

Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S67
Submitter Name	Riarnne Klempel
Submitter first name	Riarnne
Submitter surname	Klempel
Submitter is contact	Yes
Email	paparoabeach@gmail.com
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could gain an advantage in trade competition through this submission.
Directly affected	I am directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS	PUN - 049	Support	It is the last remaining stand of Kahikatea forest on the entire Barrytown flats, after the earlier dredge mining and recent farming developments and dairy conversion. As recently as 2006 this sna has been reduced by digger work, with the farm owner Stewart Moir humping and hollowing into the sna. The regional council intervened but a large area in the sna was irreparably destroyed. Greater recognition and protection is needed. The Dairy farm is using part of the SNA as a rubbish dump, with can be seen from Cargill rd.	I support this area staying as an sna, and would like to see this last remaining stand of Kahikatea properly fenced off from cattle.
Open Space and Recreation Zones	Open Space and Recreation Zones	Support in part	One continuous strip of open space zone would allow for an excellent amenity for the community and visitors. As Barrytown is predominantly a ribbon rural residential development along a state highway, a designated cycle and/or walkway along this beautiful coast is sorely missing in this area. It would provide safety for people on high tide and would improve the safety along the highway. As currently the community and visitors have no other option but to walk/ cycle/ push prams and strollers along the busy highway.	The areas of open space zoning which have been put in place along the coast of the Barrytown flats (running alongside the the beach), should be extended to the entire length of Pakiroa Beach (the barrytown flats beach).
Natural Open Space Zone	Natural Open Space Zone	Support	My reason of requesting to extend OSZ into NOSZ is to exclude mineral extraction from delicate environmental areas. Particularly along the hills behind the barrytown flats where historical sluice gold mining has destabilized the mountains toes and ridges. This historical mining activity has resulted in condemned dwellings and rural residential land on the east side of the highway being unsafe for residential development.	I support this type of zoning, and would like to see more of the open space zoning put into this Natural open space zoning, particularly around the Punakaiki and Barrytown flats areas.

