IN THE ENVIRONMENT COURT
AT CHRISTCHURCH

I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI

Decision No. [2026] NZEnvC 296

IN THE MATTER	of the Resource Management Act 1991
AND	appeals under clause 14 of the First Schedule of the Act
BETWEEN	BIRCHFIELD COAL MINES LIMITED
	(ENV-2025-CHC-103)
	and others listed in Appendix A
	Appellants
AND	TE TAI O POUTINI PLAN COMMITTEE
	Respondent

Environment Judge K G Reid – sitting alone under s279 of the Act

In Chambers at Christchurch

Date of Consent Order: 20 October 2026

CONSENT ORDER

A: Under s279(1)(b) RMA,[1] the Environment Court, by consent, orders that:

(1) the appeals are allowed to the extent that the changes shown in

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[1] Resource Management Act 1991.

Appendix B are made to the Te Tai o Poutini Plan;

(2) Topic 14: Cross Plan is to remain open; and

(3) the appeals are to remain open.

B: Under s285 RMA, there is no order as to costs.

REASONS

Introduction

[1] This proceeding concerns appeals by Birchfield Coal Mines Limited, Taiko Critical Minerals Limited, Federated Farmers of New Zealand (Federated Farmers), Royal Forest and Bird Protection Society of New Zealand Incorporated (Forest and Bird), WMS Group (HQ) Limited (WMS), Groundswell New Zealand, KiwiRail Holdings Limited (KiwiRail), Buller Conservation Group, Grey District Council, Westpower Limited, Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu, and George and Caryl Coates and Nikau Deer Farm Limited, against the decision of the Te Tai o Poutini Plan Committee on the Te Tai o Poutini Plan (TTPP).

[2] I have read and considered the consent memorandum of the parties dated 7 October 2026 which proposes to resolve some of the appeal points allocated to Topic 14: Cross Plan.

Agreed appeal points

Air Quality

[3] Buller Conservation Group sought that air quality effects be addressed in Part 3 of the TTPP.

[4] The parties agree to add the following wording regarding air quality to the end of the Residential Zones Overview and the Rural Zones Overview:

Air Quality

Discharges to air from indoor and outdoor domestic fires are regulated by the West Coast Regional Council through the Regional Air Plan and are not considered within Te Tai o Poutini Plan.

Currently there are no rules in the Regional Air Plan controlling these discharges. Where these are offensive or injurious to health, these discharges are subject to the Health Act 1956 and District Councils are able to take action in relation to nuisances under that legislation.

Section 145(b) of the Local Government Act 2002 also allows for a district bylaw to regulate indoor and outdoor domestic fires.

[5] The parties note that the Rural Zones Overview is also subject to an appeal point of Birchfield Coal Mines Limited allocated to Topic 18: Mineral Extraction that remains unresolved. As the relief agreed by the parties in relation to Buller Conservation Group's appeal point is discrete, the parties consider that these changes can be agreed by consent at this time but note that further changes to the Rural Zones Overview may occur.

Wastewater treatment facilities

[6] Federated Farmers sought amendments to the TTPP to ensure various different terms for wastewater treatment facilities were replaced with the defined term "wastewater treatment facilities" in CMUZ-P12, GRUZ-R1, SETZ-R2, GRZ-R1, GRUZ- PREC1, SASM-R17, RESZ-P16 and policy RURZ-P18.

[7] The parties agree to the following amendments to provisions as sought by Federated Farmers:

(a) amend GRUZ-R1 to delete "community" from in front of "wastewater treatment facility" in clause (9);
(b) amend SETZ-R2 to delete "community" from in front of "wastewater treatment facility" in clause (4iv);
(c) amend GRZ-R1 to refer to any designated wastewater treatment

"facility" rather than "plant" in clause (10ii);

(d) amend GRUZ – PREC1 – P1 to refer to "wastewater treatment facilities" rather than "wastewater treatment infrastructure" in clause (2);

(e) amend the title of SASM-R17 to refer to "wastewater treatment facilities" rather than "wastewater treatment plants";

(f) amend RESZ-P16 to refer to "wastewater treatment facilities" rather than "wastewater treatment plants" in clause (e); and

(g) amend RURZ-P18 to refer to "wastewater treatment facilities" rather than "wastewater treatment plants".

[8] The parties also agree to the following consequential amendments to ensure the consistent use of "wastewater treatment facilities":

(a) amend the definition of 'wastewater treatment facilities' to replace "or" with "of" and to include "wastewater systems" after "domestic septic tank/onsite";

(b) amend the title of INF-R18 to refer to "Wastewater Treatment Facilities" rather than "Wastewater Treatment Facility"; and

(c) amend the title of INF-R21 to refer to "Wastewater Treatment Facilities" rather than "Wastewater treatment facility".

[9] The parties note the certain provisions relevant to this appeal point are subject to other unresolved appeal points.[2] The parties agree that Federated Farmers' appeal point on "wastewater treatment facilities" can be resolved in relation to these provisions as the changes agreed as part of Topic 14 mediation do not conflict with the changes sought in the unresolved appeal points. The parties acknowledge that while this appeal point can be resolved as part of this consent order, the provisions that remain subject to appeal cannot be resolved in

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2 GRUZ-R1, SETZ-R2, GRZ-R1.

their entirety until all appeal points have been resolved or withdrawn.

Site Coverage

[10] Grey District Council sought removal of the definition of "Site Coverage" and replacement of all references to "Site Coverage" throughout the TTPP to "Building Coverage" in:

(a) GRZ-R1;
(b) GRZ-R16;
(c) GRZ-R17;
(d) LLRZ-R1;
(e) LLRZ-R14;
(f) MRZ-R1;
(g) MRZ-R11;
(h) NCZ-R1;
(i) NCZ-R7;
(j) NCZ-R13;
(k) GIZ-R1;
(l) LIZ-R1;
(m) RLZ-R1;
(n) SETZ-R2;
(o) MPZ-R1; and
(p) PORTZ-R1.

[11] The parties agree to replace "Site Coverage" with "Building Coverage" in the provisions above as sought by Grey District Council, apart from NCZ-R7 which does not include this term. Relief is not pursued by Grey District Council on NCZ-R7 on that basis.

