

Appendix 1: Recommended Amendments to the Plan

Definitions

Healthcare and Medical Activities	<p>means</p> <ul style="list-style-type: none"> a. medical and psychiatric assessment, diagnosis, treatment, rehabilitation and in-patient services, including operating theatres; b. dispensaries; c. outpatient departments and clinics; d. medical research and testing facilities, including diagnostic laboratories; e. medical training and education; f. ambulance facilities; g. first aid and other health-related training facilities; h. rehabilitation facilities, including gymnasiums and pools; i. palliative facilities; j. hospice facilities; k. <u>aged care facilities</u>¹; kl. residential care services and facilities; lm. temporary living accommodation; mn. secure facilities; no mortuaries; and op operations and maintenance support services, including laundries, kitchens, cafeterias, refreshment facilities, generators, substation, storage facilities, ancillary offices, ancillary retail, ancillary childcare and ancillary business services and workshops
Māori Land	<p>Means (in relation to the provisions for papakāinga²):</p> <ul style="list-style-type: none"> a. Land owned by Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio or one of their holding companies; b. Land gazetted or determined by order of the Māori Land Court as Māori reservation under s338 Te Ture Whenua Māori Act 1993; c. Māori customary and Māori freehold land as defined in s4 and s129 of Te Ture Whenua Māori Act 1993; d. Any land where: <ul style="list-style-type: none"> i. A status declaration under the Māori Affairs Amendment Act 1967 was made converting Māori freehold land to general title, and where there have been no changes of ownership since the conversion other than to an owner's bloodline successor(s); or ii. One or more owners are able to provide written evidence of Whakapapa to the original grantees of the land Poutini Ngāi Tahu as confirmed by the Te Rūnanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court; or iii. The land is vested in a Trust constituted pursuant to Part 12 of Te Ture Whenua Māori Act 1993 or a Māori incorporation constituted pursuant to Part 13 of the Te Ture Whenua Māori Act 1993.
Papakāinga	<p>means a development on Māori land which requires for Poutini Ngāi Tahu residing on the West Coast providing residential accommodation for members of Poutini Ngāi Tahu and may also including include communal buildings and facilities, for the benefit of</p>

¹ O'Connor Institute Trust Board (S466.004) and Frank and Jo Dooley (S478.047)

² Ngāi Tahu (S620.035)

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	<u>members of Poutini Ngāi Tahu and others who whakapapa to Poutini Ngāi Tahu.</u>
Papatipu Rūnanga	<u>Has the same meaning as in the Ngāi Tahu Claims Settlement Act 1998 (as set out below)</u> Means the Papatipu Rūnanga of Ngāi Tahu Whānui referred to in section 9 of Te Runanga o Ngai Tahu Act 1996. [Ngāi Tahu Claims Settlement Act 1998]
Stadium Activities	means the use of land and/or buildings where the principal activities relate to the function of the facilities in the Stadium Zone. These include, but are not limited to: <ul style="list-style-type: none"> • Sport and recreation activity and events • Cultural, entertainment and exhibition activities including music festivals, concerts and performances • Trade fairs, market days and displays • Conference, meetings and functions including weddings • Sports and cultural activity related education • Museum facilities • After school/holiday programmes • Childcare <u>Educational</u>³ facilities • Physiotherapy and massage • Retail activities including café or retail sales that are ancillary to other activities on the site • Any ancillary activities necessary for the functioning of the facility, including ancillary office activity and ticket sales.

AIRPZ

Airport Zone - Te Takiwā Taunga Rererangi

Overview

The Hokitika and Westport Airports, Greymouth and Karamea Aerodromes, Haast Airfield⁴ and Franz Josef Heliport are major strategic infrastructure assets and facilities for the West Coast/Te Tai o Poutini. Hokitika and Westport Airports are key entry points along with Greymouth and Karamea Aerodromes, Haast Airfield and Franz Josef Heliport play a significant role in facilitating access, trade, tourism and economic activity locally, regionally and nationally.

These facilities contain critical infrastructure assets such as runways, aprons, aircraft hangers and carparking areas. They contain operations including Air Ambulance services, refuelling services and navigational aids. They also have areas of land and buildings to serve commercial tenants. All of these facilities are included within the AIRPZ - Airport Zone. The purpose of the zone is to enable the efficient operation and development of the airports and associated land and facilities.

Other relevant Te Tai o Poutini Plan provisions

There are two key overlays which affect the Airport Zones - the Airport Approach Path Overlay which applies to the flight paths into the airports and the runways themselves, and the Airport Noise Contour Overlay.

These overlays can be viewed on the planning maps.

Rules in relation to the Airport Approach Path Overlay as it relates to areas outside of the AIRPZ - Airport Zone can be found in the Zone Chapters.

The Rules in relation to the Airport Noise Contour Overlays can be found in the NOISE Chapter at Rule NOISE - R10.

³ Ministry of Education (S456.004)

⁴ Laurence McGuiire (S458.001)

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It is important to note that in addition to the provisions in this chapter, a number of Part 2: District - wide Matters chapters also contain provisions that may be relevant for Airport Zone activities, including⁵

Sites and Areas of Significance to Māori Chapter - there may be sites and areas of significance to Māori, identified at individual sites within the Airport Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori Chapter.

Natural Hazards - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the Airport Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards chapter.

Natural Character and Margins of Waterbodies -in some locations areas of Airport Zone may extend into the riparian margins of waterbodies. The Natural Character and Margins of Waterbodies Chapter contains provisions on how these areas must be managed

Coastal Environment - in some locations areas of Airport Zone may be within the Coastal Environment. The Coastal Environment Chapter contains additional provisions on how these areas must be managed

Ecosystems and Biodiversity – The Ecosystems and Biodiversity chapter contains the provisions around the management of indigenous vegetation, including within the Airport Zone.

Airport Zone Objectives

AIRPZ - O1

To support the continued operation, maintenance and upgrading of the Hokitika and Westport Airports, Greymouth Aerodrome as critical infrastructure and recognizing the contribution they make to the economic and social wellbeing and health of communities of the West Coast/Te Tai o Poutini.

AIRPZ - O2

To ensure that Franz Josef (Glacier Country) Heliport, and Karamea Aerodrome and Haast Airfield⁶ continue to operate as significant tourism and industry infrastructure.

AIRPZ - O3

To manage the potential reverse sensitivity effects on the airports and heliports in the AIRPZ - Airport Zone by providing noise contours and requirements for mitigation of these effects during subdivision and development.

AIRPZ - O4

To ensure that the airport and related activities within the AIRPZ - Airport Zone maintain an acceptable level of noise amenity that recognises the inherent airport/heliport function, alongside the need for general amenity, for those using the airports/heliports and living adjacent to them.

Airport Zone Policies

AIRPZ - P1

Enable the efficient operation, use and development of the West Coast/Te Tai o Poutini public airports and heliports by providing for aviation activities and associated infrastructure necessary for them to operate in a safe and efficient manner.

AIRPZ - P2

Ensure that aircraft takeoff and landing, and safe airport and heliport function is not affected by the intrusion of vegetation and into approach paths within the Airport Approach Path Overlay.

AIRPZ - P3

Manage adverse effects on amenity values arising from the on-going development, use and maintenance of the airports and helipads in the AIRPZ - Airport Zone.

⁵ Forest and Bird (S560.391, S560.0541)

⁶ Laurence McGuiire (S458.001)

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AIRPZ - P4

Ensure that the noise associated with the operation of the airports and heliports within the AIRPZ - Airport Zone does not exceed nationally accepted standards, and that any new noise sensitive activities provide adequate acoustic management.

AIRPZ - P5

Avoid the location of noise sensitive activities close to the airports and heliports in the AIRPZ - Airport Zone that have the potential to result in reverse sensitivity effects.

AIRPZ - P6

To provide for development on AIRPZ - Airport Zone land that allows for a range of commercial and industrial activity, where such activities would not:

- a. Constrain airport/aviation operations;
- b. Result in significant adverse effects on urban form, including on the role, function, viability and amenity of the Town Centres and Settlements;
- c. Lead to significant adverse effects on transportation networks; or
- d. Adversely affect the visual amenity of the residential and rural areas adjacent to the airports.

AIRPZ - P7

To allow for the future expansion of the Hokitika and Westport Airports aviation activities including a lengthened runway, aircraft hangers and expanded terminal whilst:

- a. Minimising effects on amenity values and traffic effects on the land transport network;
- b. Ensuring noise and light emissions remain at an acceptable level, particularly in relation to sensitive activities; ~~and~~
- c. Recognising natural features and landforms, waterbodies, coastal environment, indigenous vegetation, historic heritage, sites and areas of significance to Poutini Ngāi Tahu, archaeological sites or scheduled features; ~~and~~
- d. ~~including by~~⁷ using best practice industry requirements and technology to ensure efficient use of land and to reduce effects.

AIRPZ - P8

To provide for future additions of airports and heliports to the AIRPZ - Airport Zone where these are significant public infrastructure or public benefit and are operated by a network utility operator.

AIRPZ - P9

To encourage the incorporation of Poutini Ngāi Tahu mātauranga principles into the design of buildings in the AIRPZ - Airport Zone and opportunities for Poutini Ngāi Tahu to exercise their customary responsibilities as mana whenua and kaitiaki in respect of activities and/or development at the airports and helipads that may affect cultural, spiritual and/or heritage values of importance to Poutini Ngāi Tahu.

AIRPZ - P10

To manage the risks of natural hazards to the airports and helipads within the AIRPZ - Airport Zone including:

- a. Providing for maintenance and development activities that increase West Coast/Te Tai o Poutini public airports and heliports' resilience to natural hazards; and
- b. Planning for managed retreat from existing hazards at Westport Airport including potential relocation in the future.

AIRPZ - P11

To minimise the development or location of large artificial⁸ areas of open water, or other land disturbance which could act as a significant bird attractant near to the airports and heliports in the AIRPZ - Airport Zone.

AIRPZ – P12⁹

To allow the use of the Greymouth Aerodrome as an outdoor events and entertainment facility, where this will not compromise its primary use as an aerodrome.

⁷ Ngāi Tahu (S620.251)

⁸ Ngāi Tahu (S620.410)

⁹ Grey District Council (S608.123)

Permitted Activities

AIRPZ - R1 Airport Activities

Activity Status Permitted

Where:

1. The maximum gross ground floor area of a single building is 2000m²;
2. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; and
3. Buildings are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary, and 10m from internal boundaries.

Activity status where compliance not achieved: Restricted Discretionary

AIRPZ - R2 Grazing, cropping, moss collection and beekeeping Activities

Activity Status Permitted

Where:

1. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine.

Activity status where compliance not achieved:

Non-complying

AIRPZ - R3 Emergency Service Facilities

Activity Status Permitted

Where:

1. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; and
2. Buildings are setback a minimum of 3m from the road boundary and 5m from the State Highway Boundary.

Activity status where compliance not achieved: Non-complying

AIRPZ - R4 Network Utility and Meteorological Structures

Activity Status Permitted

Where:

1. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine

Activity status where compliance not achieved: Non-complying

AIRPZ - R5 Fences Walls and Retaining Walls

Activity Status Permitted

Where:

1. No fence shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine;
2. Fences, walls and retaining walls are a maximum 2m height above ground level; and
3. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.

Activity status where compliance not achieved: Restricted Discretionary

AIRPZ – RXXX Outdoor events and entertainment activities at Greymouth Aerodrome¹⁰

Activity Status Permitted:

Where:

1. No building or structure, including temporary buildings and structures, shall protrude into the Airport Approach Path for Greymouth Aerodrome identified on the planning maps and as described in Appendix Nine

Restricted Discretionary Activities

¹⁰ Grey District Council (S608.124)

AIRPZ - R6 Industrial Activities and Buildings at Hokitika or Westport Airport or Greymouth Aerodrome

Activity Status Restricted Discretionary

Where:

1. All performance standards for Rule AIRPZ - R1 are complied with.

Matters of discretion are:

- a. Bulk, design and location of buildings;
- b. Incorporating Poutini Ngāi Tahu design principles into buildings;
- c. Management of access, traffic and parking;
- d. Management of odour and dust;
- e. Landscape measures;
- f. Any impacts on the amenity or production value of surrounding rural land;
- g. Effects on visual amenity;
- h. Any impacts on the amenity of adjacent residential land; ~~and~~
- i. Any impacts on the efficiency or function of the main Airport Activity in the Zone; and
- j. Management of wastewater, stormwater and water supply in accordance with relevant requirements of NZS 4044: 2010¹¹

Activity status where compliance not achieved: Discretionary

AIRPZ - R7 Commercial Activities and Buildings other than Visitor Accommodation at Hokitika and Westport Airports and Greymouth Aerodrome

Activity Status Restricted Discretionary

Where:

1. All performance standards for Rule AIRPZ - R1 are complied with.

Discretion is restricted to:

- a. Bulk, design and location of buildings;
- b. Management of access, traffic and parking;
- c. Landscape measures;
- d. Incorporating Poutini Ngāi Tahu design principles into buildings;
- e. Any impacts on the amenity or production value of surrounding rural land;
- f. Effects on visual amenity;
- g. Any impacts on the amenity of adjacent residential land; ~~and~~
- h. Any impacts of retail activities on the viability of the Hokitika, Westport or Greymouth town centres; ~~and~~
- i. Any impacts on the efficiency or function of the main Airport Activity in the Zone; and
- j. Management of wastewater, stormwater and water supply in accordance with relevant requirements of NZS 4044: 2010¹²

Activity status where compliance not achieved: Discretionary

AIRPZ - R8 Airport Activities and Fences, Walls and Retaining Walls not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine.

Discretion is restricted to:

- a. Bulk, design and location of buildings;
- b. Management of access, traffic and parking;
- c. Landscape measures;
- d. Any impacts on the amenity or production value of surrounding rural land;
- e. Effects on visual amenity;
- f. Any impacts on the amenity of adjacent residential land; ~~and~~
- g. Any impacts on the efficiency or function of the main Airport Activity in the Zone;
- h. Management of wastewater, stormwater and water supply in accordance with relevant requirements of NZS 4044: 2010¹³; and

¹¹ Grey District Council (S608.791)

¹² Grey District Council (S608.792)

¹³ Grey District Council (S608.793)

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i. Incorporating Poutini Ngāi Tahu design principles into buildings.¹⁴

Activity status where compliance not achieved: Non-complying

AIRPZ - R9 Visitor Accommodation at Hokitika and ¹⁵ Haast Airfield¹⁶, Westport Airport or Greymouth or Karamea Aerodrome

Activity Status Restricted Discretionary

Where:

1. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; and
2. Visitor accommodation buildings shall meet the standards specified in Rule NOISE - R3.