Mineral Extraction Zone	Mineral Extraction Zone	Amend	<p>"The MINZ - Mineral Extraction Zone covers areas where there are discrete, long term mineral extraction activities that are currently authorised" TTPP</p> <p>The entire Barrytown Flats area is too delicate an environment for large scale industry, such as the mining that would be enabled with MINZ here. This area is being rapidly populated and the Punakiaki area, just kms away, is one of the most visited in new zealand (Indiscrete). MINZ zoning would allow for hazardous chemicals to be bought into this delicate area and blasting in an already unstable area. It would drive young families who live adjacent to this zone, from the area and inhibit growth in our community. Establishing this zone goes against advice from professional planners. The geography is low lying, it is important to the natural environment that water quality remains high, and the steep hills behind are known for sound intensification and reverberation. Mining resource consent was recently and rightly declined for this area.</p>	<p>HMC mining should be a discretionary activity. I suport the guidelines for designating land as MINZ. I do not support MINZ on the Barrytown flats.</p> <p>In regard to the Barrytown flats, The land highest above sea level should be rezoned rural lifestyle or general rural zone. The lower lying land should be rezoned open space or natural open space.</p>
General Rural Zone	GRUZ - R1	Amend	<p>On Cargill rd in Barrytown a calf rearing facility has been built recently (approx 2010) adjacent to the Barrytown cemetery. At a distance of only 20 m.</p> <p>The community paying their respects in the cemetery have to deal with odor, the killing of calves, dead calves and cows being stock piled for disposal (photos provided).</p> <p>Better planning and regulation is needed so that intensive farming operations, with large areas of land, can be assisted to make better decisions on where to build the relevant infrastructure. Avoiding massive negative outcomes like this affecting the community's the industry is developed around.</p>	<p>Please add to this rule, cemeteries.</p>
General Rural Zone	GRUZ	Amend	<p>I oppose the zoning GRUZ being applied to my property at 64 Cargill rd.</p> <p>This property meets the criteria of rural residential. I have seen in the plan similar allowances for individual rural residential property parcels in Punakaki and request the same treatment here.</p>	<p>Please rezone 64 Cargill rd in Barrytown as Rural Residential</p>
Rural Zones	RURZ - P2	Support	<p>There is no current allowance in the ttp for more residential settlement zoning on the barrytown flats area. As a long time resident of this area, I have observed the growth and high demand for rural lifestyle along the barrytown flats. 15 years ago there was plenty of empty houses and alot of sections for sale, now there a no empty houses and only 1 section for sale. . Greater planning for residential is needed in this area. Rural residential and settlement zoning returns higher rates to the council than general rural zoning. With councils bemoaning having around 35% of land rateable on the westoast, allowing more settlement zoning is of greater benefit to both the community and council than general rural zoning. With a new census planned for march 2023, council will see the huge growth in population in this area. Punakaiki village will need to retreat from sea level and the middle and southern end of the Barrytown flats should be considered for expanding settlement. The ttp is allowing rural residential on the east side of the highway, but the hills behind are unstable, making the land dangerous for dwellings. What is proposed is creating ribbon residential development, which should be minimized. My own home property and separate business property, both in Barrytown return higher rates to council than the smallest dairy farm on the Barrytown flats, which is substantially bigger in land area than my 2 properties combined.</p>	<p>To apply this rule sucessfully to the Barrytown Flats area</p>
General Rural Zone	GRUZ - R12	Oppose	<p>All mining needs to be done with great regulation. So much irreversible environmental harm and negative outcomes for community have been caused by poor industrial practices on the westcoast. Returning little benefit and great harm to the westcoast. Mining, industry and council must perform better if they seek to benefit our community.</p> <p>Greater regulation please</p>	<p>All mining activity should be discretionary and restricted. Not a permitted activty</p>
Rural Lifestyle Zone	Rural Lifestyle Zone	Amend	<p>This area is at sea level, with a high water table (at ground level). This area was developed as a subdivision, which has failed. This area is unsuitable for dwellings, any building here is a risk of inundation from the sea and would require expensive protection. It would be of great benefit to all if this land was established as a wetland park for conservation, walking and cycling.</p>	<p>Remove lot 8 legal description 361177, 0 state highway 6 Barrytown, from rural lifesylte zone. I suggest government or council could purchase the land to create open space and natural open space zone for public use. Creating an amenity for the benefit of the local northern ward and wider community of Greymouth. This area is a popular day trip from Greymouth.</p>
Rural Zones	RURZ - P7	Support	<p>As for RURZ P2</p>	<p>Apply this succsfully to Barrytown</p>

Documents included with submission

Document name Barrtown cemetary with nearby agriculture facility

File [20211015_1457381.jpg](#)

Description Photo of Barrytown cemetery and dairy calf rearing facility with rotting dead animals in trailer

Document name Barrytown flats

File [aerial.zip](#)

Description Imagery showing erosion and development from 1951-2019

Document name barrytownflattechnicalreport

File [pap_16barrytownflattechnicalreportdoc6877220.pdf](#)

Description stewardship land assessment

Document name barrytownflattechnicalreport stewardship land assessment

File [pap_16barrytownflattechnicalreportdoc6877220.pdf](#)

Description Archeological significance Pakiaroa coastal area

Document name Beach erosion

File [beacherosion.jpg](#)

Description south end barrytown beach

Document name Bulk submission

File [bulksubmission2022.xlsx](#)

Description Excel spreadsheet

Document name Impacts of poor regulation of mining on westcoast community

File [rosstownshipwater.docx](#)

Description Ross township water supply permanently damaged

PAP_16 – Barrytown Flat (81.0978 ha)

Protected Area(s)	Area (ha)	NaPALIS #	# of Primary Parcels
Conservation Area – Barrytown Flat	81.0978	2806893	1

