		
Ecosystems and Indigenous Biodiversity	ECO- O4	Support	This objective supports the maintenance of the range and diversity of ecosys Retain as notified.
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Policies		
Ecosystems and Indigenous Biodiversity	ECO - P1		

Amend ECO - P2 as follows:

"Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where:

- a.This is for a lawfully established activity; or
- b.It is for a Poutini Ngāi Tahu cultural purpose; or
- c.This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; or
- d.The activity has a functional or oprational need to be located in the area;
- e.The activity has no more than minor adverse effects on the significant

Ecosystems and Indigenous Biodiversity	ECO - P2	Support in part	This policy recognises that some activities have a functional need to be locat indigenous vegetation or fauna habitat."
Ecosystems and Indigenous Biodiversity	ECO - P3	Support in part	Subsections b and c are supported. Minerals extraction activities often provi Retain subsections b and c as notified.
Ecosystems and Indigenous Biodiversity	ECO - P4		
Ecosystems and Indigenous Biodiversity	ECO - P5		

Amend ECO P6 as follows:

"When assessing consents for subdivision, use and development, ~~avoid- activities shall be designed and undertaken in a way that does not which- with:~~

- a.Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District;
- b.Result in a degradation of the threat status, further measurable loss of indigenous cover ~~(with the exception of Manuka and Kanuka) or disruption to ecological processes, functions or connections~~ in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and
- c.Result in a reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 – 3a

Ecosystems and Indigenous Biodiversity	ECO - P6	Oppose in part	This policy contains language which is inconsistent with the same policy in th -nationally critical, nationally endangered and nationally vulnerable."
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			When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters:
			a.The necessity for the activity to provide for critical infrastructure or renewable electricity generation;
			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 subdivision, use or development;
			c.The extent to which the proposed activity recognises and provides for Poutini Ngāi Tahu cultural and spiritual values, rights and interests;
			d.The cumulative effects of activities within or adjacent to any area of significant indigenous vegetation or habitat;
			e.The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic;
			f.The impacts on mahinga kai;
			g.The impact of the activity on the values of any area of significant indigenous vegetation or habitat, or threatened species and how any potential impact could be avoided, remedied or mitigated;
			<u>h. The functional or operational need for the activity to occur within areas of significant indigenous vegetation or significant habitats of indigenous fauna; and</u>
			h _i .The appropriateness of any biodiversity offsetting or compensation in accordance with Policy 9 to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied.
Ecosystems and Indigenous Biodiversity	ECO - P7	Support in part	The policy recognises the need to provide for offsetting or compensation to c after avoiding, remedying and mitigating measures have been applied.
Ecosystems and Indigenous Biodiversity	ECO - P8		
Ecosystems and Indigenous Biodiversity	ECO - P9	Support	The policy recognises the need to provide for offsetting or compensation to c Retain as notified.
Ecosystems and Indigenous Biodiversity	ECO - P10		
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Rules		
Ecosystems and Indigenous Biodiversity	Note:		
Ecosystems and Indigenous Biodiversity	Permitted Activities		
Ecosystems and Indigenous Biodiversity	ECO - R1	Support	This permitted activity rule provides for a number of vegetation clearance ac Retain as notified.
Ecosystems and Indigenous Biodiversity	ECO - R2	Oppose	This rule contains a very restrictive vegetation clearance requirement in the Delete ECO - R2. Alternatively, set a higher vegetation clearance activity, such as 2,000m2 and allow any activity (not just residential, network utility, tracks etc) to carry out limited clearance works.
Ecosystems and Indigenous Biodiversity	Controlled Activities		
Ecosystems and Indigenous Biodiversity	ECO - R3		
Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7		
Ecosystems and Indigenous Biodiversity	Restricted Discretionary Activities		

Include functionl and operational need in ECO - P7 as per relief sought above, and/or amend ECO - R5 as follows:

Discretion is restricted to:

a.Whether there are other regulations impacting the site that have meant the land is unable to be used for economic rural uses;

b.Constraints imposed by functional or operational need of network utilities and critical infrastructure;

c.Effects on habitats of any threatened or protected species;

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

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

f.Effects on the intrinsic values of ecosystems;

g.Effects on recreational values of public land; and

h.The matters outlined in Policies ECO - P6 and ECO - P7 ; and

i. The functional or operational need for the activity to locate within the area where indigenous vegetation clearance is proposed to occur.