Discretion is restricted to:

- a. Bulk, design and location of buildings;
- b. Management of access, traffic and parking;
- c. Landscape measures;
- d. Incorporating Poutini Ngāi Tahu design principles into buildings;
- e. Any impacts on the amenity or production value of surrounding rural land;
- f. Effects on visual amenity;
- g. Any impacts on the amenity of adjacent residential land; and
- h. Any impacts on the efficiency or function of the main Airport Activity in the Zone; and
- i. Management of wastewater, stormwater and water supply in accordance with the relevant requirements of NZS 4044: 2010¹⁷

Activity status where compliance not achieved: Non-complying

Advice Note: Visitor Accommodation Activities at Hokitika Airport are regulated under Rule AIRPZ – R10

Discretionary Activities

AIRPZ - R10 Industrial and Commercial Activities and Buildings not meeting Restricted Discretionary Activity Standards

Activity Status Discretionary

Where:

1. This does not include Visitor Accommodation except where this is located at Hokitika Airport¹⁸; and
2. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine.

Activity status where compliance not achieved: Non-complying

Non-complying Activities

AIRPZ - R11 Any activity not provided for by another Rule in the zone

Activity Status Non-complying

Activity status where compliance not achieved: N/A

¹⁴ Ngāi Tahu (S620.256)

¹⁵ Westland District Council (S181.049)

¹⁶ Laurence McGuiire (S458.001)

¹⁷ Grey District Council (S608.794)

¹⁸ Westland District Council (S181.049)

Noise - Ngā Oro

Amendment to Rule NOISE – R3

NOISE - R3 Acoustic Insulation Requirements for New Buildings for Use by a Sensitive Activity Activity Status Permitted

Where:

1. The building will be used by a sensitive activity and is located within:
 - a. 80m of the edge of the carriageway of a State Highway with a speed limit of 70kph or greater; or
 - b. 40m of the edge of the carriageway of a State Highway with a speed limit of less than 70kph; where
 - i. Any habitable room used for a sensitive activity must be designed and constructed to achieve a minimum internal noise limit of 40dB $L_{Aeq(24h)}$; and
 - ii. Compliance with i. above must be achieved based on an existing noise level with 3 decibel addition adjacent to State Highways allowing for future traffic increase; and
 - iii. Any building must be designed, constructed and maintained to achieve vibration limits not exceeding 0.3mm/s (Class C criterion Maximum Weighted Velocity, $V_w,95$);
 - c. 40m of the edge of the tracks of a railway line where:
 - i. Any habitable room used for a sensitive activity must be designed and constructed to achieve a maximum internal noise limit of 35 dB $L_{Aeq(1h)}$;
 - ii. Compliance with i. above must be achieved based on an assumption of 70 $L_{Aeq(1h)}$ at a distance of 12m from the railway track and shall be deemed to reduce at a rate of 3 dB per doubling of distance up to 40m;
 - iii. Any building must be designed, constructed and maintained to achieve vibration limits not exceeding 0.3mm/s (Class C criterion Maximum Weighted Velocity, $V_w,95$);
 - d. The 50 dBA Noise Contour boundary of Franz Josef Heliport or the 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome or the Haast Airfield¹⁹; where:
 - i. Any habitable room must be designed and constructed to achieve a minimum indoor design noise level of 40 dB L_{dn} ;
 - e. Any CMUZ - Commercial and Mixed Use Zone, INZ - Industrial Zone or AIRPZ - Airport Zone, PORTZ - Port Zone, STADZ - Stadium Zone, HOSZ - Hospital Zone, BCZ - Buller Coalfield Zone or MINZ - Mineral Extraction Zone; where
 - i. The building is designed and constructed to ensure that the following indoor design noise levels are not exceeded:
 - A. 35dB L_{Aeq} inside bedrooms;
 - B. 40dB L_{Aeq} inside any other habitable room, except for bedrooms; and
 - f. Where windows need to be closed to achieve the internal noise levels specified in a. to e. above an alternative ventilation system shall be provided which achieves the following requirements:
 - i. Satisfies clause G4 of the New Zealand Building Code;
 - ii. Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
 - iii. Provides relief for equivalent volumes of spill air; and
 - iv. Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and
 - v. Does not generate more than 35 dBL $L_{Aeq(30s)}$ when measured 1m away from any grille or diffuser.

Advice Note:

1. Compliance with Rule NOISE - R3 will be achieved if, prior to the construction of any building containing a habitable room, an acoustic design certificate from a suitably qualified acoustic engineer is provided to the

¹⁹ Laurence McGuiire (S458.001)

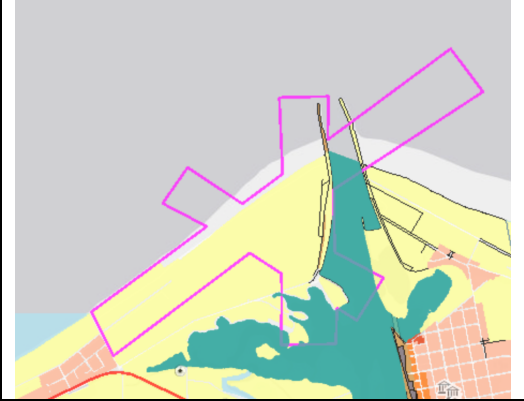
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relevant district council stating that the design will achieve compliance with the relevant standard.
The building shall be designed, constructed and maintained in accordance with the design certificate.

Alterations to Planning Maps – Airport Flight Path Overlay and Airport Noise Contours

1. Amend the Airport Flight Path Overlay for the Westport Airport so that it is the same as that found in the operative Buller District Plan and as shown in the map below.²⁰

Amended Westport Airport Flight Path Overlay



2. Amend the Airport Zone mapping to add the Haast Airfield into the Airport Zone as shown in the map below:²¹

Area recommended for inclusion in the Airport Zone

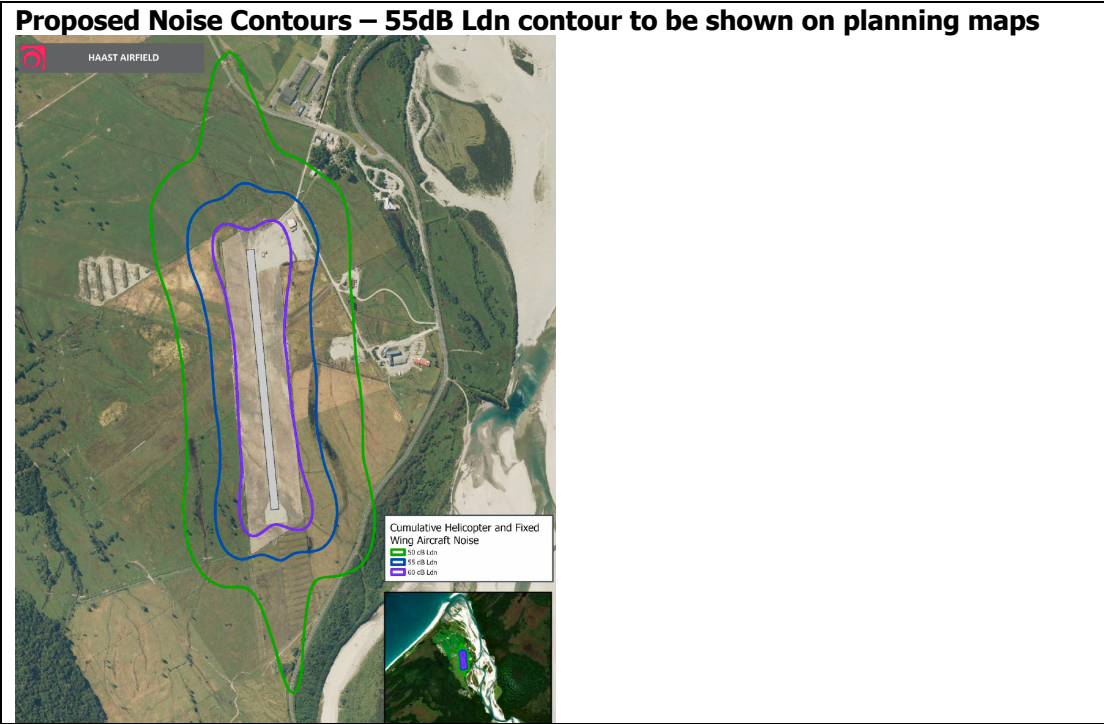


²⁰ William McLaughlin (S567.550, S567.740), Chris & Jan Coll (S558.506, S558.715), Chris J Coll Surveying Limited (S566.506, S566.715), Laura Coll McLaughlin (S574.506, S574.715) and Buller District Council (S538.581)

²¹ Laurence McGuiire (S458.001)

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3. Amend the Airport Noise Contours to add the 55dB Ldn contour at Haast Airfield as shown in the map below:



FUZ

Future Urban Zone - Te Takiwā Tāone mō Raurangi

Overview

This zone applies to land which is intended for housing and business purposes in the future. The FUZ - Future Urban Zone applies to rural land which has been identified as being suitable for these purposes. It is located in places where this need may arise as a result of natural hazards and the need for managed retreat for settlements. The zone is a holding zone where land can continue to be used for a range of rural activities and subdivision and urban development are discouraged until a structure plan is prepared, or the land is rezoned. Structure planning helps achieve an optimal type, form and extent of urban development and demonstrates how future development can be adequately serviced by infrastructure.

Rural-lifestyle subdivision, use and development, non-farming related industry and commercial activities are discouraged in the FUZ - Future Urban Zone along with ad hoc urban development. Subdivision and development is restricted to limit fragmentation of land and to maintain the land's character, amenity and productive capability in the interim.

The FUZ - Future Urban Zone is currently proposed in some areas on the fringes of Greymouth, as well as some locations around Franz Josef. It is noted that significant indigenous biodiversity values in areas of Future Urban Zone haven't been assessed prior to the identification of areas as Future Urban Zone and that this work is planned to be undertaken in the future.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District - wide Matters chapters also contain provisions that may be relevant for ~~Hospital~~ Future Urban Zone activities, including:

- a. ~~**Overlay Chapters** – the Overlay Chapters have provisions in relation to historic heritage; notable trees; sites and areas of significance to Māori; biodiversity; landscape; riparian areas; natural hazards; and the coastal environment. Where an activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply.~~²²
- b. **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters** - there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the Future Urban Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.
- c. **Natural Hazards** - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the Future Urban Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards chapter.
- d. **Natural Character and Margins of Waterbodies** - in some locations areas of Future Urban Zone may extend into the riparian margins of waterbodies. The Natural Character and Margins of Waterbodies Chapter contains provisions on how these areas must be managed.
- e. **Ecosystems and Biodiversity** – The Ecosystems and Biodiversity chapter contains the provisions around the management of indigenous vegetation, including within the Future Urban Zone.
- f. **Subdivision** - The Subdivision chapter sets out the requirements for subdivision activities in the FUZ - Future Urban Zone.
- g. **Financial Contributions** - The Financial Contributions chapter sets out the requirements for contributions of costs for activities which impact on the local network utility operators.

Future Urban Zone Objectives

FUZ -O1

Future urban development is not compromised by incompatible subdivision, use and development.

FUZ - O2

²² Forest and Bird (S560.394, S560.391, S560.0541)

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Future urban land is available for managed retreat of vulnerable communities.

FUZ -O3

Rural activities that will not create reverse sensitivity issues in the future are provided for until the land is rezoned for urban purposes.

FUZ -O4

Urbanisation on sites zoned FUZ - Future Urban Zone occurs in a planned manner either by Plan Change, or by implementation of a Structure Plan where Council resolution identifies that natural hazard risk thresholds have been met.²³

Future Urban Zone Policies

FUZ - P1

Provide for use and development that is consistent with the policies of the GRUZ - General Rural Zone unless that use will give rise to reverse sensitivity issues when urban development occurs.

FUZ - P2

Avoid subdivision in the FUZ - Future Urban Zone that will result in the fragmentation of land and compromise future urban development.

FUZ - P3

Avoid subdivision, use and development of land that may result in one or more of the following:

- a. Structures and buildings of a scale and form that will hinder or prevent future urban development;
- b. Compromise the safe,²⁴ efficient and effective operation of a future urban transport and infrastructure networks;
- c. The provision, or extension of the transport, wastewater, water supply, stormwater networks or other infrastructure unless this is provided as part of the development in a way that will not compromise the ultimate infrastructure configuration of the zone;
- d. Create or extend infrastructure out of sequence or that is not contiguous with the existing network infrastructure;
- e. Establishment of incompatible activities that could give rise to reverse sensitivity issues when urban development occurs; or
- f. Undermine the form or nature of future urban development or compromise the integrity of any relevant Structure Plan.

FUZ - P4

Where land is zoned FUZ - Future Urban Zone, subject to adequate provision of any infrastructure, to allow for:

- a. The provision of the necessary infrastructure by any person or by the Council for any part or all of that land;
- b. The provision of wastewater infrastructure that utilises disposal to land or connects to a Council operated reticulated system;
- c. Infrastructure servicing plans that are approved by Council, prior to the removal of the Future Urban Zone, which are required to be implemented under the urban zone through subsequent subdivision or development.

FUZ - P5

Where the FUZ - Future Urban Zone is activated by Council Resolution, or where urban development is undertaken prior to rezoning, provide for use and development which is consistent with the policies of the relevant urban zone as identified in the Structure Plan for the area.

Future Urban Zone Rules

Permitted Activities

FUZ - R1 Agricultural, Pastoral and Horticulture Activities and Buildings

²³ Toka Tū Ake EQC (S612.112)

²⁴ Waka Kotahi (S450.293)

Activity Status Permitted

Where:

1. The maximum gross ground floor area of a single building is 500m²;
2. Maximum building height above ground level is 10m;
3. Buildings are setback a minimum of 10m from the road boundary, 5m from side boundaries and 20m from rear boundaries; and
4. The minimum separation distance between buildings housing more than 10 animals or commercial livestock and a residential/settlement/rural lifestyle zone boundary shall be 30m and from any residential building on another site 50m, and from any other boundary 20m.