Location

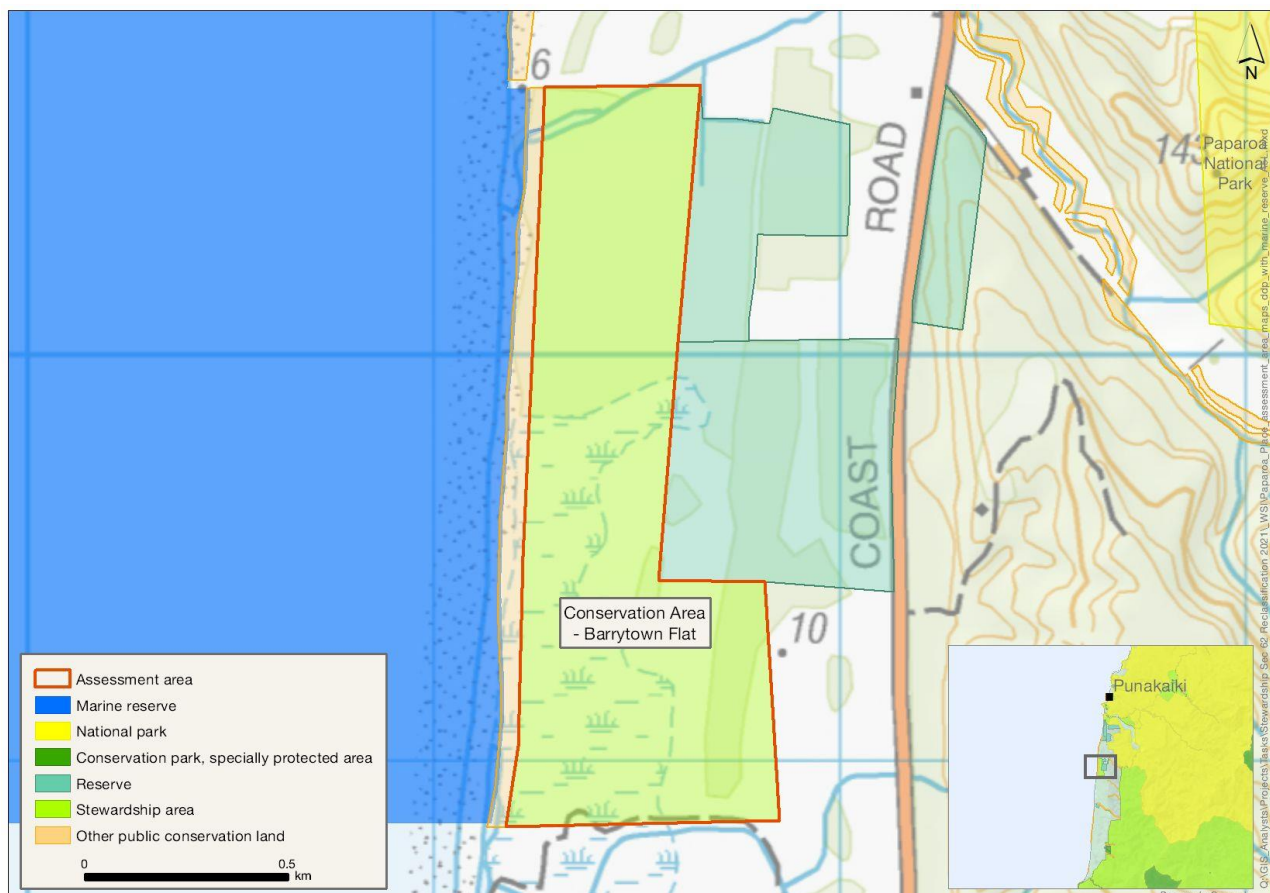
On the seaward side of the Coast Road/SH6, 5 km south of Punakaiki River in North Westland.