[12] The parties also agree the following consequential amendments are needed in relation to this appeal point:

(a) deletion of the definition of "Site Coverage" and insertion of a definition of "Building Coverage";
(b) replace "Site Coverage" with "Building Coverage" in GRZ-R18; and
(c) replace "Site Coverage" with "Building Coverage" in SVZ-R1.

[13] As alternate relief, Grey District Council sought that the percentages of "Site Coverage" in all residential and settlement zones be increased to 70%. Grey District Council agrees that as the primary relief sought has been resolved it will no longer pursue this alternative relief.

[14] The parties note that certain provisions relevant to this appeal point are subject to other unresolved appeal points.[3] The parties agree that Grey District Council's appeal point on "Site Coverage" can be resolved in relation to these provisions, as the changes agreed as part of Topic 14 mediation do not conflict with the changes sought in the unresolved appeal points. The parties acknowledge that while this appeal point can be resolved as part of this consent document, the provisions that remain subject to appeal cannot be resolved in their entirety until all appeal points have been resolved or withdrawn.

PORTZ – R1

[15] WMS sought amendments to PORTZ – R1, including in relation to the building setback from the "rail corridor" in clause 3.

[16] The parties agree that PORTZ – R1 clause 3(i) can be amended to delete "the rail corridor".

[17] The other parts of WMS' relief on PORTZ – R1 were agreed by the relevant parties during mediation of Topic 6: Port Zone.

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3 GRZ-R1, MRZ-R1, NCZ-R1, NCZ-R13, GIZ-R1, LIZ-R1, RLZ-R1, SETZ-R2, SVZ-R1.

[18] WMS sought that PORTZ – R1 be retained as notified in the TTPP, incorporating changes requested by WMS in its original submission, which included deleting standard 4 in relation to screening and standard 7 in relation to stormwater runoff and amending standard 6 to only relate to RESZ zone boundaries.

[19] Rather than delete standard 4, the parties agree to amend standard 4 to delete "landscaping shall not restrict the visibility of vehicle access" and replace this with "this does not apply to any emergency services facility or vehicle access to the site".

[20] The parties agree to delete standards 5 and 7 to achieve consistency with the equivalent rules for other industrial zones.

[21] WMS agreed not to pursue the amendment of standard 6.

[22] As all appeal points on PORTZ – R1 have now been resolved, the parties seek that all the agreed changes to PORTZ – R1 (including the changes agreed at mediation for Topic 6) are now made.

Overview Sections

[23] Forest and Bird sought that within all Chapter Overview sections under the heading "Other relevant Te Tai o Poutini Plan provisions" where Overlay Chapters include "Ecosystems and Indigenous Biodiversity", also add the "Ecosystems and Indigenous Biodiversity chapter" under the "General District Wide Matters" heading.

[24] The parties to this appeal point agree the following amendments to Overview sections:

(a) amend the Infrastructure Chapter Overview by deleting "Where an infrastructure activity is located within an overlay area (as identified

in the planning maps) then the relevant overlay provisions apply." Insert "the Overlay provisions apply to Infrastructure.";

(b) amend the Transport Chapter Overview by deleting "Where a transport activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply." Insert "The Overlay provisions apply to transport activities."; and

(c) amend the Temporary Activities Overview by deleting "Where temporary activities are located within an overlay area (as identified in the planning maps) then the relevant overlay chapter provisions apply." Insert "The Overlay provisions apply to Temporary Activities."

[25] The parties to this appeal point agree that the following consequential amendments to the General Industrial Zone Overview and the Light Industrial Zone Overview are necessary:

(a) amend the General Industrial Zone Overview and the Light Industrial Zone Overview by adding "Ecosystems and Biodiversity – the Ecosystems and Indigenous Biodiversity Chapter contains the provisions around the management of indigenous vegetation, including those which may be relevant to activities in Industrial Zones."

[26] The parties note the following provisions relevant to this appeal point are subject to other appeal points, as follows:

(a) Infrastructure Overview: Forest and Bird appealed against the Infrastructure Overview in two appeal points allocated to Topic 22: Infrastructure. As part of mediation of Topic 22, Forest and Bird agreed to withdraw their appeal points on the Overview. This means that there are no other outstanding appeal points on the Infrastructure Overview;

(b) Transport Overview: Forest and Bird appealed against Transport Overview in an appeal point allocated to Topic 23: Transport. Forest and Bird withdrew this appeal point. This means there are no other outstanding appeal points on the Transport Overview; and

(c) Temporary Activities Overview: Westpower appealed against this part of the plan in an appeal point allocated to Topic 10: Temporary Activities. The parties reached agreement on this appeal point as part of mediation. On 22 September 2026, the court ordered, by consent, that the changes agreed in relation to Westpower's appeal point be made to the Temporary Activities Overview. These changes do not conflict with the changes agreed to the Temporary Activities Overview as part of mediation of Topic 14.

Mapping identification of Special Purpose Zones

[27] Forest and Bird sought differentiation of Special Purpose Zones in mapping by adding texture, such as hatching or lines.

[28] The TTPP Committee agrees to improve the differentiation of these zones as far as practicable when the final mapping is done. This resolves this appeal point and no changes to the TTPP are sought as a result.

OSZ – R18

[29] Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu sought the consistent use of "Poutini Ngāi Tahu values" throughout the plan and any consequential changes. Changes to the TTPP on the basis of this appeal point have already been agreed, as they have arisen in other mediations.

[30] As a result of agreement being reached at previous mediations, the only remaining provision under this appeal point is OSZ – R18. The parties agree to delete "cultural" values in e. and add "Poutini Ngāi Tahu" values.

[31] The parties note that OSZ – R18 is also subject to an appeal by Federated Farmers in relation to the use of the term "agricultural, pastoral and horticultural activities" which seeks changes to the title of OSZ – R18 (allocated to Topic 25: Open Space and Recreation Zones). As the changes sought by Federated Farmers do not conflict with the changes to OSZ – R18 agreed as part of mediation on Topic 14, the changes agreed as part of Topic 14 can be made. The parties acknowledge that while this appeal point can be resolved as part of this consent document, the provisions that remain subject to appeal cannot be resolved in their entirety until all appeal points have been resolved or withdrawn.