Ecosystems and Indigenous Biodiversity	ECO - R5	Support in part	The restricted discretionary activity status for indigenous vegetation clearanc the area where indigenous vegetation clearance is proposed to occur.
Ecosystems and Indigenous Biodiversity	ECO - R6/SUB - R9		
Ecosystems and Indigenous Biodiversity	Discretionary Activities		
Ecosystems and Indigenous Biodiversity	ECO - R7	Support	The discretionary activity status for vegetation clearance within the specificc Retain as notified.
Ecosystems and Indigenous Biodiversity	ECO - R8/SUB - R15		
Ecosystems and Indigenous Biodiversity	Non-complying Activities		
Ecosystems and Indigenous Biodiversity	ECO - R9/SUB - R27		
Ecosystems and Indigenous Biodiversity	ECO - R10		
Ecosystems and Indigenous Biodiversity	ECO - R11		

Natural Features and Landscapes Section

Natural Features and Landscapes	NFL		
Natural Features and Landscapes	Natural Features and Landscapes		
Natural Features and Landscapes	Overview		
Natural Features and Landscapes	Plantation Forestry		
Natural Features and Landscapes	Other relevant Te Tai o Poutini Plan provisions		
Natural Features and Landscapes	Natural Features and Landscapes Objective		
Natural Features and Landscapes	NFL - O1		
Natural Features and Landscapes	Natural Features and Landscapes Policies		
Natural Features and Landscapes	NFL - P1		
Natural Features and Landscapes	NFL - P2		
Natural Features and Landscapes	NFL - P3		
Natural Features and Landscapes	NFL - P4		
Natural Features and Landscapes	NFL - P5		
Natural Features and Landscapes	NFL - P6		
Natural Features and Landscapes	NFL - P7		
Natural Features and Landscapes	Permitted Activities		
Natural Features and Landscapes	NFL - R1		
Natural Features and Landscapes	NFL - R2		
Natural Features and Landscapes	NFL - R3		
Natural Features and Landscapes	NFL - R4		
Natural Features and Landscapes	NFL - R5		
Natural Features and Landscapes	NFL - R6		
Natural Features and Landscapes	NFL - R7		
Natural Features and Landscapes	NFL - R8		
Natural Features and Landscapes	Controlled Activities		
Natural Features and Landscapes	NFL - R9		
Natural Features and Landscapes	NFL - R10		
Natural Features and Landscapes	Restricted Discretionary Activities		
Natural Features and Landscapes	NFL - R11		
Natural Features and Landscapes	NFL - R12		
Natural Features and Landscapes	Discretionary Activities		
Natural Features and Landscapes	NFL - R13		
Natural Features and Landscapes	NFL - R14		
Natural Features and Landscapes	NFL - R15		

Public Access Section

Natural Character and Margins of Waterbodies Section

Natural Character and Margins of Waterbodies: NC
Natural Character and Margins of Waterbodies: Natural Character and Margins of Waterbodies
Natural Character and Margins of Waterbodies: Overview

Natural Character and Margins of Waterbodies: Natural Character and the Margins of Waterbodies Objectives
Natural Character and Margins of Waterbodies: NC - O1
Natural Character and Margins of Waterbodies: NC - O2

Support This objective provides for activities to occur, provided adverse effects are a) Retain as notified.

Amend NC - O3 as follows:

To provide for activities which have a functional or operational need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.

Natural Character and Margins of Waterbodies: NC - O3
Natural Character and Margins of Waterbodies: Natural Character and the Margins of Waterbodies Policies
Natural Character and Margins of Waterbodies: NC - P1

Support in part This objective recognises the functional need of some activities to occur with

Amend NC - P2 as follows:

Provide for indigenous vegetation removal, minerals extraction, exploration and prospecting activities and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable and:

Natural Character and Margins of Waterbodies: NC - P2

Support in part This objective recognises the functional and/or operational need of some act

Amend NC - P3 as follows:

Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these:

Natural Character and Margins of Waterbodies: NC - P3
Natural Character and Margins of Waterbodies: NC - P4
Natural Character and Margins of Waterbodies: NC - P5
Natural Character and Margins of Waterbodies: Natural Character and the Margins of Waterbodies Rules
Natural Character and Margins of Waterbodies: Note:
Natural Character and Margins of Waterbodies: Permitted Activities
Natural Character and Margins of Waterbodies: NC - R1
Natural Character and Margins of Waterbodies: NC - R2