Brief Description

This assessment area is a small section of coastal plain with wetland vegetation in the remaining vestige of Maher Swamp. Pakiroa Flats Ecological Management Unit covers the entire area and sits adjacent to Punakaiki Marine Reserve Ecological Management Unit. The area is the best representative example of a coastal wetland in the Punakaiki Ecological District, within the North Westland Ecological Region. It provides important habitat for wetland and forest avifauna and freshwater fish species.

There is history of gold mining and flax cutting. This coastal area is part of a continuous area of significance to Poutini Ngāi Tahu. There are no tracks, facilities, or recreational use.

Map



Ngāi Tahu Values and Interests

Mo tātou, a, mo ka uri, a muri ake nei – for us and our children after us

There is a deep connection between Ngāi Tahu and all of the whenua in the Ngāi Tahu takiwā. A section 4 Conservation Act and Te Tiriti principles perspective is required, and it may be that areas of land are significant to Ngāi Tahu from that broader perspective. To avoid doubt, nothing in the proposed classification affects, limits or derogates from the rangatiratanga of Ngāi Tahu over its takiwā, including in relation to freshwater; and/or any other rights or interests Ngāi Tahu may have.

This coastal area is part of a continuous area of significance to Poutini Ngāi Tahu.

Ecological Values

Representativeness

The assessment area is the best representative example of a coastal wetland in the Punakaiki Ecological District, within the North Westland Ecological Region. It has a high level of naturalness and is dominated by native plant species that include both wetland and forest plant species. It provides important habitat for wetland and forest avifauna. There is a high predicted water quality.

Diversity and pattern

The area has high value of diversity and pattern. The sequence of dune ridges and hollows supports natural gradients of vegetation, and the open water systems provide habitat for native fauna. Diverse freshwater assemblage present including freshwater shrimp (*Paratya*), common bully (*Gobiomorphus cotidianus*), redfin bully (*Gobiomorphus huttoni*), longfin eel (*Anguilla dieffenbachii*), giant bully (*Gobiomorphus gobioides*), torrentfish (piripiripōhatu, *Cheimarrichthys fosteri*), īnanga (*Galaxias maculatus*) and shortfin eel (*Anguilla australis*). The assessment area contributes significantly to the diversity and pattern of the ecological district and these wetlands have been greatly reduced with human development.

Rarity and distinctiveness

Deflation or dune hollow wetlands are classified as an Endangered ecosystem (Holdaway et al. 2012). Lowland wetlands are particularly threatened by land development, agriculture and pollution. Australasian bittern (matuku hūrepo, *Botaurus poiciloptilus*) (Nationally Critical) are known from the area. Threatened plants are recorded throughout this area, including swamp buttercup (*Ranunculus Macropus*) (Data Deficient), the herb *Crassula ruamahanga* (At Risk: Naturally Uncommon), stout native milefoil (*Myriophyllum robustum*) (At Risk: Declining) and water brome (*Amphibromus fluitans*) (Nationally Vulnerable). Freshwater values include the presence of longfin eel, kōaro (*Galaxias brevipinnis*), torrentfish, bluegill bully (*Gobiomorphus hubbsi*), īnanga and giant bully (all At Risk: Declining).

Ecological context

The assessment area is a large regular polygon of 81.09 ha. It is adjacent to Lawson Creek Scenic Reserve, the Coast Road/SH6, Barrytown Scenic Reserve, Tasman Sea and Waiwhero Road Marginal Strip. It plays a very important role in contributing to the adjoining natural areas and as bittern habitat.

The wetland is partly fenced along south and east side and adjoins a marine reserve along western edge. Access is via the beach.

There is an exploratory licence drilling for ilmenite.

Recreation Values

Setting

This area is in a Backcountry-remote zone, with no tracks or facilities.

Visitor type and activities typically undertaken

The area is likely to receive little recreation use.

Access

This area is on the western side of SH6.

Heritage Values

Historical overview

The earliest recorded description of the Barrytown flats comes from Charles Heaphy who passed south along the beach in 1846. He recorded that it was known to local Māori as Pakiroa or Pounamu Beach.