Withdrawn appeal points

[32] As a result of discussion at mediation, the respective appellants confirmed that they would no longer pursue the following appeal points, which they now agree to withdraw:

(a) Federated Farmers' appeal point on the use of terms describing wastewater treatment facilities in so far as it relates to CMUZ – P12 only; and

(b) Forest and Bird's appeal point on the 'other relevant Te Tai o Poutini Plan provisions' sections of the Overview chapters in so far as it relates to the Earthworks and Natural Hazards chapters only.

[33] For completeness, the parties note that Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu agreed not to pursue the appeal points on the use of Aotearoa and dual names, as these appeal points were resolved by clause 16 minor corrections. These appeal points were withdrawn by Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu on 4 September 2026.

Agreed appeal points that cannot be resolved at this time

[34] As a result of mediation, the parties reached agreement on some appeal

points that cannot be resolved by consent at this stage, as the provisions to which they relate are subject to other appeals still to be mediated or are subject to other appeal points that remain unresolved as a result of mediation, and the relief sought in the unresolved appeal points may conflict with the agreement reached as part of mediation of this topic.

[35] In its appeal, Forest and Bird sought that within all Chapter Overview sections under the heading "Other relevant Te Tai o Poutini Plan provisions" where Overlay Chapters include "Ecosystems and Indigenous Biodiversity" also add the "Ecosystems and Indigenous Biodiversity chapter", under the "General District Wide Matters" heading.

[36] The parties to this appeal point agree to make changes to relevant Overview sections, discussed above. The agreed changes to Overview sections include amending the Energy Chapter Overview by deleting "Where an energy activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply," and insertion of "The Overlay provisions apply to energy activities."

[37] While the parties have reached agreement on this amendment to the Energy Chapter Overview, there are other relevant appeal points allocated to Topic 17: Energy that remain unresolved and where it is not clear that the relief sought will not conflict with the agreement already reached on the Energy Chapter Overview as part of mediation on Topic 14. On that basis, Forest and Bird's appeal point on the Overview section cannot be resolved insofar as it relates to the Energy Chapter Overview at this time.

Other relevant matters

[38] The following have given notice of an intention to become parties under s274 of the RMA:

(a) Bathurst Resources Limited and BT Mining Limited;

(b) Birchfield Coal Mines Limited;

(c) Birchfields Ross Mining Limited;

(d) BRM Developments Limited;

(e) Buller District Council;

(f) Director-General of Conservation;

(g) Federated Farmers of New Zealand Incorporated;

(h) Grey District Council;

(i) Hardie Pacific Limited;

(j) Manawa Energy Limited;

(k) New Zealand Minerals Council;

(l) Ridgeline 3 Investments Limited;

(m) Royal Forest and Bird Protection Society of New Zealand Incorporated;

(n) Russell Robinson;

(o) Tāiko Critical Minerals Limited;

(p) Tasman Mining Limited;

(q) Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu;

(r) Westland District Council; and

(s) Westpower Limited.

[39] The consent memorandum records the parties' assurances that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the Act including, in particular, Pt 2.

[40] No party seeks costs, all parties agreeing that costs should lie where they fall.

Orders

[41] The court makes this order under s279(1) RMA, by consent rather than as a decision or determination on the merits under s297.

[42] The court understands, for present purposes, that all relevant parties to the proceeding have executed the memorandum requesting the orders.

[43] Based on the information provided, the court is satisfied that the orders will promote the purpose of the RMA. Accordingly, the appeal is allowed to the extent that the changes shown in Appendix B are made to the Te Tai o Poutini Plan.





K G Reid
Environment Judge

Appendix A – List of Appellants and s274 parties

Appellants

ENV-2025-CHC-000103	Birchfield Coal Mines Limited
ENV-2025-CHC-000108	Tāiko Critical Minerals Limited
ENV-2025-CHC-000110	Federated Farmers of New Zealand Incorporated
ENV-2025-CHC-000117	Royal Forest and Bird Protection Society of New Zealand Incorporated
ENV-2025-CHC-000118	WMS Group (HQ) Limited
ENV-2025-CHC-000122	Groundswell New Zealand
ENV-2025-CHC-000124	KiwiRail Holdings Limited
ENV-2025-CHC-000125	Buller Conservation Group
ENV-2025-CHC-000130	Grey District Council
ENV-2025-CHC-000133	Westpower Limited
ENV-2025-CHC-000134	Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu
ENV-2025-CHC-000136	Coates & others

Section 274 parties

Bathurst Resources Limited and BT Mining Limited Birchfield Coal Mines Limited

Birchfields Ross Mining Limited

BRM Developments Limited

Buller District Council

Director-General of Conservation

Federated Farmers of New Zealand Incorporated

Grey District Council

Hardie Pacific Limited

Manawa Energy Limited

New Zealand Minerals Council

Ridgeline 3 Investments Limited

Royal Forest and Bird Protection Society of New Zealand Incorporated

Russell Robinson

Tāiko Critical Minerals Limited

Tasman Mining Limited

Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu

Westland District Council

Westpower Limited



Appendix B – Changes to the TTPP

Where provisions are amended, additions are shown in underline and deletions are shown in ~~strikethrough~~.

Amend the Residential Zones Overview to read:

RESZ Residential Zones - Objectives and Policies

Ngā Takiwā Noho - Ngā Whāinga me ngā Kaupapa Here

Overview

The RESZ - Residential Zones of Te Tai o Poutini/the West Coast towns are where more than half of Te Tai o Poutini/the West Coast community live. As such they are an important built environment and form the locations of the main urban areas.

There are three residential zones in the Plan - the GRZ - General Residential Zone, the MRZ - Medium Density Residential Zone and the LLRZ - Large Lot Residential Zone.

- The GRZ - General Residential Zone is found in the four main towns on Te Tai o Poutini/the West Coast and is expected to be fully serviced by water supply, wastewater and stormwater infrastructure.
- The LLRZ Large Lot Residential Zone covers areas on the edges of the main towns which are serviced by water supply, wastewater and stormwater infrastructure - but where there are constraints in infrastructure capacity or service availability, or different character which means that a larger lot size is required.
- The MRZ - Medium Density Residential Zone is found in Hokitika and Māwhera/Greymouth in areas identified for intensification of housing stock, where housing styles such as terraces and apartments are appropriate.