Support in part This policy recognises the functional need of some activities to occur within t a. Have a functional or operational need for their location; and

Amend NC - R3 as follows:

Indigenous Vegetation Clearance and Earthworks excluding minerals extraction, exploration and prospecting activities, not meeting the Permitted Activity Rules
Activity Status Discretionary

Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these

Natural Character and Margins of Waterbodies: NC - R3
Natural Character and Margins of Waterbodies: Discretionary Activities
Natural Character and Margins of Waterbodies: NC - R3
Natural Character and Margins of Waterbodies: NC - R4
Natural Character and Margins of Waterbodies: NC - R5

Oppose in part Because the definition of Earthworks does not specifically exclude minerals e rules do not apply to these activities.

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

Earthworks EW
Earthworks Earthworks
Earthworks Overview
Earthworks Earthworks Objectives
Earthworks EW - O1
Earthworks Earthworks Policies

Support This objective is supported, however it is noted that the submission seeks for Retain as notified.

Earthworks Earthworks Earthworks Earthworks Earthworks Earthworks Earthworks	EW - P1 EW - P2 EW - P3 EW - P4 Earthworks Rules Note: Permitted Activities	Support in part	<p>Amend EW - P1 as follows:</p> <p>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.</p>
Earthworks	EW - R1	Support in part	<p>Amend EW - R1 as follows:</p> <p>All Permitted activities must comply with the following relevant standards.</p> <p>Earthworks must not exceed a maximum depth or height above ground level of 1.5m measured vertically within 1.5m of a boundary except where these are undertaken by a network utility operator for the purpose of:</p> <p>Pole foundations; Backfilled trenches; or Installation of services by trenchless methods such as directional drilling; All fill must consist of cleanfill material, <u>but may also include vegetative matter used on and sourced from the same site, for the purposes of fill.</u></p> <p>Amend EW - R2 as follows:</p>
Earthworks Earthworks	EW - R2 EW - R3	Support in part	<p>EW - R2 Earthworks <u>excluding minerals extraction, exploration and prospecting activities</u> - All Zones</p> <p>Because the definition of Earthworks does not specifically exclude minerals e</p>
Earthworks Earthworks Earthworks Earthworks Earthworks	EW - R4 EW - R5 EW - R6 Restricted Discretionary Activities EW - R7	Support in part Oppose	<p>Amend EW - R4 as follows:</p> <p>Earthworks <u>excluding minerals extraction, exploration and prospecting activities</u> in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FLUZ - Future Urban Zone, AIRPZ - Airport Zone, any OSRZ - Open Space and Recreation Zone and the MPZ - Māori Purpose Zone</p> <p>Because the definition of Earthworks does not specifically exclude minerals e</p> <p>Delete EW - R6</p>
Earthworks Light Section Light Light Light Light Light	EW - R8 LIGHT Light Overview Light Objectives LIGHT - O1	Support in part	<p>Amend EW - R8 as follows:</p> <p>EW - R8Earthworks <u>excluding minerals extraction, exploration and prospecting activities</u> in any Zone not meeting Permitted Activity standards</p> <p>Because the definition of Earthworks does not specifically exclude minerals e</p>
Light Light	LIGHT - O2 Light Policies	Oppose in part	<p>Amend LIGHT - O2 as follows:</p> <p>Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of people, the safe operation of the transport network, protects views of the night sky; the habitats and ecosystems of nocturnal native fauna and the species themselves.</p>
Light	LIGHT - P1	Oppose in part	<p>Amend LIGHT - P1 as follows:</p> <p>Provide for the use of artificial outdoor lighting that:</p> <p>a.Allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security and safety of private and public spaces; b.Maintains the character and amenity values of the zone and surrounding area; c.Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety; d.Minimises sky glow and light spill; and e. Protects <u>Minimises the adverse effects on</u> the health and well-being of people and ecosystems.</p> <p>The wording of this policy is inconsistent with the corresponding objective. s</p>
Light Light Light Light Light Light	LIGHT - P2 LIGHT - P3 Light Rules Note: Permitted Activities LIGHT - R1	Oppose in part Oppose	<p>Amend LIGHT - P2 as follows:</p> <p>Control the intensity, location and direction of any artificial outdoor lighting to:</p> <p>a.Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses; b.Internalise light spill within the site where the outdoor lighting is located; c.Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in areas of outstanding coastal natural character;</p> <p>Delete LIGHT - R1</p> <p>Amend LIGHT - R2 as follows:</p>
Light Light	LIGHT - R2 LIGHT - R3	Oppose	<p>Where:</p> <p>1.Outdoor artificial lighting must not exceed the following vertical or horizontal light levels:</p> <p>a.7.00am – 10.00pm: 25 Lux; b.10.00pm – 7.00am: 10 Lux in the PORTZ - Port Zone <u>and MINZ - Mineral Extraction Zone</u>; and c.10.00pm - 7am: 5 Lux in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, HOSZ - Hospital, STADZ - Stadium, AIRPZ - Airport and all INZ - Industrial Zones;</p> <p>This rule has a particularly restrictive Lux limit for lighting after 10pm in indu:</p>