Gold is present in sandy leads on the Pleistocene terraces and younger ground and mining has been carried out more or less continuously since the 1860s. Large-scale sluicing and dredging occurred along the southern beach frontage until the late 1940s.

Maher Swamp was originally set aside as a Flax Reserve and cutting was done into the early 1950s with the flax milled at Barrytown.

Sites recorded

1 recorded archaeological site: K30/78 – possible gold workings but also reports of unrecorded Māori occupation evidence in the vicinity including midden and artefact finds.

Heritage values

A large midden was reported as having been bulldozed immediately north of Burke Road. A large collection of pounamu held in a private collection that was found along the strip of beach between Burke Rd and the point where Lawsons Creek enters the sea has been reported. The collection contained six adzes and many waste flakes associated with artefact manufacture.

The collector also reported that a canoe hull could be seen on the same stretch of beach during the mid-1980s. This has again been buried by sand, after being briefly exposed close to low-water.

The land may also contain further features associated with gold mining.

Modifying factors

Condition is unknown. Information has not been updated since 1990.

Permissions summary

None recorded.

Map (aerial photo)



<https://www.stuff.co.nz/environment/101519206/mining-company-charged-with-contaminating-west-coast-water-supply>

Mining company charged with contaminating West Coast water supply

Joanne Carroll

16:46, Feb 16 2018

A gold mining company has been charged following the pollution of the Ross town water supply.

SAM STRONG/STUFF

A gold mining company has been charged following the pollution of the Ross town water supply.

A goldmining company is facing charges over dirtying the water supply of a West Coast town.

Ross residents were on water restrictions for at least two months after a slip polluted the town supply in August last year.

American-owned Elect Mining Ltd allegedly carried out illegal earthworks at its Butlers alluvial goldmine near Ross which caused the slip into the Minehan Creek catchment – one of two that feed the town.

West Coast Regional Council chief executive Mike Meehan said the company had been charged with illegally discharging into the waterway.

"Charges have been laid relating to breaching our rules around discharging into waterways. We have taken action under the RMA and from what we understand the Westland District Council will be seeking compensation for the damage caused."

Westland District mayor Bruce Smith said a new filter would cost up to \$350,000 and the council would be pursuing the mining company for costs if it was found to be responsible by the court.

"It caused a lot of damage and a real frustration to the people of Ross. It clogged up the filter with clay and that type of filter is no longer manufactured in New Zealand so we had to look at a replacement."

According to the minutes of the Westland District Council's September meeting, council assets manager David Inwood said the mining company carried out "work not permitted" which caused damage to the town's water treatment plant.

The council was contacting the mining company and its insurer with a "very strong approach to recovering council costs".

Elect Mining failed to establish a goldmining operation at Canvastown, in Marlborough, last year.

The company has been approached for comment.

<https://www.odt.co.nz/regions/west-coast/ross-residents-rejecting-tap-water>

Ross residents rejecting tap water

23 0

Regions West Coast

Ross residents are opting to buy or source their own water rather than drink from the tap due to the chlorine added after the town water supply was contaminated in a mining botch-up two months ago.

The main creek feeding the town water catchment had to be shut off at the start of August after a slip fell into the waterway. The town has since faced daily water restrictions.

Biddy Manera said a lot of people were getting their own water in due to the taste and smell of the chlorine being used by the Westland District Council to flush the system.

"Some days you can be in the shower using a perfumed soap and you can still smell the chlorine," Ms Manera said.

"It doesn't happen all the time but it happens frequently enough to be off-putting."

Tap water also left an "unpleasant" aftertaste.

Meanwhile, the West Coast Regional Council is mum over its investigation into the Texas-owned goldmining company, Elect Mining Ltd, responsible for the contamination.

"We are going through the normal process in investigating this incident according to our enforcement policy," chief executive Mike Meehan said yesterday.

A final visit to the Mount Greenland site where Elect Mining had been carrying out allegedly unpermitted earthworks that caused the slip into Minehan Creek, was expected last month.