Air Quality

Discharges to air from indoor and outdoor domestic fires are regulated by the West Coast Regional Council through the Regional Air Plan and are not considered within Te Tai o Poutini Plan.

Currently there are no rules in the Regional Air Plan controlling these discharges. Where these are offensive or injurious to health, these discharges are subject to the Health Act 1956 and District Councils are able to take action in relation to nuisances under that legislation. Section 145(b) of the Local Government Act 2002 also allows for a district bylaw to regulate indoor and outdoor domestic fires.

Amend the Rural Zones Overview to read:

RURZ Rural Zones - Objectives and Policies -

Ngā Whāinga me ngā Kaupapa Here

Overview

Rural areas represent the majority of private land within theTe Tai o Poutini/the West Coast. They are working environments – with farming, mining, tourism, horticulture, and forestry being undertaken alongside a number of smaller industries. They contain indigenous bush, rivers, wetlands, habitats of indigenous flora and fauna, renewable electricity generation sites and national grid infrastructure. Rural areas are also residential environments – characterised by lower levels of built development and greater separation distance from neighbours.

The rural area is characterised by its open vistas and natural landscapes and features that are of importance to the wider community. Components of the rural area include the coastline, waterbodies, vegetation and the absence of built-up areas.

Small settlements and townships are a significant feature within the rural areas of Te Tai o Poutini/the West Coast, with numerous coastal and inland settlements around the districts. Some of these settlements were once much larger, due to past mining and forestry activities which supported the settlements population. Some are expanding, mainly due to the increase in tourism activities or their proximity to the main centres meaning they are becoming more like commuter areas.

Settlements have a range of characteristics – coastal, historic, bush living and rural. They are often typified by the presence of historic or longstanding industrial uses, although commercial activity is only found in the largest of these places.

Because the Rural areas represent such a large part of Te Tai o Poutini/the West Coast, in addition to the RURZ - Rural Zones Objectives and Policies the Strategic Objectives also provide particularly relevant considerations for the management of these areas.

Key points to note are:

- The strategic direction for LBPP - Land Based Primary Production to maintain productive values and maintain agricultural viability, including through enabling support industries and services;
- Regionally significant infrastructure, and renewable electricity generation activities are provided for in the strategic directions around Climate Change and Resilience, and are necessary activities within Rural zones;
- The importance identified in the strategic direction for MIN - Mineral Extraction in ensuring that new development does not compromise existing mineral extraction activities through reverse sensitivity and recognition that mineral extraction is an accepted and ongoing activity within the rural areas;
- The importance of identifying and protecting unique and important NENV - Natural Environments as well as areas where subdivision use and development can occur;
- Supporting POU - Poutini Ngāi Tahu as kaitiaki, in economic activity around tourism and visitors and in their management of Pounamu and Aotea stone resources;
- The role that the rural areas play in terms of supporting TRM - Tourism as a major economic activity on Te Tai o Poutini/the West Coast.

There are three RURZ - Rural Zones on Te Tai o Poutini/the West Coast - the GRUZ - General Rural Zone, the RLZ - Rural Lifestyle Zone and the SETZ - Settlement Zone.

- The GRUZ - General Rural Zone covers much of the land on the West Coast/Te Tai o Poutini where primary production uses are the major activities. There are two Precincts within the Zone - GRUZ - PREC1 - Community Living Precinct and GRUZ - PREC5 - Highly Productive Land Precinct.
- The SETZ - Settlement Zone covers all the wide range of settlements that are outside of the four main towns throughout

the West Coast/Te Tai o Poutini. Because of the range of conditions within the Settlement Zone there are three Precincts within the Zone - SETZ - PREC2 -Settlement Centre Precinct, SETZ - PREC3 Coastal Settlement Precinct, and SETZ - PREC4 - Rural Residential Precinct.

- The RLZ - Rural Lifestyle Zone is located around the edges of towns and settlements. It includes areas that were predominantly farmed in the past, but have gradually moved out of economic primary production, although they still may have rural activities occurring.

Alongside the RURZ - Rural Zone Policies there is a specific policy for each Precinct.

Note with Regard to Commercial Forestry

There are no specific provisions as relate to commercial forestry within the RURZ - Rural Zone Chapters. This is because commercial forestry is principally regulated by the Resource Management (National Environmental Standard for Commercial Forestry) Regulations 2017. Exceptions to this occur in the Overlay Chapters and where forestry activities are proposed these chapters must be considered.

Air Quality

Discharges to air from indoor and outdoor domestic fires are regulated by the West Coast Regional Council through the Regional Air Plan and are not considered within Te Tai o Poutini Plan.

Currently there are no rules in the Regional Air Plan controlling these discharges. Where these are offensive or injurious to health, these discharges are subject to the Health Act 1956 and District Councils are able to take action in relation to nuisances under that legislation. Section 145(b) of the Local Government Act 2002 also allows for a district bylaw to regulate indoor and outdoor domestic fires.

Amend the definition of Wastewater Treatment Facilities to read:

WASTEWATER TREATMENT FACILITIES	means municipal or community scale facilities for the treatment and disposal ~~or~~ of wastewater, excluding domestic septic tank/on site wastewater systems and dairy shed effluent treatment and disposal facilities.

Amend GRUZ-R1 to read:

GRUZ - R1 Agricultural, Pastoral or Horticultural Activities, and Buildings and structures

Activity Status Permitted

Where:

1. Maximum building or structure height above ground level is:
    i. 10m; except that
    ii. 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;
2. Buildings and structures are setback a minimum of 10m from the road boundary, 5m from the rail designation, 10m from any Settlement Zone boundary, 20m from the State Highway Boundary, and 5m from internal boundaries;
3. 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;
4. Woodlots are not established within:
    i. 10m of the boundary of an adjoining property unless that property is within plantation forest; and
    ii. 40m of a dwelling.
5. Within the Rifle Range Protection Area only buildings that are reasonably necessary for the operation of the Rifle Range or to

carry out Agricultural, Pastoral or Horticultural Activities are established; and

6. 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;
    ii. Beehives must be placed with an obstruction in front of them or be elevated to enable bees to be 2.5m above ground level prior to crossing the site boundary.
7. The maximum ground floor area of any single building is 1000m2 or 500m2 for any residential building;
8. Vehicle crossing standards in Rule TRN - R1 are met; and
9. No building housing sensitive activities shall be located within 150m of a Designated ~~community~~ wastewater treatment facility site boundary.