Activity status where compliance not achieved: Discretionary

FUZ - R2

Conservation and Recreation Activities

Activity Status Permitted

Where:

2. All performance standards for Rule FUZ - R1 are complied with.

Activity status where compliance not achieved: Discretionary

FUZ - R3 Residential Activities and Residential Units

Activity Status Permitted

Where:

1. All performance standards for Rule FUZ - R1 are complied with.
2. Residential unit density is no more than one unit per 4ha net site area except where the site is already in existence at the date of notification of the Plan;
3. There is a maximum 1 residential building per site;
4. There is no more than 1 minor residential unit with a maximum gross floor area of 65m² where this is located within 20 metres of and shares the driveway with the principal residential dwelling; and
5. Any minor residential unit shares a driveway with the site's principal residential unit.

Advice Note:

Where a residential building or noise sensitive activity is located within:

1. 80m of a State Highway with a speed limit of 70kph or greater; or
2. 40m of a State Highway with a speed limit of less than 70kph; or
3. 40m of a Railway Line; or
4. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
5. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply.

Activity status where compliance not achieved: Non-complying

FUZ - R4 Minor Structures

Activity Status Permitted

Where:

1. All performance standards for Rule FUZ - R1 are complied with.
2. Masts, poles, aerials and pou whenua must not exceed 7m in height;
3. Any antenna dish must be less than 1m in diameter;
4. Any ornamental or garden structure must not exceed 2.4 m in height; and
5. Any other structure must not exceed 10m² and 2m in height.

Activity status where compliance not achieved: Controlled

FUZ - R5 Fences, Walls and Retaining Walls

Activity Status Permitted

Where:

1. Fences, walls and retaining walls are a maximum 2m height above ground level; and
2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.

Activity status where compliance not achieved: Discretionary

FUZ—R6 Relocated Buildings²⁵

Activity Status Permitted

Where:-

- a. ~~All performance standards for Rule FUZ—R1 and FUZ—R3 are complied with;~~
- b. ~~Any relocated building intended for use as a dwelling must have been designed and built to be used as a dwelling;~~
- c. ~~A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a 12-month period;~~
- d. ~~The building shall be located on permanent foundations approved by building consent no later than 2 months of the building being moved to the site; and~~
- e. ~~All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.~~

Activity status where compliance not achieved: Controlled

FUZ - R7 Home Business

Activity Status Permitted

Where:

1. All performance standards for Rules FUZ - R1, FUZ - R3, NOISE - R1, -R2, -R4 and -R5, LIGHT - R1 and -R3 and SIGN - R15 are complied with;
2. There is a maximum of 10 heavy vehicle movements per day and whichever is the greater of 30 light vehicle movements per day or 210 light vehicle movements per week; and
3. No external generation of dust, odour or smoke occurs as part of the activity.

Activity status where compliance not achieved: Restricted Discretionary

FUZ - R8 Visitor Accommodation

Activity Status Permitted

Where:

- a. This is ancillary to a residential, conservation or rural activity;
- b. All performance standards for Rules FUZ - R1, FUZ - R3, NOISE - R1, -R2, -R4 and -R5, LIGHT - R1 and -R3 and SIGN - R15 are complied with;
- c. There are a maximum of 6 paying guests at any one time;
- d. Notification to the District Council is required at the time of the activity commencing; and
- e. Records of letting activity are kept and provided to the Council on request.

Advice Notes:

2. Compliance with the Building Code is also required.
3. Where a residential building or noise sensitive activity is located within:
 - a. 80m of a State Highway with a speed limit of 70kph or greater; or
 - b. 40m of a State Highway with a speed limit of less than 70kph; or
 - c. 40m of a Railway Line; or
 - d. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
 - e. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply.

Activity status where compliance not achieved: Restricted Discretionary

FUZ - R9 Mineral Prospecting and Exploration

Activity Status Permitted

Where:

- a. This is authorised under a prospecting or exploration permit from NZPAM where legally required²⁶;
- b. Notice is provided to the relevant District Council Consent Authority 5 working days ahead of work being undertaken;

²⁵ William McLaughlin (S567.028, S567.674), Chris & Jan Coll (S558.208, S558.642) and Chris J Coll Surveying Limited (S566.208, S556.642)

²⁶ William McLaughlin (S567.678), Chris & Jan Coll (S558.646) and Chris J Coll Surveying Limited (S566.646)

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- c. Where areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible and no later than 3 months after the disturbance has occurred;
- d. The site shall be rehabilitated generally to its original condition; and
- e. All stripped material (including vegetation, soil and debris) is deposited or contained in such a manner that it does not enter any waterbody or cause the destruction of habitat.

Activity status where compliance not achieved: Restricted Discretionary

FUZ - R10 Any Activity provided for as a Permitted Activity within the relevant Urban Zone

Activity Status Permitted

Where:

1. The relevant District Council has made a Resolution to activate the Future Urban Zone for urban uses; and
2. A Structure Plan has been prepared in accordance with Appendix XXX²⁷ for the site and adopted by the relevant District Council; and
3. The activity, use and development are in accordance with the Permitted Activities in the Zone(s) identified in the adopted Structure Plan.

Activity status where compliance not achieved: Refer to relevant Zone rules

Controlled Activities

~~FUZ – R11 Relocated Buildings not meeting Permitted Activity Standards²⁸~~

~~Activity Status Controlled~~

~~Where:~~

- ~~i. All performance standards for Rule FUZ – R1 and FUZ – R3 are complied with.~~

~~Matters of control are:~~

- ~~4. Design and location of structures;~~
- ~~5. Methods of wastewater and stormwater treatment and disposal;~~
- ~~6. Methods of ensuring safe drinking water supply;~~
- ~~7. Landscape measures; and~~
- ~~8. Appearance of buildings.~~

~~Activity status where compliance not achieved:~~ Discretionary

FUZ - R12 Minor Structures not meeting Permitted Activity Standards

Activity Status Controlled

Where:

1. The minor structure does not exceed 10m in height above ground level; and
2. All other performance standards from Rule FUZ - R1 are complied with.

Matters of control are:

- a. Design and location of structures; and
- b. Landscape measures.

Activity status where compliance not achieved: Discretionary

Restricted Discretionary Activities

FUZ - R13 Home Business not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. This is ancillary to a residential or rural activity; and
2. All performance standards for Rule FUZ - R1 and FUZ - R3 are complied with.

Discretion is restricted to:

- a. Hours of operation, emission of noise and traffic generation;
- b. Compatibility with the character and amenity values of the Future Urban Zone;
- c. Site design, layout and scale;
- d. Adequacy of infrastructure servicing including on-site servicing;

²⁷ William McLaughlin (S567.680), Chris & Jan Coll (S558.649) and Chris J Coll Surveying Limited (S566.649)

²⁸ William McLaughlin (S567.029, S567.681, S567.030, S567.688), Chris & Jan Coll (S558.219, S567.681, S558.230, S558.657) and Chris J Coll Surveying Limited (S566.219, S566.650, S566.230, S566.657)

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- e. Ensuring that the activity avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone;
- f. The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone; and
- g. No external generation of dust, odour or smoke occurs as part of the activity.

Activity status where compliance not achieved: Non-complying

FUZ - R14 Visitor Accommodation and Temporary Worker Accommodation not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

- 1. This is ancillary to a residential, rural or conservation activity; and
- 2. All performance standards for Rule FUZ - R1 and FUZ - R3 are complied with.

Discretion is restricted to:

- a. Requirements for record keeping of letting activity;
- b. Hours of operation, emission of noise and traffic generation;
- c. Compatibility with the character and amenity values of the Future Urban Zone;
- d. Site design, layout and scale;
- e. Adequacy of infrastructure servicing including on-site servicing;
- f. Ensuring that the activity avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and
- g. The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone.

Activity status where compliance not achieved: Non-complying

FUZ -R15 Mineral Extraction, Mineral Prospecting, Mineral Exploration not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Discretion is restricted to:

- a. Whether the activity could compromise the future intended use of the Future Urban Zone;
- b. The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone;
- c. Management of access, parking and traffic generation from the site;
- d. Noise, glare, light, dust, blasting and vibration management;
- e. Hours of operation;
- f. Hazardous substances and waste management;
- g. Historic and cultural heritage requirements;
- h. Extent and design of earthworks and indigenous vegetation clearance;
- i. Effects on ecological values including any threatened fauna or their habitats;
- j. Design and location of ancillary buildings, structures and infrastructure;
- k. Overburden management;
- l. Monitoring, reporting and community liaison requirements;
- m. Financial contributions and any requirement for bonds;
- n. Potential for reverse sensitivity effects; and
- o. Site rehabilitation and mine closure requirements.

Activity status where compliance not achieved: N/A

FUZ -R16 Community Facilities

Activity Status Restricted Discretionary

Where:

- 1. All performance standards for Rule FUZ - R1 and FUZ - R3 are complied with.

Discretion is restricted to:

- a. Compatibility with the character and amenity values of the Future Urban Zone;
- b. Site design, layout and scale;
- c. Adequacy of infrastructure servicing including on-site servicing;
- d. Ensuring that the activity avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and

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- e. The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone.

Activity status where compliance not achieved: Discretionary

FUZ -R17 Camping Grounds

Activity Status Restricted Discretionary

Where:

1. All performance standards for Rule FUZ - R1 and FUZ - R3 are complied with.

Discretion is restricted to:

- a. Compatibility with the character and amenity values of the Future Urban Zone;
- b. Site design, layout and scale;
- c. Adequacy of infrastructure servicing including on-site servicing;
- d. Ensuring that the activity avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and
- e. The extent to which measures are included that internalise effects and avoid conflict and potential reverse sensitivity effect on activities anticipated within the Future Urban Zone.

Activity status where compliance not achieved: Discretionary

Discretionary Activities

FUZ - R18 Relocated Buildings²⁹, Minor Structures, Fences, Walls and Retaining Walls, Community Facilities and Camping Grounds not meeting Permitted, Controlled or Restricted Discretionary

Activity Standards

Activity Status Discretionary

Where:

1. The performance standards for Rule FUZ - R3 are complied with.

Activity status where compliance not achieved: Non-complying

FUZ - R19 Agricultural, Pastoral and Horticultural Activities not meeting Rule FUZ - R1

Activity Status Discretionary

Where:

1. There is no intensive indoor primary production being undertaken.

Activity status where compliance not achieved: Non-complying

Non Complying Activities

FUZ - R20 Residential Activities not provided for as a Permitted Activity

Activity Status Non-complying

Activity status where compliance not achieved: N/A

FUZ - R21 Commercial Activities including Visitor Accommodation and Home Business not provided for in another rule within the Future Urban Zone

Activity Status Non-complying

Activity status where compliance not achieved: N/A

FUZ - R22 Industrial Activities including Rural Industrial Activities

Activity Status Non-complying

Activity status where compliance not achieved: N/A

FUZ - R23 Intensive Indoor Primary Production

Activity Status Non-complying

Activity status where compliance not achieved: N/A

FUZ - R24 Any activity not provided for by another Rule in the zone

²⁹ William McLaughlin (S567.029, S567.681, S567.030, S567.688), Chris & Jan Coll (S558.219, S567.681, S558.230, S558.657) and Chris J Coll Surveying Limited (S566.219, S566.650, S566.230, S566.657)

Activity Status Non-complying

Activity status where compliance not achieved: N/A

Amendments to Subdivision Rules

SUB - R12 Subdivision of land to create allotment(s) within the FUZ - Future Urban Zone

Activity Status Restricted Discretionary

Where:

1. All Subdivision Standards are complied with; except that
2. Compliance with SUB -S1 is not required when the subdivision is in accordance with any structure plan that has been adopted by the relevant district council for the Future Urban Zone area³⁰

Discretion is restricted to:

- a. The size, design, shape, location and layout of allotments;
- b. The extent to which the subdivision will be consistent with the Objectives and Policies for the Future Urban Zone and Policy SUB - P5
- c. Where relevant consistency with the NZS 4404 Code of Practice for Land Development and Subdivision infrastructure;
- d. The provision of infrastructure and services for transport³¹ drinking water, wastewater and stormwater, telecommunications and energy;
- e. The adequacy of water supply for firefighting;
- f. The requirement for financial contributions as outlined in Rules FC – R1 to FC – R12;
- g. Effects on Poutini Ngāi Tahu values, historic heritage identified in Schedule One, natural character of waterbodies³² or notable trees identified in Schedule Two³³ within or adjacent to the site;
- h. The provision of esplanade reserves or strips, and the need for access to be provided to any esplanade reserve or strip created;
- i. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; ~~and~~
- j. Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities, regionally significant infrastructure³⁴ or significant hazardous facilities;
- k. Management of adverse effects on existing infrastructure³⁵
- l. Management of natural hazards and any geotechnical constraints;³⁶ ~~and~~
- m. The extent to which area - wide land stability measures are undertaken on potentially unstable slopes prior to development³⁷

Advice Note: This rule does not apply to subdivisions to create allotments for network utilities, access or reserves which are subject to Rule SUB - R4.

Amendments to Appendices

Insert new Appendix XXX³⁸

Appendix XXX Structure Plan Requirements

In order to meet the requirements of Rule MUZ – R10 the structure plan shall be prepared using the following process.