		Amend LIGHT - R4 as follows:	
		Where:	
		1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels:	
		a. 7.00am – 10.00pm: 10 Lux; and	
		b. 10.00pm – 7.00am: 2 Lux;	
Light	LIGHT - R4	Oppose in part	This rule introduces a very stringent lux limit for night time lighting in all zones.
Light	Restricted Discretionary Activities		
Light	LIGHT - R5		
Light	Discretionary Activities		
Light	LIGHT - R6		
Noise Section			
Noise	NOISE		
Noise	Noise		
Noise	Overview		
Noise	Noise Objectives		
Noise	NOISE - O1		
Noise	NOISE - O2		
Noise	NOISE - O3		
Noise	Noise Policies		
Noise	NOISE - P1		
Noise	NOISE - P2		
Noise	NOISE - P3		
Noise	NOISE - P4		
Noise	Noise Rules		
Noise	Note:		
Noise	Permitted Activities		
Noise	NOISE - R1		
Noise	NOISE - R2		
Noise	NOISE - R3		
Noise	NOISE - R4		
Noise	NOISE - R5		
Noise	NOISE - R6		
Noise	NOISE - R7		
Noise	NOISE - R8		
Noise	NOISE - R9		
Noise	NOISE - R10		
Noise	NOISE - R11		
Noise	Restricted Discretionary Activities		
Noise	NOISE - R12		
Noise	NOISE - R13		
Signs Section			
Temporary Activities Section			
PART 3 - AREA-SPECIFIC MATTERS Section			
ZONES Section			
ZONES	ZONES		
Open Space and Recreation Zones Section			
Open Space and Recreation Zones	Open Space and Recreation Zones	Oppose	The Proposed Plan includes Open Space and Recreation Zones. These have to be in the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land, except where the submitter has sought a Mineral Extraction Zone.
Open Space and Recreation Zones	OSRZ		
Open Space and Recreation Zones	Open Space and Recreation Zones		
			Retain the following wording:
			"The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the
Open Space and Recreation Zones	Overview	Support in part	The overview of the Open Space Zone notes that minerals extraction can occur within the Open Space Zone."
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		
			Amend OSRZ - P9 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 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 <u>exploration and prospecting</u> of resources where <u>there is a functional or operational need to locate there</u> these are limited in their location ; and
			g.Water supply and drainage networks where this supports local community needs.
Open Space and Recreation Zones	OSRZ - P9	Support in part	This policy seeks to provide for a range of activities, and provides for mineral community needs.
Open Space and Recreation Zones	OSRZ - P10		
Open Space and Recreation Zones	Open Space Zone		
Open Space and Recreation Zones	OSRZ - P11		
Open Space and Recreation Zones	OSRZ - P12		
Open Space and Recreation Zones	OSRZ - P13		
			Amend OSRZ - P14 as follows:
			Provide for mineral extraction activities within the OSZ - Open Space Zone where:
			a.Impacts on open space and recreation values of the site are minimised;
			b.This is provided for within any Open Space Management Plan for the area;
			c.Adverse effects on open space and recreation values and the environment are avoid, mitigated, remedied, offset or compensated;
			d.Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.
Open Space and Recreation Zones	OSRZ - P14	Support in part	This policy specifically provides for minerals extraction activities, which the submitter can enable the land to be used for an appropriate activity.
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