Advice Notes:

1. If land is used for disposal of effluent or solid waste then there may be rules in the Regional Air Plan and Regional Land and Water Plan administered by West Coast Regional Council.
2. Quarrying activity within the Pounamu and Aotea Management Areas is subject to Rule SASM - R7.

Activity status where compliance not achieved:

Restricted Discretionary for Agricultural, Pastoral or Horticultural buildings not meeting standard 7, otherwise Discretionary

Amend SETZ-R2 to read:

SETZ - R2 Buildings and Sites - Design

Activity Status Permitted

Where:

1. The maximum height above ground level for buildings is:
    i. 10m for residential buildings and Emergency Service Facilities and 7m for accessory buildings; except
    ii. 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;

iii. 7m for buildings in the SETZ - PREC3 - Coastal Settlement Precinct; and

iv. 12m for buildings in the SETZ - PREC2 - Settlement Centre Precinct in the Grey and Westland Districts and 10m in the Buller District;

2. The maximum ~~site~~ building coverage is:
    i. 40%; except
    ii. Maximum ~~site~~ building coverage is 60% in the SETZ - PREC2 - Settlement Centre Precinct
3. The maximum gross ground floor area of any one building
    i. Is 350m2; except
    ii. In the SETZ - PREC3 - Coastal Settlement Precinct the gross ground floor area is a maximum of 200m2 total for all buildings on the site.
4. Buildings are setback from boundaries as follows:
    i. 5m from the road and any GRUZ - General Rural or INZ Industrial Zone boundary, 1.5m from the rail designation, and 1m from internal boundaries; except
    ii. In the SETZ - PREC4 - Rural Residential Precinct all buildings are setback 10m from road boundaries, residential buildings are setback 10m from the internal boundaries and non-residential buildings and accessory buildings are setback 5m from internal boundaries;
    iii. In the SETZ - PREC2 - Settlement Centre Precinct no setback from the road boundary is required where there is a verandah provided over an adjacent footpath; and
    iv. No building housing sensitive activities shall be located within 150m of a designated ~~community~~ wastewater treatment facility site boundary or a designated landfill site boundary.
5. In the Kumara Junction Developments area and Moana North Development area:
    i. A minimum 5m wide buffer strip of indigenous vegetation is to be retained on all boundaries. Native species will be retained or planted to ensure that, at maturity, buildings

will be screened from the road and neighbouring allotments;

ii. A maximum of 2000m2 indigenous vegetation in total is allowed to be cleared from each site; and

iii. Development will be in accordance with the Outline Plan set out in the Development Areas section of the Plan;

iv. In the Moana North Development area:

a. Where indigenous tree species with a diameter of greater than 20cm at breast height are removed, these are replaced in accordance with a Landscape Plan to be developed for the area;

b. No residential or ancillary buildings are to occur within the "No Build" areas identified in the Moana North Development Area Outline Plan in the Development Areas section of the Plan;

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. This standard does not apply to boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or GRUZ General Rural Zone;
7. Vehicle crossing standards in Rule TRN - R1 are met; and
8. Provision shall be made for sufficient water supply and access to water supplies for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

Advice Notes:

1. In relation to indigenous vegetation clearance in Kumara Junction developments and Standard 5. it should be noted that indigenous vegetation clearance provisions in the Ecosystems and Biodiversity Chapter also apply;
2. Where a residential building or noise sensitive activity is located within:

i. The Road Noise Overlay; or

ii. 100m of a Railway Line; or

iii. Between the 55dBLAFMAX and 60dBLAFMAX contours of the Westport Rifle Range Noise Overlay; 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, Haast Airfield or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements set out in 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.
4. The New Zealand Fire Service Firefighting Water Supplies Code of Practice PAS:4509:2008 should be consulted when determining the most appropriate design for firefighting water supply. Fire and Emergency New Zealand is available to assist with this.

Activity status where compliance not achieved:

Discretionary where standards 1-4 are not complied with.

Restricted Discretionary where standards 5-8 are not complied with.

Amend GRZ – R1 to read:

GRZ - R1 Residential Activities and Residential Units and Accessory Buildings

Activity Status Permitted

Where:

1. Residential unit density is no more than:
    i. One unit per 350m2 net site area but within the Buller District there is a maximum of two residential dwellings per allotment; or
    ii. One unit per 300m2 net site area where two or more adjoining sites are developed except within the Buller District this standard does not apply;
2. There is no more than one minor residential unit per site with a maximum size of 65m2;
3. Maximum building height above ground level is:
    i. 10m; except that

ii. 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

4. Buildings are setback a minimum 4.5m from road boundaries, except that a roof overhang may encroach 750mm into the setback distance;
5. Maximum ~~site~~ building coverage is 40%;
6. A minimum of 30m2 of outdoor living space is provided per residential unit and 12m2 per minor residential unit which is separate to the outdoor space for the principal dwelling and excluding any parking and manoeuvring areas and the outdoor living space must have a minimum dimension of 3m;
7. No more than one heavy vehicle is stored on site;
8. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks, and stormwater from the site and is managed in accordance with the relevant standards in NZS4404:2010 Land Development and Subdivision Infrastructure and must not drain to any public road;
9. 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. This standard does not apply to boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or RURZ - Rural Zone;
10. Buildings are setback a minimum of 1.5m from the railway corridor and 1m from all other site boundaries, except that:
    i. Duplexes do not require a setback from the side boundary of the other duplex unit; and
    ii. A setback of 150m is required from the site boundary of any designated wastewater treatment ~~plant~~ facility.
11. In the Moana North Development area:
    i. Development (including vehicle access) will be in accordance with the Outline Plan set out in the Development Plans section of the Plan;
    ii. No residential or ancillary buildings are to occur within the "No - Build" areas identified in the Moana North

Development Area Outline Plan in the Development Areas section of the Plan; and

iii. Landscaping comprising indigenous vegetation is provided within the 10m landscape treatment buffer along the Arnold Valley Road boundary (except for vehicle accesses onto Arnold Valley Road).