The Westland District Council is seeking reparation from the mining company for its part in subsequently damaging membranes at the Ross water treatment plant.

In an update last month, district assets group manager David Inwood said they had three options to remedy the plant - a new chemical wash, replacement of the damaged membranes or retrofitting new plant equipment which could cost as much as \$350,000.

Efforts have also been made to filtrate and clean the water at the catchment.

- By Janna Sherman of the Hokitika Guardian

<https://www.stuff.co.nz/environment/108243863/mining-company-avoids-court-with-sixfigure-slip-settlement>

A mining company has paid \$105,000 after causing a slip that contaminated a public water supply on the West Coast.

American-owned Elect Mining Ltd caused a slip in the Minehan Creek catchment in August 2017, while the company was building a road at its Butlers alluvial goldmine near Ross, south of Hokitika. It covered the bed of the creek – one of two that feeds the Westland town's water supply.

Ross residents were on water restrictions for more than two months after silt and clay dirtied the water and clogged water treatment filters.

The West Coast Regional Council laid charges against the company in the district court in January for unlawful earthworks and the discharge of contaminants, including sediment, vegetation, soil, gravels.

However, the charges were withdrawn after an out-of-court settlement.

West Coast Regional Council consents and compliance manager Heather McKay said Elect Mining had accepted its actions disrupted the Ross community and the district council, but incident was not the result of intentional harm.

"Further, it was acknowledged that Elect Mining was immediately responsive following the incident, and has expended considerable time and expense towards remediation efforts," she said.

The \$105,000 payment includes \$15,000 to the Ross community for use in a community project, \$70,000 to the district council for costs to the water supply system, \$14,767 to the regional council for investigation costs, and \$5232 to cover Department of Conservation (DOC) costs.

The DOC portion will be paid to the Ross Community Association for use on a conservation project in the area.

McKay said the result was a good outcome for the community.

"It's difficult to find a direct comparison for a fine imposed through the courts for a similar incident. However, the payment being made by Elect through this process is likely to outweigh any fine that may have been imposed and will also directly benefit the Ross community," she said.

Elect Mining director Mike Lance said he was proud of the way his team responded to the incident.

"This is a difficult area that is highly prone to slips, and they were doing the right thing by focusing on safety and improving the condition of the road," he said.

"Our team are responsible operators and we recognise that this unfortunate incident resulted in both damages and inconvenience, and we sincerely apologise for that and hope this settlement will help make amends."

<https://www.nzherald.co.nz/nz/battle-for-the-west-gold-against-green/KFR5B6IGZL55DSIVJKQLDXLTRA/>

Birchfield Ross Mining runs its own engineering workshops, where its tanks - one still festooned with a swastika from the fireworks festival - take pride of place.

Birchfield is a blunt-talking man, whose children are third-generation miners. His company remains family-owned, and he rebuffed an offer to sell to Chinese investors a little over two years ago.

The argument for tourism doesn't wash with him. He sits in his office, a rifle next to the rubbish bin, and says:

"I don't believe tourism does this place any good. They take out more than they put in. They bought in didymo and giardia. I'm not a tourist fan, they're blocking up our roads and fouling our rivers."

Mining can simultaneously extract gold and convert the site to pasture or pine plantations, he adds. "You can't do any damage, because it heals itself so quickly."