Open Space Zone Section

Open Space Zone	OSZ
Open Space Zone	Open Space Zone
Open Space Zone	Overview
Open Space Zone	OSZ - Open Space Zone Rules
Open Space Zone	Note:
Open Space Zone	Permitted Activities
Open Space Zone	OSZ - R1
Open Space Zone	OSZ - R2
Open Space Zone	OSZ - R3
Open Space Zone	OSZ - R4
Open Space Zone	OSZ - R5
Open Space Zone	OSZ - R6
Open Space Zone	OSZ - R7
Open Space Zone	OSZ - R8
Open Space Zone	OSZ - R9
Open Space Zone	OSZ - R10
Open Space Zone	OSZ - R11
Open Space Zone	OSZ - R12
Open Space Zone	Controlled Activities
Open Space Zone	OSZ - R13
Open Space Zone	Restricted Discretionary Activities
Open Space Zone	OSZ - R14
Open Space Zone	OSZ - R15
Open Space Zone	OSZ - R16
Open Space Zone	OSZ - R17
Open Space Zone	OSZ - R18
Open Space Zone	OSZ - R19
Open Space Zone	OSZ - R20
Open Space Zone	Discretionary Activities
Open Space Zone	OSZ - R21
Open Space Zone	OSZ - R22
Open Space Zone	OSZ - R23
Open Space Zone	Non-complying Activities
Open Space Zone	OSZ - R24
Open Space Zone	OSZ - R25
Open Space Zone	OSZ - R26

Support This rule classifies mineral extraction, exploration and prospecting as a restric Retain as notified.

Support This rule classifies mineral extraction, exploration and prospecting as a discre Retain as notified.

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

General Industrial Zone	GIZ
General Industrial Zone	General Industrial Zone
General Industrial Zone	Overview
General Industrial Zone	Other relevant Te Tai o Poutini Plan provisions
General Industrial Zone	General Industrial Zone Rules
General Industrial Zone	Note:
General Industrial Zone	Permitted Activities
General Industrial Zone	GIZ - R1
General Industrial Zone	GIZ - R2
General Industrial Zone	GIZ - R3
General Industrial Zone	GIZ - R4
General Industrial Zone	GIZ - R5
General Industrial Zone	GIZ - R6
General Industrial Zone	GIZ - R7
General Industrial Zone	GIZ - R8
General Industrial Zone	Restricted Discretionary Activities
General Industrial Zone	GIZ - R9
General Industrial Zone	GIZ - R10
General Industrial Zone	GIZ - R11
General Industrial Zone	Discretionary Activities
General Industrial Zone	GIZ - R12

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

Amend RURZ - O1 as follows:

“To provide for a range of activities, uses and developments, including primary production, that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural”

Rural Zones	RURZ - O1
Rural Zones	RURZ - O2
Rural Zones	RURZ - O3
Rural Zones	RURZ - O4

Support in part This objective is enabling of activities in the rural zones, which the submitter activities, and supporting a productive rural working environment.”