Advice Notes:

1. Where a residential building or noise sensitive activity is located within:
   i. The Road Noise Overlay; or
   ii. 100m of a Railway Line; or
   iii. Between the 55dBLAFMAX and 60dBLAFMAX contours of the Westport Rifle Range Noise Overlay; 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 set out in Rule NOISE - R3 will 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 the relevant district council.

Activity status where compliance not achieved:

Discretionary where standards 1 to 8 and 11 are not complied with.

Restricted Discretionary where standards 9 and 10 are not complied with.

Amend GRUZ - PREC1 – P1 to read:

GRUZ - PREC1 - Community Living Precinct Policy

GRUZ - PREC1 - P1

Subdivision, use and development within the GRUZ - PREC1 - Community Living Precinct should:

1. Provide for grouped housing, community infrastructure and other activities with appropriate buffers to avoid impacts on the amenity of surrounding properties and the environment;
2. Minimise any impacts on natural environment values and appropriately locate wastewater treatment facilities ~~infrastructure~~ to avoid adverse effects on water quality;
3. Provide for appropriate expansion and redevelopment of the buildings and activities within the Precinct, allowing for change and growth of the communities within it; and
4. Be undertaken in a planned manner, in accordance with a concept plan agreed with the Grey District Council.

Amend SASM - R17 to read:

SASM - R17 Landfills, new crematoria, hazardous facilities, intensive indoor primary production and wastewater treatment ~~plants~~ facilities on or within 50m of Sites and Areas of Significance to Māori identified in Schedule Three

Activity Status Non-complying

Where:

1. This occurs in any RURZ - Rural Zone, OSRZ - Open Space and Recreation Zone, SPZ - Special Purpose Zone or INZ - Industrial Zone.

Notification: When making notification decisions in relation to this rule, the Council will consult with Poutini Ngāi Tahu.

Advice Note:

Where these activities are proposed in the RESZ - Residential Zones and CMUZ - Commercial and Mixed Use Zones they are not regulated by this rule. Refer relevant zone rules for the status of these activities in these areas.

Activity status where compliance not achieved: N/A

Amend RESZ – P16 to read:

RESZ - P16

Avoid reverse sensitivity effects from residential development adjacent to strategic infrastructure and industrial zones including:

a. Hokitika, Greymouth and Westport Airports;
b. The rail network;
c. The arterial road and State Highway network;
d. The Ports of Westport and Greymouth;
e. Wastewater treatment ~~plants~~ facilities;
f. Landfills;
g. Potable water supply plants
h. Stormwater treatment facilities;
i. The National Grid.

Amend RURZ – P18 to read:

RURZ - P18 There should be sufficient buffers provided from infrastructure such as wastewater treatment ~~plants~~ facilities and land disposal areas, renewable electricity generation activities, electricity transmission and other regionally significant infrastructure and telecommunication and radio communications infrastructure, and water supply catchments to ensure that infrastructure is not compromised by reverse sensitivity effects.

Amend INF – R18 to read:

INF - R18 Community Wastewater Treatment Facilit~~y~~ies in the Community Living Precinct

Activity Status Restricted Discretionary

Where:

1. This is located in accordance with a Concept Plan in Appendix Eight;
2. Disposal of treated effluent is through a land based effluent system.

Discretion is restricted to:

a. The design of the wastewater treatment plant and land based disposal method;
b. Effects on Poutini Ngāi Tahu values within or adjacent to the site;
c. Natural hazards or geotechnical constraints;
d. Effects on natural character, landscape, water quality and ecosystems;
e. Any requirements arising from meeting the **NZS 4404: Code of Practice for Land Development and Subdivision Infrastructure** or the Council Engineering Standards.

Advice Notes:

1. A Discharge Consent under the West Coast Regional Land and Water Plan may also be required.
2. Applicants are encouraged to jointly lodge applications for consent under the Regional Plan and TTPP provisions at the same time to enable efficient processing.

Activity status where compliance not achieved: Discretionary

Amend INF – R21 to read:

INF - R21 New Community Wastewater ~~t~~Treatment ~~f~~Facility~~y~~ies or New Community Reticulated Water Treatment Plant not provided for as a Controlled or Restricted Discretionary Activity

Activity Status Discretionary

Activity status where compliance not achieved: N/A

Delete the Definition of Site Coverage in the Definitions Chapter:

~~**SITE COVERAGE**~~	~~means the proportion of a site that is covered by buildings, decks and paving, including concrete, asphalt, brick, stone and precast concrete slabs.~~

Insert a Definition of Building Coverage in the appropriate alphabetical order in the Definitions Chapter:

BUILDING COVERAGE	means the percentage of the net site area covered by the building footprint.

Amend NCZ – R1 to read:

NCZ - R1 New Buildings, External Additions and Alterations to Existing Buildings

Activity Status Permitted

Where:

1. The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
2. Maximum ~~site~~ building coverage is 60%;
3. The maximum building length is 20m where this abuts a RESZ - Residential Zone;
4. Any building or structure, excluding buildings for residential activities and residential units is set back
    i. 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary;
    ii. 3m from the road boundary; or
    iii. For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone:
        a. 3m on one road boundary; and
        b. 1.5m on the other road boundary;
    iv. 1.5m from the railway designation boundary, excluding accessory buildings and structures;
5. Buildings for residential activities and residential units are set back:
    i. 5m from road boundaries, except that a roof overhang may encroach 750mm into the setback;
    ii. 1m from all other site boundaries, except that Duplexes do not require a setback from the side boundary of the other duplex unit; and

iii. 1.5m from the railway designation boundary, excluding accessory buildings; and

6. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points;
7. No building shall protrude beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ - Residential Zone boundary.

Advice Note:

Where boundary rules 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:

Discretionary where standards 1 and 2 are not complied with.

Restricted Discretionary where standards 3 to 7 are not complied with.