Process

³⁰ Margaret Montgomery (S446.056), Chris & Jan Coll (S558.234), William McLaughlin (S567.303) and Chris J Coll Surveying Limited (S566.234)

³¹ Waka Kotahi (S450.127)

³² Buller Conservation Group (S552.120) and Frida Inta (S552.120)

³³ Buller District Council (S538.265)

³⁴ Westpower Limited (S547.382)

³⁵ Waka Kotahi (S450.127)

³⁶ Toka Tū Ake EQC (S612.100) and Buller District Council (S538.259)

³⁷ Toka Tū Ake EQC (S612.109)

³⁸ William McLaughlin (S567.680), Chris & Jan Coll (S558.649) and Chris J Coll Surveying Limited (S566.649)

1. SCOPING AND PROJECT PLANNING

The scoping and project planning phase of structure planning shall include the following considerations:

- Defining the area of the structure plan
- An initial review of existing information on the area
- Constraints identification and analysis
- The overall outcomes desired of the structure plan
- Development and implementation timeframes including infrastructure sequencing
- Identification of key stakeholder
- The resources required for the structure planning process and implementation
- Risk assessment:

2. COMMUNITY AND STAKEHOLDER CONSULTATION

Consultation will be undertaken with the following stakeholders as a minimum

- stormwater, wastewater and roading engineer at the relevant district council
- parks, and community facilities staff at the relevant district council
- those who will be responsible for budgeting and finance in the planning and implementation phases of the structure plan
- landowners and occupiers of the area affected by the structure plan;
- landowners adjoining the area being structure planned
- the New Zealand Transport Agency
- public agencies responsible for social/community infrastructure (Ministry of Education, Ministry of Health and other health service providers etc.)
- Network utility providers

A well-defined consultation process similar to Schedule 1 of the RMA and section 82 of the LGA should be followed for the structure plan, so that the plan can be given some weight in any subsequent RMA consent processes. A structured submission and hearing processes is required for the draft structure plan, prior to its adoption.

3. ENGAGEMENT WITH POUTINI NGĀI TAHU

Poutini Ngāi Tahu should be engaged with at the commencement of the structure planning process to gauge their level of interest and role that they wish to play in the process.

Depending on the nature of the structure plan, Poutini Ngāi Tahu involvement could include

- representation on a steering group that will guide the structure plan process
- preparation of a cultural impact assessment or other reports and analysis documents
- examining ways to facilitate Māori development opportunities, including development of Māori land
- projects involving the identification of places and areas of significance
- being consulted, receiving regular updates or being kept informed.

4. RESEARCH AND INFORMATION ANALYSIS

The research and analysis phase is a core component of the structure plan process. This research and analysis should build on the work carried out in the scoping phase and may run parallel to consultation, with each helping inform the other. Research and analysis should therefore be ongoing and detailed information obtained during this phase can be used to refine the final design.

Research and analysis should include a review of all available relevant existing information on the area being structure planned. Further research and investigation may need to be undertaken where critical information gaps are identified. Depending on the issues identified, the outcomes desired and the information already available, research and investigation may need to be carried out into:

- Existing and desired urban form
- Natural resources and environmental constraints
- Open space and recreational opportunities
- Landscape and visual amenity
- Natural hazards and land suitability
- Māori culture and heritage
- Infrastructure (roading and transport, stormwater management, energy supply, telecommunications, roading and transport).

5. URBAN DESIGN REQUIREMENTS

Structure plans can play an important part in achieving good urban design and promoting quality outcomes. As a starting point for promoting good urban design the New Zealand Urban Design Protocol identifies seven

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essential design qualities that should also act as guiding considerations in the structure planning process. These are referred to as the seven Cs: Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration.

6. GENERATION AND EVALUATION OF ALTERNATIVES

The alternatives need not be developed to a highly detailed level, and could take the form of concept drawings or sketches (and an accompanying statement or explanation) until such time as they are either discarded or selected for further work or refinement

7. FINALISING THE STRUCTURE PLAN

A formal consultation and adoption process is required with the opportunity for written submissions and a hearing of these by decision makers. This could be integrated with consultation processes under the LGA for the LTP or annual plan which may be beneficial to provide efficiencies and alignment given the direct relationship between these plans, especially in relation to infrastructure provision.

HOSZ

Hospital Zone - Te Takiwā Hōhipera

Overview

The HOSZ - Hospital Zone applies to the three public hospitals that are located on the West Coast/Te Tai o Poutini. It also applies to major medical centres and aged care facilities. Te Nikau, Grey Hospital and Health Centre is the main public regional hospital and is located in Greymouth/Māwhera. It provides a range of services that are essential to the social wellbeing and health for people and communities throughout the West Coast/Te Tai o Poutini. Buller and Reefton Hospitals provide a range of hospital and health services for the communities within the Buller District.

There are also medical centres at Fox Glacier/Weheka, Franz Josef/Waiarau, Haast, Harihari, Hokitika and Karamea and aged care facilities in Westport/Kawatiri, Greymouth/Māwhera and Hokitika included within the zone.

The zone's purpose is to provide for efficient and effective operation and development of these regionally important medical facilities. It also provides for ancillary activities that are associated with each hospital, such as pharmacies, offices, administrative activities and commercial activities.

The sites on which the hospitals are located are predominantly characterised by bulky buildings with large footprints. These buildings tend to generate higher volumes of passenger vehicle traffic compared with typical residential or business activities and as a result, have large areas of sealed parking. Signage is important for wayfinding and providing information about hospital facilities and lighting is important for wayfinding and safety. Sporadic noise is generated from ambulance sirens and helicopters.

Flexibility for medical facilities to develop, upgrade, expand and adapt is important. Some of the facilities run 24 hours per day and have special operational needs and environmental effects. The special purpose is to provide for a degree of operational flexibility, subject to environmental considerations, while ensuring neighbouring communities are aware of what is anticipated within the zone.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District - wide Matters chapters also contain provisions that may be relevant for hospital activities, including:

- a. ~~**Overlay Chapters**~~ – the ~~Overlay Chapters~~ have provisions in relation to historic heritage; notable trees; sites and areas of significance to Māori; biodiversity; landscape; riparian areas; natural hazards; and the coastal environment. Where an activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply³⁹.
- b. **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters** - there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the Hospital Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.

³⁹ Forest and Bird (S560.391, S560.0541)

- c. **Natural Hazards** - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the Hospital Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards chapter.
- d. **Coastal Environment** - in some locations areas of Hospital Zone may be within the Coastal Environment. The Coastal Environment Chapter contains additional provisions on how these areas must be managed
- e. **Ecosystems and Biodiversity** – The Ecosystems and Biodiversity chapter contains the provisions around the management of indigenous vegetation, including within the Hospital Zone. **Noise** - The Noise Chapter contains the provisions for managing noise effects from sites in the HOSZ - Hospital Zone.
- f. **Signs** - The Signs Chapter contains the provisions for signs, including those within the HOSZ - Hospital Zone.
- g. **Light** - The Light Chapter contains the provisions for artificial outdoor light, including lighting within the HOSZ - Hospital Zone.

Hospital Zone Objectives

HOSZ - O1

To ensure the safe and efficient operation, maintenance, upgrading and expansion of the West Coast/Te Tai o Poutini hospitals, medical centres and aged care facilities.

HOSZ- O2

To recognise the scale, form, nature and use of development at the Te Nikau Grey Hospital, Reefton Hospital and Buller Integrated Health Facility sites. These sites are characterised by:

- a. Large scale grounds and buildings which accommodate major healthcare activities and ancillary support activities;
- b. A range of scales of buildings; and
- c. A spacious and open environment.

Hospital Zone Policies

HOSZ - P1

Allow activities that are compatible with the role, function and predominant character of the HOSZ - Hospital Zone, including:

- a. Major healthcare activities;
- b. Medical and health services;
- c. Helicopter facilities, including helicopter take-off and associated fuelling and service facilities at Te Nikau Grey Hospital, Buller Integrated Health Facility and Reefton Hospital sites;
- d. Building activities;
- e. Carparking;
- f. Emergency response services;
- g. Temporary accommodation;
- h. Ancillary retail, café and service facilities; and
- i. Ancillary community facilities; and
- j. Aged care facilities⁴⁰

HOSZ - P2

Require activities within the HOSZ - Hospital Zone to maintain the residential amenity of adjoining residential sites by:

1. Ensuring structures are of a bulk, height and form that minimises adverse dominance effects on adjoining residential activities;
2. Achieving adequate separation distances and/or setbacks to minimise adverse daylighting and shading effects;
3. Managing adverse noise and light overspill within adjoining residential sites;
4. Providing screening to minimise adverse visual effects for adjoining residential sites; and
5. Avoiding industrial and non-hospital related commercial and residential activities within the zone.

Hospital Zone Rules

⁴⁰ The O'Connor Institute Trust Board (S466.003) and Frank and Jo Dooley (S478.046)

Permitted Activities

HOSZ - R1

Healthcare and Medical Activities and Buildings

Activity Status Permitted

Where:

1. Any ancillary commercial activity does not exceed 200m² gross floor area or 10% of the hospital building footprint per commercial activity per site, whichever is the lesser;
2. The maximum building height above ground level is:
 - a. 12 metres at the Te Nikau Grey Hospital, Reefton Hospital and Buller Integrated Health Centre Site; and
 - b. 10m at all other locations in the zone; and
 - c. This does not include solar water heating components, antennas, aerials, flues, chimneys, satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) that do not exceed the height by more than 1m.
3. ~~The maximum building length is 20m where this is within 5m of an adjoining RESZ – Residential Zone;~~⁴¹
4. All outdoor rubbish and collection areas must be fully screened with a fence that is 1.8m in height measured from ground level;
5. Any building or structure including car parking areas, outdoor storage and rubbish collection areas must be setback:
 - a. 5m from any RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone; and
 - b. 5m from the road boundary; and
6. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary ~~except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing~~⁴². This standard does not apply to:
 - a. Road boundaries;
 - b. Buildings on adjoining sites that have a common wall along the boundary;
 - c. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
 - d. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and
 - e. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.5m vertically.

Advice Note:

1. Where Healthcare and Medical Facilities are located within one of the Natural Hazard Overlays, the relevant rules for sensitive activities and critical response facilities of the Natural Hazards Chapter will apply.
2. Where Healthcare and Medical Facilities are located within the Airport Noise Contour boundary, the acoustic insulation requirements of Rule NOISE - R3 will apply.
3. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to the relevant district council.

Activity status where compliance not achieved: Restricted Discretionary

HOSZ - R2 Helicopter facilities, including helicopter pads and associated fuelling and servicing facilities

Activity Status Permitted

Where:

1. These are located at the Te Nikau Grey Hospital, Reefton Hospital or Buller Integrated Health Facility or Medical Centre⁴³ sites only; and
2. All performance standards for Rule HOSZ -R1 are complied with.

Activity status where compliance not achieved: Restricted Discretionary

⁴¹ The O'Connor Institute Trust Board (S466.005) and Frank and Jo Dooley (S478.005)

⁴² Buller District Council (S538.594)

⁴³ Buller District Council (S538.595)

HOSZ - R3 Community Facilities and Emergency Service Facilities

Activity Status Permitted

Where:

1. All performance standards for Rule HOSZ -R1 are complied with ~~except that hose drying towers associated with Emergency Service Facilities are exempt from height standards⁴⁴~~; and
2. Any community facility is ancillary to and/or supports healthcare and medical activity.

Activity status where compliance not achieved: Restricted Discretionary

HOSZ - R4 Minor Structures

Activity Status Permitted

Where:

1. All performance standards for Rule HOSZ -R1 are complied with;
2. Masts, poles, aerials and pou whenua must not exceed 7m in height;
3. Any antenna dish must be less than 1m in diameter and not project more than 3.5m above the highest point of any building they are attached to;
4. Any ornamental or garden structure must not exceed 2.4 m in height; and
5. Any other structure must not exceed 10m² and 2m in height.

Activity status where compliance not achieved: Restricted Discretionary

HOSZ - R5 Fences, Walls and Retaining Walls

Activity Status Permitted

Where:

- a. Fences, walls and retaining walls are a maximum 2m height above ground level.

Activity status where compliance not achieved: Restricted Discretionary

~~**HOSZ - R6 Relocated Buildings⁴⁵**~~

~~**Activity Status Permitted**~~

~~Where:-~~

- ~~1. All performance standards for Rule HOSZ -R1 are complied with;~~
- ~~2. A building pre inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a 12 month period;~~
- ~~3. The building shall be located on permanent foundations approved by building consent no later than 2 months of the building being moved to the site; and~~
- ~~4. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.~~

~~**Activity status where compliance not achieved:** Restricted Discretionary~~

Restricted Discretionary Activities

HOSZ - R7 Activities, Buildings, Facilities, Minor Structures, Fences, Walls and Retaining Walls

Provided for as Permitted Activities but not meeting the Permitted Activity Standards

Activity Status Restricted Discretionary

Discretion is restricted to:

- a. Design, size and location of buildings, structures and facilities;
- b. Screening, planting and landscape measures;
- c. Shading and privacy impacts on neighbouring properties;
- d. Any adverse effects on the streetscape;
- e. Any adverse effects on the amenity of neighbouring properties;
- f. The extent to which the infringement is necessary due to the shape, natural or physical features of the site; and

⁴⁴ Buller District Council (S538.596)

⁴⁵ Buller District Council (S616.011)

Appendix 1: Recommended Amendments to the Plan

g. The extent to which any helicopter facilities are ancillary to and necessary for effective Healthcare and Medical Activities in the zone; and

h. Management of wastewater, stormwater and water supply in accordance with the relevant requirements of NZS 4044: 2010⁴⁶

Activity status where compliance not achieved: N/A

Discretionary Activities

HOSZ - R8 Any Activity that is not a Permitted Activity, a Restricted Discretionary Activity or a Non-complying Activity

Activity Status Discretionary

Activity status where compliance not achieved: N/A

Non-complying Activities

HOSZ - R9 Commercial Activity not ancillary to a Healthcare and Medical Activity

Activity Status Non-complying

Activity status where compliance not achieved: N/A

HOSZ - R10 Residential Activity not provided for as a Permitted Activity

Activity Status Non-complying

Activity status where compliance not achieved: N/A

HOSZ - R11 Industrial Activity

Activity Status Non-complying

Activity status where compliance not achieved: N/A

HOSZ - R12 Any activity not provided for by another Rule in the zone

Activity Status Non-complying

Activity status where compliance not achieved: N/A

Alterations to Planning Maps – Land to be Rezoned Hospital Zone

Rezone Ngakawau Medical Centre (1B Main Road, Hector) as Hospital Zone – location shown in the map below. ⁴⁷



⁴⁶ Grey District Council (S608.796)

⁴⁷ Buller District Council (S538.606) Te Mana Ora (S190.1136)

MPZ

Māori Purpose Zone - Te Takiwā Kaupapa Māori

Overview

The purpose of the MPZ - Māori Purpose Zone is to enable tino rangatiratanga for Poutini Ngāi Tahu in relation to their own lands and allow for their unique social, cultural, environmental and economic needs to be met within Te Tai o Poutini/the West Coast.