General Rural Zone	GRUZ - R12	Support	This rule provides for minerals extraction as a permitted activity, albeit in lim Retain as notified.
General Rural Zone	GRUZ - R13		
General Rural Zone	GRUZ - R14		
General Rural Zone	Controlled Activities		
General Rural Zone	GRUZ - R15		
General Rural Zone	GRUZ - R16		
General Rural Zone	GRUZ - R17		
General Rural Zone	GRUZ - R18		
General Rural Zone	GRUZ - R19		
General Rural Zone	Restricted Discretionary Activities		
General Rural Zone	GRUZ - R20		
General Rural Zone	GRUZ - R21		
General Rural Zone	GRUZ - R22		
General Rural Zone	GRUZ - R23		
General Rural Zone	GRUZ - R24	Oppose	Non-rural activities is not defined. Without any definition it is unclear what I Delete GRUZ - R24 Amend GRUZ - R25 as follows: GRUZ - R25Mineral Extraction , <u>Prospecting and Exploration</u> Activities not meeting Permitted or Controlled Activity Standards ... Discretion is restricted to: a.Management of access, parking and traffic generation; b.Noise, glare, light, dust, blasting and vibration management; c.Hours of operation; d.Hazardous substances and waste management; e.Historic and Poutini Ngāi Tahu cultural heritage requirements; f.Extent and management of earthworks and indigenous vegetation clearance; g.Effects on any threatened fauna or flora or their habitats; h.Design and location of buildings, structures and infrastructure; i.Landscape measures; j.Maintaining public access; k.Effects on riparian margins and water quality ; l.Monitoring, reporting and community liaison requirements; m.Financial contributions and any requirement for bonds; and n.Site rehabilitation and mine closure requirements.
General Rural Zone	GRUZ - R25	Support in part	Matters of discretion include water quality. This is not a district planning ma n.Site rehabilitation and mine closure requirements.
General Rural Zone	GRUZ - R26		
General Rural Zone	Discretionary Activities		
General Rural Zone	GRUZ - R27		
General Rural Zone	GRUZ - R28		
General Rural Zone	GRUZ - R29		
General Rural Zone	GRUZ - R30		
General Rural Zone	GRUZ - R31		
General Rural Zone	GRUZ - R32	Oppose	GRUZ - R25 makes minerals extraction a restricted discretionary activity. If a Delete GRUZ-32.
General Rural Zone	GRUZ - R33		
General Rural Zone	Non-complying Activities		
General Rural Zone	GRUZ - R34		
General Rural Zone	GRUZ - R35		
Rural Lifestyle Zone Section			
Settlement Zone Section			
SPZ - Special Purpose Zones Section			
Airport Zone Section			
Buller Coalfield Zone Section			
Future Urban Zone Section			
Hospital Zone Section			
Mineral Extraction Zone Section			
Mineral Extraction Zone	MINZ		
Mineral Extraction Zone	Mineral Extraction Zone	Support in part	The submitter supports the inclusion of the Minerals Extractions Zones which? Retain the Minerals Extraction Zone and include additional areas at Callaghans and Greenstone/Kumara as shown in Attachments A and B of the submission.
Mineral Extraction Zone	Overview	Support	This objective enables mineral extraction activities in the MINZ and is support Retain as notified. Amend MINZ - O2 as follows: To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone minimises-manages adverse effects on the environment, the community and the relationship of Poutini Ngāi Tahu with their ancestral lands, sites and areas of significance, water, wāhi tapu and other taonga.
Mineral Extraction Zone	Mineral Extraction Zone Objectives	Support	This objective recognises the need to address adverse effects, however a wo other taonga.
Mineral Extraction Zone	MINZ - O1	Support	This policy encourages the recognition of important mineral resources throu Retain as notified.
Mineral Extraction Zone	MINZ - O2	Support in part	This objective recognises the need to address adverse effects, however a wo other taonga.
Mineral Extraction Zone	Mineral Extraction Policies	Support	This policy encourages the recognition of important mineral resources throu Retain as notified.
Mineral Extraction Zone	MINZ - P1	Support	This policy recognises the need to protect mineral resources from reverse sei Retain as notified. Amend MINZ - P3 as follows: To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to the best practicable practice environmental standards and to provide for future use and activities appropriate to the area. Amend MINZ - P4 as follows: Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a.Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; b.Managing dust, noise, vibration, access and lighting to maintain amenity values; c.Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d.Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
Mineral Extraction Zone	MINZ - P2	Support	This policy requires rehabilitation of land following mineral extraction, and is appropriate to the area. Amend MINZ - P4 as follows: Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a.Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; b.Managing dust, noise, vibration, access and lighting to maintain amenity values; c.Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d.Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
Mineral Extraction Zone	MINZ - P3	Support	This policy requires rehabilitation of land following mineral extraction, and is appropriate to the area. Amend MINZ - P4 as follows: Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a.Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; b.Managing dust, noise, vibration, access and lighting to maintain amenity values; c.Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d.Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
Mineral Extraction Zone	MINZ - P4	Amend	This policy recognises the need to address adverse effects, however a wordir and significant habitats of indigenous fauna;
Mineral Extraction Zone	MINZ - P5	Support	These policies effectively manage the relationship between the MINZ and SNA/SASM, so recourse to rules for indigenous vegetation and SASM are not required.
Mineral Extraction Zone	MINZ - P6	Support	These policies effectively manage the relationship between the MINZ and SNA/SASM, so recourse to rules for indigenous vegetation and SASM are not required.