Amend NCZ - R13 to read:

NCZ - R13 Residential Activities and Residential Units not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. The minimum net site area is 200m2;
2. The maximum building height is 10m;
3. Maximum ~~site~~ building coverage is 50%; and
4. All Permitted Activity performance standards for Rules NOISE - R1, - R2, - R3 and - R5, LIGHT - R3 and SIGN - R17 are complied with.

Discretion is restricted to:

a. The extent to which there is sufficient availability and capacity in the water supply, wastewater, stormwater and transport networks to service the development or the need for development of a suitable alternative;

b. Design and location of parking and access;
c. Design and location of buildings and compliance with the Medium Density Housing Design Guidelines in Appendix Three; and
d. Measures to mitigate landscape effects.

Activity status where compliance not achieved: Discretionary

Amend GIZ - R1 to read:

GIZ - R1 New Buildings, External Additions and Alterations to Existing Buildings

Activity Status Permitted

Where:

1. The maximum building height above ground level is 20m;
2. Maximum ~~site~~ building coverage is 80%;
3. Buildings are setback a minimum:
    i. 10m from State Highways; and
    ii. 2m from road boundaries; and
    iii. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor;
4. The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping with a minimum width of 2 metres, of a standard that does not restrict road visibility, or obstruct signage or accessways within the road corridor;
5. No building shall project beyond a building envelope in accordance with Appendix Two to commence 2.5m above any RESZ - Residential, OSRZ - Open Space and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary.

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. Where boundary rules 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

Amend LIZ – R1 to read:

LIZ - R1 New Buildings, External Additions and Alterations to Existing Buildings

Activity Status Permitted

Where:

1. The maximum building height above ground level is 12m;
2. Maximum ~~site~~ building coverage is 65%;
3. Buildings are setback a minimum:
    i. 10m from State Highways; and
    ii. 2m from road boundaries; and
    iii. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor;
4. The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space, SARZ - Sport and Recreation Zone or MUZ - Mixed Use Zone shall contain landscaping as follows:
    i. A minimum width of 2 metres that will, within two years of being planted, reach a minimum height of 1m, provided that lower heights are acceptable where this will otherwise restrict visibility within the State Highway corridor; and
    ii. On sites adjoining a RESZ - Residential Zone shall be planted with species, which at maturity, will provide screening from the adjoining sites; and

iii. The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area.

5. No building shall project beyond a building envelope as defined in Appendix Two to commence 2.5m above any RESZ - Residential, OSZ - Open Space and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary.

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. Where boundary rules 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

Amend GRZ - R16 to read:

GRZ -R16 Development of Medium Density Housing

Activity Status Restricted Discretionary

Where:

1. These do not meet the GRZ - 1 Permitted Activity Standards in relation to any of density, height, setbacks, recession planes and building coverage;
2. All other performance standards for Rules GRZ - R1 are complied with;
3. The minimum density is 150m2 net site area;
4. The maximum height is 12.5m;
5. Within 10 metres of a site boundary that is zoned General Residential the maximum height shall be 10m; and
6. Maximum ~~site~~ building coverage is 50%.

Discretion is restricted to:

a. Number of units;
b. Provision of infrastructure to service the development;
c. Design and location of parking and access;

d. Design and location of buildings;
e. Compliance with the Medium Density Housing Design guidelines in Appendix Three;
f. Measures to mitigate landscape effects; and
g. Acoustic and noise insulation requirements

Activity status where compliance not achieved: Non-complying

Amend GRZ - R17 to read:

GRZ - R17 Papakāinga Developments not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. The minimum residential unit density is 150m2 net site area;
2. The maximum height is 12.5m;
3. Within 10 metres of a site boundary that is zoned General Residential the maximum height shall be 10m; and
4. Maximum ~~site~~ building coverage is 50%.

Discretion is restricted to:

a. Number of units;
b. Provision of infrastructure to service the development;
c. Design and location of parking and access;
d. Design and location of buildings;
e. Where relevant compliance with the Medium Density Housing Design guidelines in Appendix Three;
f. Measures to mitigate landscape effects; and
g. Acoustic and noise insulation requirements

Activity status where compliance not achieved: Discretionary

Amend GRZ - R18 to read:

GRZ - R18 Commercial Visitor Accommodation within the Hokitika Visitor Accommodation Area not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

1. The maximum height is 12.5m;
2. Within 10 metres of a site boundary that is zoned General Residential the maximum height shall be 10m; and
3. Maximum ~~site~~ building coverage is 50%.

Discretion is restricted to:

a. Number of units;
b. Provision of infrastructure to service the development;
c. Design and location of parking and access;
d. Design and location of buildings;
e. Measures to mitigate landscape effects; and
f. Acoustic and noise insulation requirements

Activity status where compliance not achieved: Discretionary

Amend LLRZ – R1 to read:

LLRZ - R1 Residential Activities and Residential Units and Accessory Buildings

Activity Status Permitted

Where:

1. There is no more than one unit per 1000m2 net site area;
2. The maximum height of a building above ground level is 10m;
3. There is no more than one minor residential unit per 1000m2 net site area with a maximum size of 65m2;
4. Buildings are setback a minimum 10m from road boundaries, except that a roof overhang may encroach 750mm;
5. Maximum ~~site~~ building coverage is 40% or 500m2 whichever is the lesser;
6. Stormwater is managed on site with any off-site discharge is managed in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure and must not drain to any public road;
7. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks;

8. No more than two heavy vehicles are stored on site;
9. Buildings are setback a minimum of 4m from all other site boundaries except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing;
10. 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. This standard does not apply to boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or RURZ - Rural Zone.

Advice Note:

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

i. The Road Noise Overlay; or
ii. 100m of a Railway Line; or
iii. Between the 55dBLAFMAX and 60dBLAFMAX contours of the Westport Rifle Range Noise Overlay; 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, Haast Airfield or Greymouth or Karamea Aerodrome.

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

Activity status where compliance not achieved: Discretionary

Amend LLRZ – R14 to read:

LLRZ - R14 Papakainga Developments not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. The minimum residential unit density is 200m2 net site area;
2. The maximum height is 12.5m;
3. Within 10 metres of a site boundary that is zoned Large Lot Residential the maximum height shall be 10m;

4. All performance standards for Rules NOISE R1-R2 and R5 and LIGHT - R3 are complied with; and
5. Maximum ~~site~~ building coverage is 50%.