A key element of the rules in the zone, is the development of Iwi/Papatipu Rūnanga Management Plans. These plans will be developed by Poutini Ngāi Tahu and endorsed by the relevant rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio. In areas where their takiwa overlaps, the plan(s) will need to be endorsed by both rūnanga.

These Iwi/Papatipu Rūnanga Management Plans will enable Poutini Ngāi Tahu to undertake activities on specific sites in a way that reflects the unique identities and values of the sites, while managing the effects of the activities.

Once the Iwi/Papatipu Rūnanga Management Plan is lodged with the Council, many activities become Permitted. Prior to that, the zone still provides for a wide range of Permitted Activities which enable Poutini Ngāi Tahu to use and develop the land within a cultural framework.

The MPZ—Māori Purpose Zone incorporates a variety of land types, but it is only Māori Land that should benefit from these provisions and enjoy the additional activities that can be undertaken within the Zone. When land is no longer Māori Land in this zone, other zone provisions should apply and a Plan Change will be required to amend the zone.⁴⁸

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District-wide Matters chapters also contain provisions that may be relevant for activities in the GRUZ—General Rural Zone MPZ – Māori Purpose Zone, including:

Overlay Chapters—the Overlay Chapters have provisions in relation to historic heritage; notable trees; sites and areas of significance to Māori; biodiversity; landscape; riparian areas; natural hazards; and the coastal environment. Where an activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply.⁴⁹

Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters - there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the Māori Purpose Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.

Natural Hazards - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the Māori Purpose Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards chapter.

Natural Character and Margins of Waterbodies -in some locations areas of Māori Purpose Zone may extend into the riparian margins of waterbodies. The Natural Character and Margins of Waterbodies Chapter contains provisions on how these areas must be managed.

Ecosystems and Biodiversity – The Ecosystems and Biodiversity chapter contains the provisions around the management of indigenous vegetation, including within the Māori Purpose Zone.

Coastal Environment - where activities occur within the coastal environment, including areas of high or outstanding coastal natural character, the Coastal Environment chapter contains provisions for activities within these areas

General District Wide Matters - provisions in relation to earthworks, signs, subdivision and activities on the surface of water in particular may be relevant to many activities.

Māori Purpose Zone Objectives

⁴⁸ Ngāi Tahu (S620.268)

⁴⁹ Forest and Bird (S560.399)

Appendix 1: Recommended Amendments to the Plan

MPZ - O1

The use and possession of ancestral⁵⁰ land by Poutini Ngāi Tahu and Te Rūnanga o Ngāi Tahu is recognised and provided for within the MPZ - Māori Purpose Zone, within which Ngāi Tahu are able to exercise tino rangatiratanga.

MPZ - O2

The MPZ - Māori Purpose Zone specifically provides for Poutini Ngāi Tahu needs and activities, including residential, social, cultural, environmental and economic use and development to:

- d. Provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors);
- e. Ensure the whenua is managed in accordance with tikanga Māori; and
- f. Ensure the protection and maintenance of ngā taonga tuku iho (treasures).

MPZ - O3

~~Provide for the use and development⁵¹ of the MPZ - Māori Purpose Zone is provided for while recognising identified natural environment overlays and the contribution their values make to the wider community is recognised, and the appropriate use and development of the Zone is provided for.~~

Māori Purpose Zone Policies

MPZ - P1

Enable the incorporation of whānaungatanga, mātauranga and tikanga in relation to the use, design and layout of development within the MPZ - Māori Purpose Zone.

MPZ - P2

Enable the use and development of the land in the MPZ - Māori Purpose Zone for a wide range of activities to support the Poutini Ngāi Tahu community, including:

- a. Single dwellings, multiple dwellings, and papakāinga housing;
- b. Marae complexes;
- c. Cultural uses including harvest of mahinga kai;
- d. Social, recreational, educational and community facilities; and
- e. Farming and other economic activities.

While

- i. Ensuring any significant adverse effects from these activities on adjoining landowners beyond the zone and the wider environment are avoided,⁵² remedied or⁵³ mitigated; and
- ii. Requiring that the above activities are adequately serviced with on-site or community scale facilities for water supply, wastewater or stormwater⁵⁴.

MPZ - P3

Enable the establishment of compatible activities within the MPZ - Māori Purpose Zone while ensuring that:

- a. Use and development is consistent with the purpose of the zone;
- b. The Poutini Ngāi Tahu community is sustained;
- c. Cultural values are maintained or enhanced; and
- d. The quality of the environment within or adjacent to the zone is not adversely affected.

MPZ - P4

Avoid activities which are likely to be incompatible with the purpose of the MPZ - Māori Purpose Zone, unless a cultural impact assessment endorsed by the relevant rūnanga demonstrates that the effects on the cultural values are acceptable or can be mitigated.

MPZ - P5

⁵⁰ Ngāi Tahu (S620.269)

⁵¹ Ngāi Tahu (S620.271)

⁵² Frida Inta (S553.198)

⁵³ Ngāi Tahu (S620.273)

⁵⁴ Ngāi Tahu (S620.406)

Appendix 1: Recommended Amendments to the Plan

Provide for the use of Papatipu Rūnanga mandated Iwi/Papatipu Rūnanga management plans to provide for development in different areas within the MPZ - Māori Purpose Zone; ensuring that these plans contain the level of detail necessary to ensure that comprehensive, coordinated and efficient development occurs, including:

- a. A description of activities, buildings and structures existing, or proposed to be established within the development area;
- b. The bulk and location of any buildings and structures;
- c. How adverse effects resulting from proposed activities, in particular at zone boundaries, will be avoided, remedied or mitigated;
- d. The provision of sufficient infrastructure to service the needs of all activities proposed to be established; and
- e. The protection of the mauri of any identified features potentially affected by any activities, buildings or structures proposed to be established.

MPZ - P6

Support the future application of the MPZ - Māori Purpose Zone to locations where it will enable the use and development of land in accordance with tikanga Māori and to meet Poutini Ngāi Tahu needs.

Māori Purpose Zone Rules

Permitted Activities

MPZ - R1 Māori Purpose Activities

Activity Status Permitted

Where:

1. The maximum gross ground floor area of a single building is 500m²;
2. Maximum building height above ground level is 10m;
3. Maximum site coverage is 40%;
4. Buildings are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary, and 5m from internal boundaries, except that:
 - a. In the Arahura Pā settlement buildings are setback 5m from the road and any GRUZ - General Rural Zone or INZ - Industrial Zone boundary and 1m from internal boundaries;
5. The average residential density is no more than 1 unit per 500m² net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems; and
6. In areas not serviced by network utility operated wastewater, stormwater and water supply the average dwelling/papakāinga building density is no more than one unit and one minor residential unit per 1000m² net site area; and
7. Where reticulated systems are available buildings are connected to the reticulated wastewater, stormwater and water supply systems and these are not available wastewater, stormwater and water supply systems are designed to meet the relevant standards of NZS4404:2010

Advice Note:

Where a residential building or noise sensitive activity is located within:

- i. 80m of a State Highway with a speed limit of 70kph or greater; or
- ii. 40m of a State Highway with a speed limit of less than 70kph; or
- iii. 40m of a Railway Line; or
- iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
- v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply.

Activity status where compliance not achieved: Restricted Discretionary

MPZ - R2 Agricultural, Pastoral or Horticultural Activities or Buildings

Activity Status Permitted

Where:

1. The activity does not include intensive indoor primary production;
2. All performance standards for Rule MPZ - R1 are complied with
3. The minimum separation distance between buildings housing more than 5 animals or commercial livestock and a residential/settlement/rural lifestyle zone boundary shall be 100m and from any dwelling 30m, and from any other boundary 20m; and

Appendix 1: Recommended Amendments to the Plan

4. The minimum separation distance between buildings housing more than 10 animals or commercial livestock and a residential/settlement/rural lifestyle zone boundary shall be 30m and from any dwelling on another site 50m, and from any other boundary 20m;
5. Performance standards for beekeeping in the Westland District apply as follows:
 - i. No bees may be kept on a property less than 600m² net site area; and
 - ii. Beehives must be placed with an obstruction in front of them or be elevated to ensure all bees are able to be 2.5m above ground level prior to crossing the site boundary.

Advice Note:

If land is used for disposal of effluent or solid waste then there may be rules that apply in the Regional Air Plan and Regional Land and Water Plan administered by West Coast Regional Council.

Activity status where compliance not achieved: Discretionary

MPZ - R3 Conservation and Recreation Activities

Activity Status Permitted

Where:

1. All performance standards for Rule MPZ - R1 are complied with.

Activity status where compliance not achieved: Discretionary

MPZ - R4 Residential Activities

Activity Status Permitted

Where:

1. All performance standards for Rule MPZ - R1 are complied with.

Advice Note:

Where a residential building or noise sensitive activity is located within:

- i. 80m of a State Highway with a speed limit of 70kph or greater; or
- ii. 40m of a State Highway with a speed limit of less than 70kph; or
- iii. 40m of a Railway Line; or
- iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
- v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply.

Activity status where compliance not achieved: Discretionary

MPZ - R5 Minor Structures

Activity Status Permitted

Where:

1. All performance standards for Rule MPZ - R1 are complied with; and
2. The minor structures are identified in an Iwi/Papatipu Rūnanga Management Plan; or
3. If there is no Iwi/Papatipu Rūnanga Management Plan:
 - i. Masts, poles and aerials must not exceed 7m in height;
 - ii. Any antenna dish must be less than 1m in diameter;
 - iii. Any ornamental or garden structure must not exceed 2.4 m in height;
 - iv. Any other structure must not exceed 10m² and 2m in height.

Activity status where compliance not achieved: Restricted Discretionary

MPZ - R6 Fences, Walls and Retaining Walls

Activity Status Permitted

Where:

1. Fences, walls and retaining walls are a maximum 2m height above ground level; and
2. ~~The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.~~⁵⁵

Activity status where compliance not achieved: Discretionary

MPZ - R7 Relocated Buildings

Activity Status Permitted

Where:

1. All performance standards for Rule MPZ - R1 are complied with; and

⁵⁵ Ngāi Tahu (S620.285)

Appendix 1: Recommended Amendments to the Plan

2. Any relocated building intended for use as a dwelling must have been designed and built to be used as a dwelling;
3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a 12 month period;
4. The building shall be located on permanent foundations approved by building consent no later than 2 months of the building being moved to the site; and
5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

Activity status where compliance not achieved: Restricted Discretionary

MPZ - R8 Visitor Accommodation that is not in a Marae Complex

Activity Status Permitted

Where:

1. This is ancillary to a Residential Activity, Agricultural, Horticultural or Pastoral Activity, Conservation Activity or Māori Purpose Activity;
2. All performance standards for Rule MPZ - R1 are complied with;
3. There is a maximum of 6 paying guests at any one time;
4. Notification to the District Council is required prior to the activity commencing; and
5. Records of letting activity must be kept and provided to the Council ~~on request~~ annually⁵⁶.

Advice Note:

Where a residential building or noise sensitive activity is located within:

- i. 80m of a State Highway with a speed limit of 70kph or greater; or
- ii. 40m of a State Highway with a speed limit of less than 70kph; or
- iii. 40m of a Railway Line; or
- iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
- v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome;
- vi. 100m of a Rifle Range Protection Area identified in the Rifle Range Protection Area overlay.

Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply.

Activity status where compliance not achieved: Restricted Discretionary

MPZ - R9 Community Facilities and Emergency Services Facilities⁵⁷

Activity Status Permitted

Where:

1. All performance standards for Rule MPZ - R1 are complied with.

Activity status where compliance not achieved: Restricted Discretionary

MPZ - R10 Buildings and Other Activities in Accordance with an Iwi/Papatipu Rūnanga Management Plan not Provided for in another Permitted Activity Rule

Activity Status Permitted

Where:

1. All performance standards for Rule MPZ - R1 are complied with.

Activity status where compliance not achieved: Restricted Discretionary

Restricted Discretionary Activities

MPZ - R11 Māori Purpose Activities not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Discretion is restricted to:

⁵⁶ Grey District Council (S608.127)

⁵⁷ Ngāi Tahu (S620.279)

Appendix 1: Recommended Amendments to the Plan

- a. The extent to which the proposal complies with any Iwi/Papatipu Rūnanga management plan in place for the site;
- b. Size, height, design and location of any buildings and structures;
- c. Landscape measures;
- d. Density of any residential buildings; ~~and~~
- e. Methods of water supply, wastewater and stormwater treatment and disposal; and
- f. Design and location of vehicle access⁵⁸.

Activity status where compliance not achieved: N/A

Notification: Applications for activities under this rule will not be Publicly Notified.⁵⁹

MPZ -R12 Minor structures not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. The minor structure does not exceed 10m in height; and
2. All other performance standards for Rule MPZ - R1 are complied with.

Discretion is restricted to:

- a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; or
- b. If there is no Iwi/Papatipu Rūnanga management plan in place for the site:⁶⁰
 - i. Design and location of structures; and
 - ii. Landscape measures.

Activity status where compliance not achieved: Discretionary

Notification: Applications for activities under this rule will not be Publicly Notified.⁶¹

MPZ - R13 Relocated buildings not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. All performance standards for Rule MPZ - R1 are complied with.

Discretion is restricted to:

- a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; or
- b. If there is no Iwi/Papatipu Rūnanga management plan in place for the site:⁶²
 - i. Design and location of structures;
 - ii. Appearance of buildings; and
 - iii. Landscape measures.

Activity status where compliance not achieved: Discretionary

Notification: Applications for activities under this rule will not be Publicly Notified.⁶³

MPZ - R14 Intensive indoor primary production

Activity Status Restricted Discretionary

Where:

1. This is not within the Arahura Pā settlement area; and
2. All performance standards for Rule MPZ - R1 are complied with.

Discretion is restricted to:

- a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site;
- b. Bulk and location of buildings;
- c. Management of traffic and parking;
- d. Management of odour;
- e. Landscape measures;
- f. Any impacts on the production values of the surrounding land;
- g. Effects on visual amenity and rural character; and
- h. Methods of water supply and effluent and stormwater treatment and disposal.