Amend MINZ - P4 as follows:

Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by:
a.Utilising management, monitoring, rehabilitation and mine closure plans as a key tool;
b.Managing dust, noise, vibration, access and lighting to maintain amenity values;
c.Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network;
d.Managing adverse effects impacts on significant indigenous vegetation and significant habitats of indigenous fauna;

Mineral Extraction Zone	MINZ - P7	Support in part	This policy recognises the need to address adverse effects, however a wordir	
Mineral Extraction Zone	MINZ - P8	Support	This policy provides for adverse effects to be managed using the effects man	Retain as notified.
Mineral Extraction Zone	Rules			
Mineral Extraction Zone	Note:			
Mineral Extraction Zone	Permitted Activities			
Mineral Extraction Zone	MINZ - R1			

An additional advice note is sought as follows:

"This rule does not override the protection of consented activities under Section 9(3)(a) of the Resource Management Act 1991 or existing use rights provided for under Section 10 of the Act."
Retain as notified.

Mineral Extraction Zone	MINZ - R2	Support in part	This rule seeks to provide for minerals extraction activities where lawfully est	
Mineral Extraction Zone	MINZ - R3	Support	This rule provides for ancillary activities and is supported.	Retain as notified.
Mineral Extraction Zone	MINZ - R4			
Mineral Extraction Zone	MINZ - R5			
Mineral Extraction Zone	Controlled Activities			
Mineral Extraction Zone	MINZ - R6	Support	The activity status for vegetation clearance is supported.	Retain as notified.
Mineral Extraction Zone	Restricted Discretionary Activities			
Mineral Extraction Zone	MINZ - R7	Support	The activity status for mineral extraction activities is supported	Retain as notified.
Mineral Extraction Zone	Discretionary Activities			
Mineral Extraction Zone	MINZ - R8			
Mineral Extraction Zone	Non-complying Activities			
Mineral Extraction Zone	MINZ - R9			
Mineral Extraction Zone	MINZ - R10			

Māori Purpose Zone Section

Port Zone Section

Stadium Zone Section

Scenic Visitor Zone Section

Development Areas Section

Designations Section

PART 4 - APPENDICES Section

Schedules Section

SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS Section

SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES Section

SCHED2 - SCHEDULE OF NOTABLE TREES Section

SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI Section

SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS Section

SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES Section

SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES Section

SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER Section

SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER Section

SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS Section

SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS

- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Buller Coalfield Zone
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Stockton Mine
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Denniston Plateau
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Mineral Extraction Zone
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Roa Mine Blackball
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Rajah Mine, Blackball
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Echo Mine, Reefton
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) New Creek Mine, New Creek
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Giles Creek Mine Reefton
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Mai Mai Siding
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Reefton Distribution Centre
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Island Block Mine Reefton
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Grey Valley Distribution Centre, Ikamatua
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Strongman Mine, Rapahoe
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Strongman Mine, Access and infrastructure
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Strongman East Mine
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Rapahoe Coal Yard
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Rocky Creek Coal Washery
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Kaiata Yard
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Kiwi Quarry
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Karamea Quarry
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Blackball Quarry
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Okuru Quarry
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) BRM Developments lanthe Forest Mine
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Birchfields Ross Mine
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) R&M Mining Mine Ross Township
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Reefton Restoration Project/ Globe Progress Mine
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Snowy River Gold Mine
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Westland Schist Quarry
- SCHED9 - LAWFULLY ESTABLISHED MINERAL E) Karamea Lime Quarry

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 Seven: Mineral Extraction Management Plan Requirements

Management Plan as follows:

1. Introduction
 - i. Statutory Approvals – status
 - ii. Location
 - iii. Overview of the mineral extraction operations
2. Receiving Environment (address all that are relevant)
 - i. Climate
 - ii. Geology
 - iii. Hydrology – including presence of lakes, wetlands and waterways
 - iv. Terrestrial ecology including key species
 - v. Landscape context
 - vi. Neighbouring land uses
 - vii. Coastal environment
3. Management of Environmental Effects
 - i. Terrestrial Ecology (address all that are relevant)
 - a. Native vegetation
 - b. Native fauna
 - c. Significant natural areas
 - d. Key species
 - e. Key risks to be managed
 - f. Any specific species or ecosystem management plans
 - ii. Landscape values and amenity (address all that are relevant)
 - a. Landscape values
 - b. Neighbouring land uses
 - iii. Management of hazardous substances

Appendix Seven: Mineral Extraction Management Plan Outline of Content Requirements for a Mineral Extraction Management Plan

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

Oppose in part The proposed Mineral Extraction Management Plan requirements are preser