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				
Introduction Section				
How The Plan Works Section				
Interpretation Section				
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 - O1			
Strategic Direction	AG - O2	Amend	NO mention of enviromental management	Enviromental consideration for agriculture industry
Strategic Direction	CR	Support		Maintain
Strategic Direction	Connections and Resilience	Support		Maintain
Strategic Direction	Connections and Resilience Strategic Objectives	Support		Maintain
Strategic Direction	CR - O1	Support	Apdpting to our changing climate	Maintain
Strategic Direction	CR - O2	Support	Apdpting to our changing climate	Maintain
Strategic Direction	CR - O3			
Strategic Direction	CR - O4			
Strategic Direction	MIN			
Strategic Direction	Mineral Extraction			
Strategic Direction	MIN - O1			
Strategic Direction	MIN - O2			
Strategic Direction	MIN - O3			
Strategic Direction	MIN - O4			
Strategic Direction	MIN - O5			
Strategic Direction	MIN - O6	Oppose in part	Histrcial and recent social and enviromental degradation	Avoid, mitigate the adverse effects. Remedy should not be nessassary
Strategic Direction	NENV			
Strategic Direction	Natural Environment	Support	Greater planning and management is needed	Maintain
Strategic Direction	Natural Environment Strategic Objectives	Support	Greater planning and management is needed	Maintain
Strategic Direction	NENV- O1	Support	Greater planning and management is needed	Maintain
Strategic Direction	NENV- O2	Support	Greater planning and management is needed	Maintain
Strategic Direction	NENV - O3	Support	Greater planning and management is needed	Maintain
Strategic Direction	NENV - O4	Support	Greater planning and management is needed	Maintain
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
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

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

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

Natural Open Space Zone Section

Open Space Zone Section

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
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
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
Rural Zones	RURZ - P6
Rural Zones	RURZ - P7
Rural Zones	RURZ - P8
Rural Zones	Visitor Economy
Rural Zones	RURZ - P9
Rural Zones	RURZ - P10
Rural Zones	Infrastructure in Rural Areas
Rural Zones	RURZ - P11
Rural Zones	RURZ - P12
Rural Zones	RURZ - P13
Rural Zones	RURZ - P14
Rural Zones	Reverse sensitivity
Rural Zones	RURZ - P15
Rural Zones	RURZ - P16
Rural Zones	Papakāinga housing
Rural Zones	RURZ - P17
Rural Zones	Mineral Extraction
Rural Zones	RURZ - P18
Rural Zones	RURZ - P19
Rural Zones	RURZ - P20
Rural Zones	RURZ - P21
Rural Zones	RURZ - P22

Rural Zones	RURZ - P23
Rural Zones	RURZ - P24
Rural Zones	RURZ - P25
Rural Zones	Airfields and Helipads
Rural Zones	RURZ - P26
Rural Zones	RURZ - P27
Rural Zones	RURZ - P28
Rural Zones	GRUZ - PREC1 - Community Living Precinct Policy
Rural Zones	GRUZ - PREC1 - P1
Rural Zones	SETZ - PREC2 - Settlement Centre Precinct Policy
Rural Zones	SETZ - PREC2 - P2
Rural Zones	SETZ - PREC3 - Coastal Settlement Precinct Policy
Rural Zones	SETZ - PREC3- P3
Rural Zones	SETZ - PREC4 - Rural Residential Precinct Policy
Rural Zones	SETZ - PREC4 - P4
Rural Zones	GRUZ - PREC 5 - Highly Productive Land Precinct Policy
Rural Zones	GRUZ - PREC5 - P5

General Rural Zone Section

Rural Lifestyle Zone Section

Settlement Zone Section

SPZ - Special Purpose Zones Section

SPZ - Special Purpose Zones	SPZ - Special Purpose Zones
-----------------------------	-----------------------------

Airport Zone Section

Buller Coalfield Zone Section

Future Urban Zone Section

Hospital Zone Section

Mineral Extraction Zone Section

Māori Purpose Zone Section

Port Zone Section

Stadium Zone Section

Scenic Visitor Zone Section

Development Areas Section

Designations Section

PART 4 - APPENDICES Section

Schedules Section

SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS Section

SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES Section

SCHED2 - SCHEDULE OF NOTABLE TREES Section

SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO 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

SCHED10 - PREVIOUSLY MINED LOCATIONS IN SCHED 10	Amend	mining begun on the coast 150years ago	20 years extended to 150 years for considering sites
SCHED10 - PREVIOUSLY MINED LOCATIONS IN Schedule Ten: Previously Mined Locations in the Rural and Open Space and Recreation Zones			

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