Activity status where compliance not achieved: Discretionary

⁵⁸ Grey District Council (S608.803)

⁵⁹ Ngāi Tahu (S620.290)

⁶⁰ Ngāi Tahu (S620.292)

⁶¹ Ngāi Tahu (S620.290)

⁶² Ngāi Tahu (S620.293)

⁶³ Ngāi Tahu (S620.290)

Notification: Applications for activities under this rule will not be Publicly Notified.⁶⁴

**MPZ - R15 Visitor and temporary worker accommodation not meeting Permitted Activity Standards
Activity Status Restricted Discretionary**

Where:

1. This is ancillary to a farming, conservation, residential or Māori purpose activity; and
2. All performance standards for Rule MPZ - R1 are complied with.

Discretion is restricted to:

- a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; or
- b. If there is no Iwi/Papatipu Rūnanga management plan in place for the site⁶⁵
 - i. Number of visitors/workers staying on site;
 - ii. Number of days of use for the accommodation;
 - iii. Management of traffic and parking;
 - iv. Landscape measures;
 - v. Any impacts on the production values of the surrounding land;
 - vi. Effects on visual amenity and rural character; and
 - vii. Methods of water supply and wastewater and stormwater treatment and disposal.

Activity status where compliance not achieved: Discretionary

Notification: Applications for activities under this rule will not be Publicly Notified.⁶⁶

MPZ - R16 Community Facilities not meeting Rule MPZ - R9

Activity Status Restricted Discretionary

Discretion is restricted to:

- a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site; or
- b. If there is no Iwi/Papatipu Rūnanga management plan in place for the site⁶⁷
 - i. Management of access, parking and traffic generation;
 - ii. Hours of operation;
 - iii. Noise management and lighting;
 - iv. Landscape measures.

Activity status where compliance not achieved: N/A

Notification: Applications for activities under this rule will not be Publicly Notified.⁶⁸

~~MPZ - R17 Non-rural Activities not meeting Permitted Activity Standards~~⁶⁹

~~Activity Status Restricted Discretionary~~

~~Where:~~

- ~~1. The maximum floor and yard area for any non-rural activity shall be 100m²; and~~
- ~~2. All performance standards for Rule MPZ - R1 are complied with.~~

~~Discretion is restricted to:~~

- ~~a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site;~~
- ~~b. The extent to which the activity could be undertaken more appropriately in another zone;~~
- ~~c. Bulk and location of buildings;~~
- ~~d. Management of traffic and parking;~~
- ~~e. Management of odour;~~
- ~~f. Landscape measures;~~
- ~~g. Any impacts on the production values of the surrounding land;~~
- ~~h. Effects on visual amenity and rural character; and~~
- ~~i. Methods of water supply, wastewater and stormwater treatment and disposal.~~

~~Activity status where compliance not achieved:~~ Discretionary

MPZ - R18 Buildings and Other Activities in Accordance with an Iwi/Papatipu Rūnanga Management Plan not meeting Rule MPZ - R10

Activity Status Restricted Discretionary

⁶⁴ Ngāi Tahu (S620.290)

⁶⁵ Ngāi Tahu (S620.295)

⁶⁶ Ngāi Tahu (S620.290)

⁶⁷ Ngāi Tahu (S620.295)

⁶⁸ Ngāi Tahu (S620.290)

⁶⁹ WMS Group (S599.141) and Ngāi Tahu (S620.297)

Discretion is restricted to:

- a. Compliance with any Iwi/Papatipu Rūnanga management plan in place for the site;
- b. The extent to which the activity could be undertaken more appropriately in another zone;
- c. Bulk and location of buildings;
- d. Management of traffic and parking;
- e. Management of odour;
- f. Landscape measures;
- g. Any impacts on the production values of the surrounding land;
- h. Effects on visual amenity and rural character; and
- i. Methods of water supply, wastewater and stormwater treatment and disposal.

Activity status where compliance not achieved: N/A

Notification: Applications for activities under this rule will not be Publicly Notified.⁷⁰

Discretionary Activities

MPZ - R19

Agricultural, Pastoral and Horticultural Activities, Conservation and Recreation Activities not meeting Permitted, ~~Controlled~~⁷¹ or Restricted Discretionary Activity Rules

Activity Status Discretionary

Notification:

Applications will always be limited notified to the relevant hapū rūnanga (Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio).

Activity status where compliance not achieved: N/A

MPZ - R20

Rural Industry or Intensive Indoor Primary Production not meeting Permitted or Restricted Discretionary Activity Rules

Activity Status Discretionary

Notification:

Applications will always be limited notified to the relevant hapū rūnanga (Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio).

Activity status where compliance not achieved: N/A

MPZ - R21 ~~Non-rural~~ Conservation and Recreation⁷² activities not meeting Permitted or Restricted Discretionary Activity Rules.

Activity Status Discretionary

Notification:

Applications will always be limited notified to the relevant hapū rūnanga (Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio).

Activity status where compliance not achieved: N/A

MPZ - R22 Minor structures, Fences, Walls and Retaining Walls, and Relocated buildings not meeting Permitted or Restricted Discretionary Rules

Activity Status Discretionary

Notification:

Applications will always be limited notified to the relevant hapū rūnanga (Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio).

Activity status where compliance not achieved: N/A

⁷⁰ Ngāi Tahu (S620.290)

⁷¹ Ngāi Tahu (S620.299)

⁷² Ngāi Tahu (S620.302)

MPZ – RXXX Mineral Extraction not meeting Permitted or Restricted Discretionary Rules.⁷³

Activity Status: Discretionary

Notification:

Applications will always be limited notified to the relevant hapū rūnanga (Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio).

Activity status where compliance not achieved: N/A

Non-complying Activities

MPZ - R23 Residential activities and visitor accommodation activities not meeting Permitted or Restricted Discretionary Rules.

Activity Status Non-complying

Notification:

Applications will always be limited notified to the relevant hapū rūnanga (Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio).

Activity status where compliance not achieved: N/A

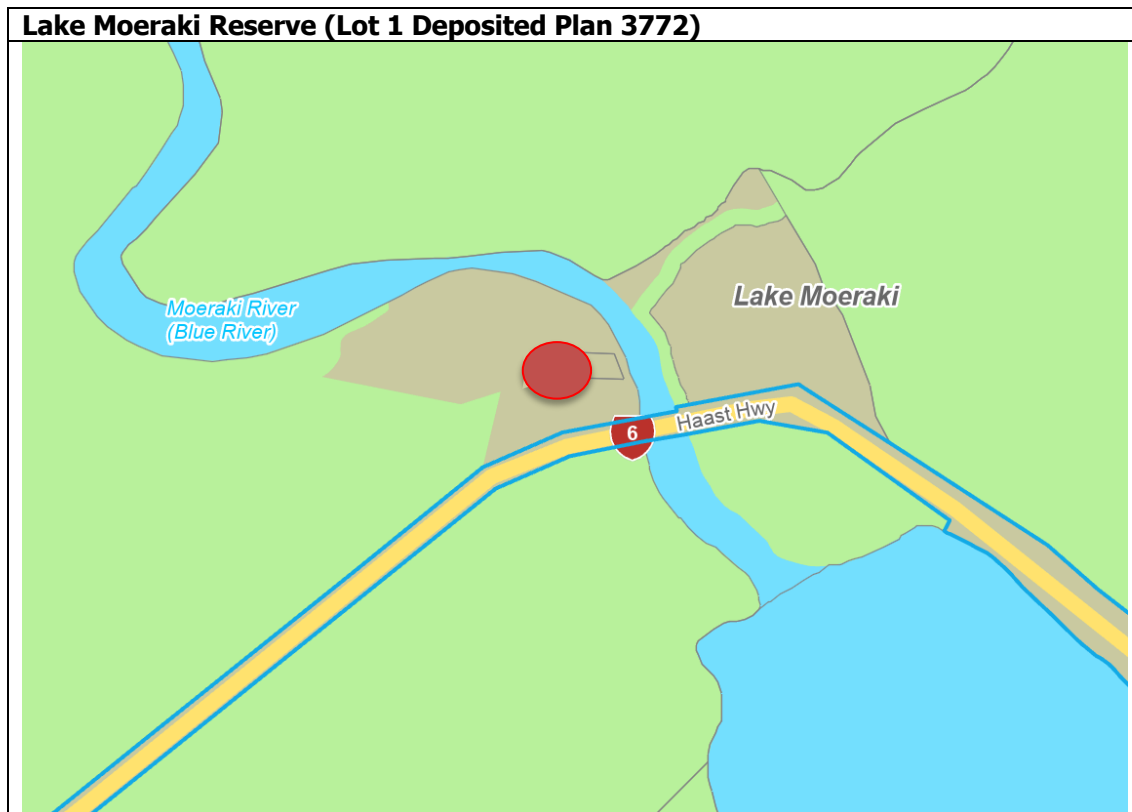
MPZ - R24 Any Activity not provided for in another Rule in the Zone

Activity Status Non-complying

Activity status where compliance not achieved: N/A

Alterations to Planning Maps – Land to be Rezoned Māori Purpose Zone

Rezone the land at Lot 1 Deposited Plan 3772 known as Lake Moeraki Reserve as Māori Purpose Zone.⁷⁴



⁷³ WMS Group (S599.142)

⁷⁴ Ngāi Tahu (S620.305)

PORTZ

Port Zone - Te Takiwā Wāpu

Overview

Westport and Greymouth Ports are the major ports on the West Coast/Te Tai o Poutini and are considered regionally significant infrastructure⁷⁵. They are significant connections to the rest of New Zealand/Aotearoa me Te Waipounamu as well as providing the bases for the West Coast/Te Tai o Poutini fishing fleet.

The PORTZ - Port Zone applies to the two ports and their surrounds and the zone's purpose is to enable the efficient operation and development of the ports and associated land and activities. Flexibility for the ports to develop and adapt is important. The ports have special operational needs and environmental effects and the special purpose zoning is tailored to address those needs and effects. This includes providing for a degree of operational flexibility subject to environmental considerations.

Essentially the PORTZ - Port Zone has been developed as a type of heavy industrial zone, which recognises Port Activities as the major use for the area. It does, however, provide for other types of activities, but recognises that amenity levels within the zone are likely to be unsuitable for some types of development to occur.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District - wide Matters chapters also contain provisions that may be relevant for port activities, including:

- a. **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters** - there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the Port Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.
- b. **Natural Hazards** - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the Port Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards chapter.
- c. **Ecosystems and Biodiversity** – The Ecosystems and Biodiversity chapter contains the provisions around the management of indigenous vegetation, including within the Port Zone⁷⁶.
- d. **Noise** - The Noise Chapter contains noise provisions for activities in the PORTZ - Port Zone.
- e. **Signs** - The Signs Chapter contains the provisions for signs for activities in the PORTZ - Port Zone
- f. **Light** - The Light Chapter contains the provisions for artificial outdoor light, for activities in the PORTZ - Port Zone.
- g. **Subdivision** - The Subdivisions chapter sets out the requirements for subdivision.
- h. **Financial Contributions** - The Financial Contributions chapter sets out the requirements for contributions of costs for activities which impact on local network utility infrastructure.

Port Zone Objectives

PORTZ - O1

Manage the safe and efficient maintenance, operation and upgrading of West Coast/Te Tai o Poutini ports is enabled and to sustain their current and future potential use and development is sustained.⁷⁷

PORTZ - O2

Minimise effects of port activities on areas beyond those used for port activities, including adverse effects on the adjacent coastal marine area.

PORTZ – O3 The West Coast/Te Tai o Poutini Ports are recognised and provided for as regionally significant infrastructure that contribute to the economic and social wellbeing of the region.⁷⁸

PORTZ – O4 The West Coast/Te Tai o Poutini Ports are protected from incompatible land use, subdivision and development that may result in reverse sensitivity effects.⁷⁹

⁷⁵ WMS Group (S599.144)

⁷⁶ Forest and Bird (S560.391, S560.0541)

⁷⁷ WMS Group (S599.145)

⁷⁸ Grey District Council (S608.129)

⁷⁹ Grey District Council (S608.129)

Port Zone Policies

PORTZ - P1

Enable the efficient operation, use and development and recognise the functional and operational needs⁸⁰ of West Coast/Te Tai o Poutini ports ~~by ensuring incompatible activities or developments do not compromise port operations or development of port and maritime facilities.~~⁸¹

PORTZ - P2

Provide for public use and access to areas adjoining West Coast/Te Tai o Poutini ports, for recreational and tourism purposes, provided this does not adversely affect the efficient and safe operation of marine and port activities.

PORTZ - P3

Provide for maintenance and development activities that increase West Coast/Te Tai o Poutini ports' resilience to natural hazards.

PORTZ - P4

Recognise the historic and cultural significance of the West Coast/Te Tai o Poutini ports and make use of opportunities to identify and enhance historic and cultural sites, values and taonga of cultural significance to Poutini Ngāi Tahu.

PORTZ - P5

Work co-operatively with the West Coast Regional Council and the Port Operators to address cross-boundary resource management issues deriving from activities undertaken within port areas.

PORTZ - P6

Impose performance standards on development and land use in the PORTZ - Port Zone that protects the amenity values of the adjacent commercial, residential and rural areas.

PORTZ – P7 Avoid incompatible activities or developments locating in the Port Zone where these could adversely affect the efficient operation or development of the port or result in reverse sensitivity effects arising⁸².

Port Zone Rules

Permitted Activities

PORTZ - R1

Port and Industrial Activities and Buildings

Activity Status Permitted

Where:

1. The maximum building height above ground level is 20m;
2. Maximum site coverage is 80%;
3. Buildings are setback a minimum:
 - a. 5m from road boundaries, the rail corridor and any RESZ - Residential Zone or MUZ - Mixed Use Zone boundary; and
 - b. 10m from State Highways;
4. All external storage and car parking areas shall be screened by a minimum 1.8m high solid⁸³ fence or landscaping so that it is not visible from any adjoining RESZ - Residential Zone boundary or adjoining public place outside of the PORTZ - Port Zone except that landscaping shall not restrict the visibility of vehicle access⁸⁴.

⁸⁰ WMS Group (S599.146)

⁸¹ WMS Group (S599.147), Te Mana Ora (S190.1212) and Grey District Council (S608.809)

⁸² WMS Group (S599.147), Te Mana Ora (S190.1212) and Grey District Council (S608.809)

⁸³ Buller District Council (S538.621)

⁸⁴ Grey District Council (S608.812)

Appendix 1: Recommended Amendments to the Plan

- ~~5. Vibration from any site due to blasting shall not exceed a peak particle velocity of 5mm/sec measured in the frequency range 3-12 Hz at the notional boundary of any noise sensitive activity;⁸⁵~~
- ~~6. Airblast overpressure from blasting shall not exceed a peak sound pressure level of 120 dBC at the notional boundary of any noise sensitive activity;⁸⁶~~
7. There shall be no offensive or objectionable dust nuisance at or beyond the PORTZ - Port Zone boundary as a result of the activity;
- ~~8. No noxious or offensive odour shall be detected beyond the PORTZ - Port Zone boundary that the activity occurs in;⁸⁷~~
9. The area adjoining the road frontage of all sites, and the side boundary of a site that adjoins a RESZ - Residential, OSRZ - Open Space and Recreation Zone or MUZ - Mixed Use Zone, shall contain landscaping with a minimum width of 2 metres which includes planting that will, within two years of being planted, reach a height of 1m, except that this does not apply to any emergency services facility or vehicle access to the site;
10. Stormwater run-off associated with any Port, industrial or commercial activity or building, including earthworks, shall be collected and treated prior to discharge ~~to ensure there are no significant adverse effects on water quality in accordance with the relevant standards of NZS4404:2010⁸⁸,~~
11. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site RESZ – Residential Zone⁸⁹, boundary ~~except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing⁹⁰. This standard does not apply to:~~
 - i. Road boundaries;
 - ii. Buildings on adjoining sites that have a common wall along the boundary;
 - iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
 - iv. Antennas, aerials, satellite dishes (less than 1.2m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and
 - v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.
12. All buildings are connected to network utility services where they are available for water supply, wastewater and stormwater disposal. Where water supply, wastewater or stormwater services are not available then these systems shall be designed and constructed in accordance with the relevant standards of NZS4404:2010⁹¹.

Advice Notes:

1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles.
2. Stormwater facilities that support multiple functions such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.
3. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.⁹²

Activity status where compliance not achieved: Discretionary for standards 1 – 10 and 12, Restricted Discretionary for standard 11

PORTZ - R2 Minor Structures

Activity Status Permitted

Where:

⁸⁵ Grey District Council (S608.132)

⁸⁶ Grey District Council (S608.132) and Buller District Council (S538.621)

⁸⁷ Grey District Council (S608.132) and Buller District Council (S538.621)

⁸⁸ Grey District Council (S608.812)

⁸⁹ WMS Group (S599.150)

⁹⁰ Buller District Council (S538.621)

⁹¹ Grey District Council (S608.812)

⁹² Buller District Council (S538.621)

Appendix 1: Recommended Amendments to the Plan

- ~~1. All performance standards for Rule PORTZ - R1 are complied with except that compliance with standard 3 (setbacks) is not required;⁹³~~
2. Masts, poles, aerials and pou whenua must not exceed 7m in height;
3. Any antenna dish must be less than 1m in diameter and not project more than 3.5m above the highest point of any building they are attached to;
- ~~4. Any ornamental structure must not exceed 2.4 m in height; and~~
- ~~5. Any other structure must not exceed 10m² and 2m in height.⁹⁴~~

Activity status where compliance not achieved:

Restricted Discretionary

PORTZ - R3 Fences, Walls and Retaining Walls

Activity Status Permitted

Where:

1. Fences, walls and retaining walls are a maximum 2m height above ground level; and
2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.

Activity status where compliance not achieved:

Restricted Discretionary

PORTZ - R4 Commercial Activities

Activity Status Permitted

Where:

1. All performance standards for Rule PORTZ - R1 are complied with; and
2. Any retail activity shall occupy no more than 250m² or 25% of the Gross Floor Area of all buildings on the same site, whichever is the lesser.

Activity status where compliance not achieved: Controlled

PORTZ - R5 Extension of the Coastal Cycleway

Activity Status Permitted

Where:

1. This is undertaken in accordance with a cycleway extension plan ~~approved~~ certified⁹⁵ by the relevant District Council as not impeding the function of the Port.

Activity status where compliance not achieved: N/A

Controlled Activities

PORTZ - R6 Ancillary Residential Activities

Activity Status Controlled

Where:

1. One ~~single~~⁹⁶ residential unit per site is provided;
2. The residential activity is ancillary to the port, commercial or industrial activity on the site;
- ~~3. The residential activity is located at the rear of the site or above ground level;~~
4. All performance standards for Rule PORTZ - R1 are complied with.

Matters of control are:

- a. Residential unit design;
- b. Residential unit location;
- c. Noise insulation requirements; and
- ~~d. Internal air quality requirements.~~

Advice Note:

1. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 apply as a minimum in this location.

Activity status where compliance not achieved: Non-complying

⁹³ Buller District Council (S538.622)

⁹⁴ Grey District Council (S608.622)

⁹⁵ WMS Group (S599.151)

⁹⁶ Buller District Council (S538.626)

Restricted Discretionary Activities

PORTZ - R7 Port and Industrial Activities and Buildings not meeting PORTZ - R1

Activity Status Restricted Discretionary

Where:

1. The building does not comply with a recession plane as defined in Appendix Two to commence 2.5m above any boundary with a RESZ - Residential Zone projects into the 35-degree recession plane;⁹⁷
2. All other performance standards for Rule PORTZ - R1 are complied with; and
3. ~~Rules NOISE - R8 and LIGHT - R2 are complied with.~~

Discretion is restricted to:

- a. Design, height, bulk and location of buildings;
- ~~b. Design and location of parking and access; Whether the activity has a functional or operational need to be located within the recession plane; and~~
- c. Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and
- d. Landscape measures; and
- e. Effects on Poutini Ngāi Tahu values⁹⁸

Activity status where compliance not achieved: Discretionary

PORTZ - R8 Minor Structures not meeting Rule PORTZ - R2

Activity Status Restricted Discretionary

Where:

1. ~~Performance standards 1-10 for Rule PORTZ - R1 are complied with.~~⁹⁹

Discretion is restricted to:

- a. Design and location of structures; and
- b. Landscape measures; and
- c. Effects on Poutini Ngāi Tahu values¹⁰⁰

Activity status where compliance not achieved: Discretionary N/A

PORTZ - R9 Fences, Walls and Retaining Walls not meeting Rule PORTZ - R3

Activity Status Restricted Discretionary

Discretion is restricted to:

- a. Design and location of structures; and
- b. Landscape measures; and
- c. Effects on Poutini Ngāi Tahu values¹⁰¹

Activity status where compliance not achieved: N/A

Discretionary Activities

~~**PORTZ - R10 Minor Structures, Fences and Walls not meeting Permitted, Controlled or Restricted Discretionary Activity Standards**~~

~~**Activity Status Discretionary**~~

~~**Activity status where compliance not achieved:** N/A¹⁰²~~

PORTZ - R11 Port and Industrial Activities and Buildings not meeting Permitted, Controlled or Restricted Discretionary Activity Standards

Activity Status Discretionary

Advice Note: When assessing applications for resource consent under this rule, where relevant, objectives and policies of the Hazardous Substances chapter should be considered.

Activity status where compliance not achieved: N/A

⁹⁷ WMS Group (S599.152)

⁹⁸ Ngāi Tahu (S620.306)

⁹⁹ Grey District Council (S608.136)

¹⁰⁰ Ngāi Tahu (S620.306)

¹⁰¹ Ngāi Tahu (S620.306)

¹⁰² Grey District Council (S608.138)

Non-complying Activities

PORTZ - R12 Any Activity Not Provided for in Another Rule in the Zone

Activity Status Non-complying

Activity status where compliance not achieved: N/A

STADZ

Stadium Zone - Te Takiwā Hākinakina

Overview

The STADZ - Stadium Zone applies to the two major stadium facilities on the West Coast/Te Tai o Poutini - the Pulse Energy Events Centre in Westport and the Westland Recreation Centre in Greymouth. These two large facilities have multiple uses with a range of activities. Therefore, the flexibility to develop and adapt these facilities is important.

The intention of the STADZ - Stadium Zone is that the stadia will continue to be used for this purpose, together with other complementary activities. It is not anticipated that land use at the sites will change fundamentally.

The stadia and their associated activities have the potential for visual, noise, lighting/glare and traffic effects that may impact on surrounding land uses. The effects of activities within the area must be carefully managed to ensure that there are minimal adverse impacts on the rest of the community. Activities permitted within the STADZ - Stadium Zone are limited to those clearly associated with the operation and function of the stadium, or that make use of the stadium facility itself.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District - wide Matters chapters also contain provisions that may be relevant for stadium activities, including:

- a. **Noise** - The Noise Chapter contains noise provisions for activities in the STADZ - Stadium Zone.
- b. **Signs** - The Signs Chapter contains the provisions for signs for activities in the STADZ - Stadium Zone.
- c. **Light** - The Light Chapter contains the provisions for artificial outdoor light, for activities in the STADZ - Stadium Zone.
- d. **Natural Hazards** - The Natural Hazards Chapter contains provisions in relation to flood susceptibility which may be relevant in particular to the Pulse Energy Events Centre.
- e. **Ecosystems and Biodiversity** - The Ecosystems and Biodiversity chapter contains the provisions around the management of indigenous vegetation, including within the Stadium Zone.¹⁰³

Stadium Zone Objectives

STADZ- 01

To enable efficient and effective operation of the stadia stadiums¹⁰⁴ in the STADZ - Stadium Zone.

STADZ- 02

Land use development and activities are designed and operated to:

- a. Provide a good standard of on-site amenity for visitors; and
- b. Maintain and enhance the amenity of surrounding areas as far as is practicable.

Stadium Zone Policies

STADZ - P1

Provide for activities ancillary to the stadium function:

- a. Which support the efficient and effective operation of the stadium; and
- b. Are not more appropriately located in another zone.

STADZ - P2

Provide for flexibility of use of the stadia stadiums¹⁰⁵, recognising a range of uses are likely to be needed to support financial viability but avoiding residential and industrial activities.

¹⁰³ Forest and Bird (S560.391, S560.0541)

¹⁰⁴ Grey District Council (S608.815)

¹⁰⁵ Grey District Council (S608.816)

STADZ - P3

Require land use activities and development to be designed and operated to ensure that adverse effects of noise and light¹⁰⁶ on the amenity of adjacent residential areas are minimised.

Stadium Zone Rules

Permitted Activities

STADZ - R1 Stadium Activity

Activity Status Permitted

Where:

1. The maximum height above ground level is 15 metres. This height limit does not include:
 - a. Solar water heating components, antennas, aerials, flues, chimneys, satellite dishes (less than 1m in diameter), hydro slides and architectural features (e.g. finials, spires) that do not exceed the height by more than 1m;
2. The maximum building length is 20m where this abuts a RESZ - Residential Zone;
3. All outdoor rubbish and collection areas must be fully screened with a fence that is 1.8m in height measured from ground level so that it is not visible from any adjoining residential zone boundary;
4. Any building or structure including car parking areas, outdoor storage and rubbish collection areas must be set back:
 - a. 3m from any RESZ - Residential Zone or OSZ - Open Space Zone; and
 - b. 3m from the road boundary;
5. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary ~~except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.~~ This standard does not apply to:
 - a. Road boundaries;
 - b. Buildings on adjoining sites that have a common wall along the boundary;
 - c. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
 - d. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically;
 - e. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.

Advice Note:

1. The Westport Pulse Energy Events Centre is within the Westport Hazard Overlay. Refer to the Natural Hazards Chapter for relevant finished floor height requirements.
2. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.

Activity status where compliance not achieved: Restricted Discretionary

STADZ - R2 Minor Structures

Activity Status Permitted

Where:

3. All performance standards for Rule STADZ - R1 are complied with;
4. Masts, poles, aerials and pou whenua must not exceed 7m in height;
5. Any antenna dish must be less than 1m in diameter;
6. Any ornamental or garden structure must not exceed 2.4 m in height; and
7. Any other structure must not exceed 10m² and 2m in height.

Activity status where compliance not achieved: Restricted Discretionary

STADZ - R3 Fences Walls and Retaining Walls

Activity Status Permitted

Where:

3. Fences, walls and retaining walls are a maximum 2m height above ground level.

Activity status where compliance not achieved: Restricted Discretionary

¹⁰⁶ Buller Conservation Group (S552.200) and Frida Inta (S553.200)

STADZ - R4 Relocated Buildings

Activity Status Permitted

Where:

2. All performance standards for Rule STADZ - R1 are complied with;
3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a 12 month period;
4. The building shall be located on permanent foundations approved by building consent no later than 2 months of the building being moved to the site; and
5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated building shall be completed within 12 months of the building being delivered to the site. This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

Advice Note: The Westport Pulse Energy Events Centre is within the Westport Hazard Overlay. Refer to the Natural Hazards Chapter for relevant finished floor height requirements.

Activity status where compliance not achieved: Restricted Discretionary

Restricted Discretionary Activities

STADZ - R5 Stadium Activities, Minor Structures, Fences, Walls, Retaining Walls and Relocated Buildings not meeting Permitted Activity standards

Activity Status Restricted Discretionary

Discretion is restricted to:

5. Design, size, height and location of buildings, structures and facilities;
6. Screening, planting and landscape measures;
7. Shading and privacy impacts on neighbouring properties;
8. Any adverse effects on the streetscape;
9. Any adverse effects on the amenity of neighbouring properties;
10. Geotechnical and drainage requirements; and
11. The extent to which the infringement is necessary due to the shape, natural or physical features of the site.

Activity status where compliance not achieved: N/A

Non-complying Activities

STADZ - R6 Residential buildings and activities

Activity Status Non-complying

Activity status where compliance not achieved: N/A

STADZ - R7 Industrial activities

Activity Status Non-complying

Activity status where compliance not achieved: N/A

STADZ - R8 Any Activity Not Provided for in Another Rule in the Zone

Activity Status Non-complying

Activity status where compliance not achieved: N/A

SVZ

Scenic Visitor Zone - Te Takiwā Manuhuru Tirotiro Taiao

Overview

This zone recognises the unique tourism and scenic qualities of the commercial areas of Fox Glacier/Weheka, Franz Josef/Waiiau and Punakaiki townships.

These three areas sit adjacent to the Tai Poutini/Westland National Park, and Paparoa National Park respectively. They are located in areas of spectacular natural and cultural value, and development needs to respect the qualities of the environment in which they are located.

Appendix 1: Recommended Amendments to the Plan

Because of their spectacular locations, these townships are among the most visited in the country, and form key tourism and visitor infrastructure for the West Coast/Te Tai o Poutini.

In the case of the glacier towns of Franz Josef/Waiau and Fox Glacier/Weheka, tourism numbers have reached as high as 750,000 per annum (6000 people per day), with 450,000 people per annum visiting Punakaiki. The communities themselves, however, are home to a few hundred people, so the main focus of the commercial areas is supporting visitor activity.

Alongside their scenic locations, these three townships are all threatened by significant natural hazards - coastal erosion and rockfall at Punakaiki, flooding and the Alpine Fault at Fox Glacier/Weheka and Franz Josef/Waiau. Climate change may also threaten these natural features/. As part of the development of these areas over time, Te Tai o Poutini Plan seeks to increase the respective townships resilience to natural hazards. At Franz Josef/Waiau, where the Alpine Fault crosses through the centre of the township, and the Waiho River also poses a significant threat, development away from the faultline and river is supported by the Plan. This includes through changes in zoning provisions, as well as the natural hazards provisions in the Natural Hazards chapter.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District-wide Matters chapters also contain provisions that may be relevant for activities in the SVZ - Special Visitor Zone, including:

- ~~a. **Overlay Chapters** – the Overlay Chapters have provisions in relation to historic heritage; notable trees; sites and areas of significance to Māori; biodiversity; landscape; riparian areas; natural hazards; and the coastal environment. Where an activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply.¹⁰⁷~~
- b. **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters** - there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the Scenic Visitor Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.
- c. **Natural Hazards** - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the Scenic Visitor Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards chapter.
- d. **Natural Character and Margins of Waterbodies** -in some locations areas of Scenic Visitor Zone may extend into the riparian margins of waterbodies. The Natural Character and Margins of Waterbodies Chapter contains provisions on how these areas must be managed.
- e. **Ecosystems and Biodiversity** – The Ecosystems and Biodiversity chapter contains the provisions around the management of indigenous vegetation, including within the Māori Purpose Zone. These are in addition to the specific provisions in Rules SVZ – R1 and SVZ – R5 in relation to vegetation clearance in the Punakaiki Scenic Visitor Zone.
- f. **Coastal Environment** - where activities occur within the coastal environment, including areas of high or outstanding coastal natural character, the Coastal Environment chapter contains provisions for activities within these areas
- g. **Subdivision** - The Subdivision chapter sets out the requirements for subdivision activities in the SVZ - Scenic Visitor Zone.
- h. **Financial Contributions** - The Financial Contributions chapter sets out the requirements for contributions of costs for activities which impact on the local network utility operators.

Scenic Visitor Zone Objectives

SVZ - 01

To provide for community and visitor needs in the Fox Glacier/Weheka, Franz Josef/Waiau and Punakaiki townships in a way that delivers protection of the unique values that attracts visitors and benefits the local and regional economies and communities.

SVZ - 02

¹⁰⁷ Forest and Bird (S560.391, S560.0541)

Appendix 1: Recommended Amendments to the Plan

To support the expansion of the Fox Glacier/Weheka and Franz Josef/Waiiau townships into areas of lower risk from natural hazards and to reduce the risk where existing development is located in high-risk natural hazard locations.

Also the Strategic Objectives and Policies

Scenic Visitor Zone Policies

SVZ - P1

Provide for growth and change to the Fox Glacier/Weheka, Franz Josef/Waiiau and Punakaiki townships that:

- a. Supports the long-term viability of the commercial areas and the communities that support them;
- b. Recognises the unique scenic qualities of the environments and does not compromise the dominance of the natural landscape setting in which the townships are located; and
- c. Avoids locating further development in areas at greatest risk from significant natural hazards.

SVZ - P2

Provide for new commercial development areas beyond the current Fox Glacier/Weheka and Franz Josef/Waiiau centres where these are at lower risk from natural hazards and avoid areas of high hazard risk.

SVZ - P3

Recognise the significance of the three townships to the wider visitor economy of the West Coast/Te Tai o Poutini and enable the further development of these areas as world class visitor destinations.

SVZ - P4

Support the development of appropriate tourism and visitor businesses such as visitor accommodation, visitor attractions, worker accommodation¹⁰⁸ and tourism support facilities that relate to the scenic and built¹⁰⁹ environment in which they are located.

SVZ - P5

Within the SVZ - Scenic Visitor Zone ensure:

- a. Sufficient sewerage, stormwater, water supply, refuse disposal, roading, footpath, open space and parking infrastructure is provided as part of new development;
- b. Where new wastewater disposal infrastructure is developed, this takes a land-based disposal approach, recognising the importance of natural environment and Poutini Ngāi Tahu values in these locations; and
- c. Industrial activities are avoided.

SVZ - P6

Require high quality design outcomes within the SVZ - Scenic Visitor Zone that:

- a. Recognise and respond to the natural character and scenic landscape values of the area;
- b. Have appropriate controls on design and height to protect the landscape, existing built environment¹¹⁰ and natural character values;
- c. Create a safe and vibrant pedestrian environment with continuous verandah coverage in the Main Street Frontage of Fox Glacier/Weheka and Franz Josef/Waiiau;
- d. Recognise and provide for Poutini Ngāi Tahu cultural¹¹¹ values; and
- e. Avoid the significant risks of natural hazards.

SVZ - P7

Implement the Franz Josef/Waiiau Concept Plan and Punakaiki Masterplan to deliver on the long-term aspirations for development in these areas.

Scenic Visitor Zone Rules

Permitted Activities

¹⁰⁸ William McLaughlin (S567.715), Chris & Jan Coll (S558.687), Chris J Coll Surveying Limited (S566.687), Laura Coll McLaughlin (S574.687) and Neil Mouat (S535.075)

¹⁰⁹ Paparoa Track Services (S605.036) and Jane Whyte & Jeff Page (S467.012)

¹¹⁰ Paparoa Track Services (S605.037) and Jane Whyte & Jeff Page (S467.013)

¹¹¹ Ngāi Tahu (S620.309)

SVZ - R1 Commercial, Visitor Accommodation, Residential, Recreational and Conservation Activities and Buildings, Community Facilities and Emergency Service Facilities Activity Status Permitted

Where:

1. Any building or structure is setback a minimum of 3m from any SETZ - Settlement Zone boundary;
2. All external storage and waste management space is screened by landscaping so it is not visible from any adjoining SETZ - Settlement Zone boundary or any adjoining public space;
3. Any residential activity must provide a minimum of 50m² outdoor living space for each residential unit which is separate from any parking and manoeuvring areas;
4. In the Punakaiki SVZ - Scenic Visitor Zone:
 - a. A maximum of 50m² indigenous vegetation clearance occurs as part of the activity;
 - b. Roof colour has a reflectance value of 30% or recessive colours in grey/greens;
 - c. Maximum site coverage is 60%;
 - d. Residential activities are ancillary to a Commercial or Community activity;
5. Maximum building height is:
 - a. 7m in the Punakaiki SVZ - Scenic Visitor Zone; and
 - b. 10m in the Franz Josef/Waiiau and Fox Glacier/Weheka SVZ - Scenic Visitor Zone except that hose drying towers associated with Emergency Service Facilities are exempt from this standard;
6. In the Franz Josef/Waiiau and Fox Glacier/Weheka SVZ - Scenic Visitor Zone:
 - a. Building roof pitch is between 8-35 degrees;
 - b. Roof colour has a reflectance value of 30% or recessive colours in grey/greens;
 - c. Buildings are clad in wood, plaster stone and/or profile metal sidings;
 - d. Accessory buildings are in the style, appearance and materials of the principal building;
 - e. Residential unit density is a minimum of 1 unit per 200m² net site area;
 - f. Maximum building coverage is:
 - i. 80%; except
 - ii. 100% for sites in the Franz Josef/Waiiau Main Street Frontage area;
 - g. Except in the Franz Josef/Waiiau Main Street Frontage area, a minimum 10% of the indigenous vegetation is retained on any site;
7. All buildings in the Franz Josef/Waiiau Main Street Frontage area:
 - a. Are located on the front boundary of the site with no setback from the street boundary except that a recess of up to 0.5m within the facade of the building is permitted;
 - b. Have a cantilevered continuous verandah to cover the full width of the footpath;
 - c. Have 50% of the ground floor facade devoted to display windows or 75% of its height for at least 50% of the ground floor building frontage; and
 - d. Have one public entrance with glazing comprising at least 40% of the doors;
8. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary ~~except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.~~ This standard does not apply to:
 - a. Road boundaries;
 - b. Buildings on adjoining sites that have a common wall along the boundary;
 - c. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
 - d. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or
 - e. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.

Advice Note:

1. Much of Franz Josef/Waiiau is within the Flood Susceptibility Hazard Overlay and/or the Earthquake Hazard Overlay. Refer to the Natural Hazards Chapter for relevant rules that also apply.
2. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council
3. Where a residential building, visitor accommodation or a noise sensitive activity is located within:
 - a. 80m of a State Highway with a speed limit of 70kph or greater; or
 - b. 40m of a State Highway with a speed limit of less than 70kph; or
 - c. The 50 dBA Noise Contour boundary of Franz Josef Heliport.

Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.

Appendix 1: Recommended Amendments to the Plan

4. The provisions this rule in relation to indigenous vegetation clearance in the Punakaiki Scenic Visitor Zone are in addition to the requirements in the Ecosystems and Biodiversity Chapter.¹¹²

Activity status where compliance not achieved: Restricted Discretionary where standard 2,¹¹³ 3, or 4 or 8¹¹⁴ is not complied with
Discretionary where standards 1—2 and 5 - 9 are not complied with.

SVZ - R2 Minor Structures

Activity Status Permitted

Where:

1. Masts, poles, aerials and pou whenua must not exceed 7m in height;
2. Any antenna dish must be less than 1m in diameter;
3. Any ornamental structure must not exceed 2.4m in height; and
4. Any other structure must not exceed 10m² and 2m in height.

Activity status where compliance not achieved: Discretionary

SVZ - R3 Fences, Walls and Retaining Walls

Activity Status Permitted

Where:

1. Fences, walls and retaining walls are a maximum 2m height above ground level; and
2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall.

Activity status where compliance not achieved: Discretionary

SVZ - R4 Relocated Buildings

Activity Status Permitted

Where:

1. All standards for Rule SVZ - R1 are complied with;
2. Any relocated building intended for use as a dwelling must have been designed and built to be used as a dwelling;
3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a 12 month period;
4. The building shall be located on permanent foundations approved by building consent no later than 2 months of the building being moved to the site; and
5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

Activity status where compliance not achieved: Discretionary

Restricted Discretionary Activities

SVZ - R5 Commercial, Visitor Accommodation, Residential, Recreational, Conservation Activities and Buildings, Community Facilities and Emergency Service Facilities not Meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. This is in the Punakaiki SVZ - Scenic Visitor Zone; and
2. Indigenous vegetation clearance is proposed as part of the activity; and
3. All other performance standards for Rule SVZ - R1 are complied with.

Discretion is restricted to:

¹¹² Forest and Bird (S560.391, S560.0541)

¹¹³ William McLaughlin (S567.720), Chris & Jan Coll (S558.693), Chris J Coll Surveying Limited (S566.693) and Laura Coll McLaughlin (S574.693)

¹¹⁴ Laura Coll McLaughlin (S574.695), Chris J Coll Surveying Limited (S566.695), Chris & Jan Coll (S558.695) and William McLaughlin (S567.722)

Appendix 1: Recommended Amendments to the Plan

- a. Design, height, bulk and location of buildings and structures;
- b. Carparking, vehicle and pedestrian access;
- c. Extent of indigenous vegetation clearance;
- d. Effects on Poutini Ngāi Tahu Cultural values;
- e. Effects on natural character and landscape values; and
- f. Effects on biodiversity and wildlife values.

Activity status where compliance not achieved: Discretionary

Advice Note: The provisions in this rule in relation to indigenous vegetation clearance in the Punakaiki Scenic Visitor Zone are in addition to the requirements in the Ecosystems and Biodiversity Chapter.¹¹⁵

Discretionary Activities

SVZ - R6 Commercial, Visitor Accommodation, Residential, Recreational, Conservation Activities and Buildings, Community Facilities and Emergency Service Facilities not meeting Permitted or Restricted Discretionary Activity Rules.

Activity Status Discretionary

Activity status where compliance not achieved: N/A

SVZ - R7 Minor Structures, Relocated Buildings, Fences, Walls and Retaining Walls not meeting Permitted Activity Rules

Activity Status Discretionary

Activity status where compliance not achieved: N/A

Non-complying Activities

SVZ - R8 Industrial Activities

Activity Status Non-complying

Activity status where compliance not achieved: N/A

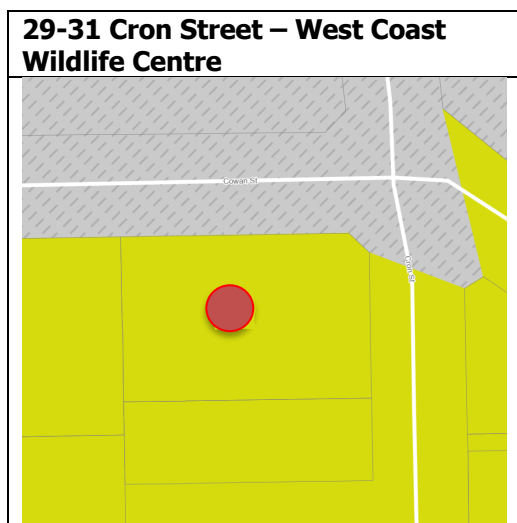
SVZ - R9 Any Activity Not Provided for in Another Rule in the Zone

Activity Status Non-complying

Activity status where compliance not achieved: N/A

Alterations to Planning Maps – Land to be Rezoned Scenic Visitor Zone

Rezone 29-31 Cron Street, Franz Josef as Scenic Visitor Zone¹¹⁶



¹¹⁵ Forest and Bird (S560.391, S560.0541)

¹¹⁶ West Coast Wildlife Centre (S1.001)