Discretion is restricted to:

a. Design and location of buildings;
b. Design and location of parking and access;
c. Measures to mitigate landscape effects;
d. Water supply, wastewater and stormwater requirements;
e. Where relevant compliance with the Medium Density Housing Design guidelines in Appendix Three; and
f. Acoustic and noise insulation requirements.

Activity status where compliance not achieved: Discretionary

Amend MRZ - R1 to read:

MRZ - R1 Residential Activities and Residential Units and Accessory Buildings

Activity Status Permitted

Where:

1. Residential unit density is no more than one unit per 300m2 net site area;
2. The maximum building height above ground level is 10m;
3. Buildings are setback a minimum 4.5m from road boundaries, except that a roof overhang may encroach 750mm;
4. Maximum ~~site~~ building coverage is 40%;
5. A minimum of 30m2 of outdoor living space is provided per residential unit excluding any parking and manoeuvring areas and the outdoor living space must have a minimum dimension of 3m;
6. No heavy vehicles are stored on site;
7. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site are managed in accordance with the relevant standards in NZS4404:2010

Land Development and Subdivision Infrastructure and must not drain to any public road;

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. This standard does not apply to boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or RURZ - Rural Zone;
9. Buildings are setback a minimum of 1.5m from the railway corridor and 1m from all other site boundaries, except that:
    a. Duplexes do not require a setback from the side boundary of the other duplex unit;

Advice Note:

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

i. The Road Noise Overlay; or
ii. 100m of a Railway Line; or
iii. Between the 55dBLAFMAX and 60dBLAFMAX contours of the Westport Rifle Range Noise Overlay; 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, Haast Airfield or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements set out in Rule NOISE - R3 will 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 the relevant district council.

Activity status where compliance not achieved:

Controlled where this is for Medium Density Housing and standards 1 - 4 are not complied with.

Otherwise: Discretionary

Amend MRZ – R11 to read:

MRZ - R11 Development of Medium Density Developments

Activity Status Controlled

Where:

1. These do not meet the MRZ - 1 performance standards in relation to any of density, height, setbacks, recession planes and building coverage;
2. The maximum height is 12.5m;
3. Residential unit density is no more than 1 unit per 200m2 net site area;
4. Within 10 metres of a site boundary that is zoned General Residential the maximum height shall be 10m; and
5. Maximum ~~site~~ building coverage is 50%.

Matters of control are:

a. Provision of infrastructure to service the development;
b. Design and location of parking and access;
c. Design and location of buildings and compliance with the Medium Density Housing Design guidelines in Appendix Three; and
d. Measures to mitigate landscape effects.

Activity status where compliance not achieved: Restricted Discretionary

Amend RLZ – R1 to read:

RLZ - R1 Agricultural, Horticultural and Pastoral Activities and Buildings

Activity Status Permitted

Where:

1. The activity does not include:
    i. Intensive indoor primary production;
    ii. The storage and disposal of solid or liquid animal waste other than that generated on the site;
    iii. Stock sale yards; or
    iv. Farm quarries;
2. The maximum gross ground floor area of a single building is 350m2;

3. The maximum height above ground level is:
    i. 10m for residential buildings and emergency service facilities; and
    ii. 7m for non-residential buildings; except
    iii. 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;
4. Buildings are set back a minimum of 10m from the road boundary, 5m from any rail designation boundary, 20m from the State Highway Boundary and 3m from all internal boundaries;
5. ~~Site~~ Building coverage is a maximum of 30%; and
6. Shelters and buildings used to house or feed poultry or pigs must be set back at least 30m from any boundary;
7. 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; and
8. Vehicle crossing standards in Rule TRN - R1 are met.

Advice Notes:

1. If land is used for disposal of effluent or solid waste then there may be rules in the Regional Air Plan and Regional Land and Water Plan administered by West Coast Regional Council.
2. Sale of stock produced on the property is not considered a stock sale yard in terms of standard 1.iii.

Activity status where compliance not achieved: Discretionary

Amend MPZ – R1 to read:

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~~ building coverage is 50%;
4. Buildings are setback a minimum of 4.5m from the road boundary, 20m from the State Highway Boundary, and 1m from internal boundaries, except that:
    i. 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 one unit per 300m2 net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems;
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 where 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. The Road Noise Overlay; or
ii. 100m of a Railway Line; or
iii. Between the 55dBLAFMAX and 60dBLAFMAX contours of the Westport Rifle Range Noise Overlay; 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, Haast Airfield 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

Amend PORTZ – R1 to read:

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~~ building coverage is 80%;
3. Buildings are setback a minimum:
    i. 5m from road boundaries~~, the rail corridor~~ and any RESZ - Residential Zone or MUZ - Mixed Use Zone boundary; and
    ii. 10m from State Highways;
4. All external storage and car parking areas shall be screened by a minimum 1.8m high solid 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 access~~ this does not apply to any emergency services facility or vehicle access to the site;
5. ~~There shall be no offensive or objectionable dust nuisance at or beyond the PORTZ - Port Zone boundary as a result of the activity;~~
5. 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;
7. ~~Stormwater run-off associated with any Port, industrial or commercial activity or building, including earthworks, shall be collected and treated prior to discharge in accordance with relevant standards of NZS4404:2010;~~
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 RESZ - Residential Zone, OSRZ - Open Space and

Recreation Zone, MUZ - Mixed Use Zone or SETZ - Settlement Zone boundary; and

7. 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 NZS4404:2010.

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.

Activity status where compliance not achieved: Discretionary for standards 1 - 7 and 9, Restricted Discretionary for standard 8

Amend SVZ – R1 to read:

SVZ - R1 Commercial, Visitor and Worker 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:
    i. A maximum of 50m2 indigenous vegetation clearance occurs as part of the activity;
    ii. Roof colour has a reflectance value of 30% or recessive colours in grey/greens;
    iii. Maximum ~~site~~ building coverage is 60%;
    iv. Residential activities are ancillary to a Commercial or Community activity;
5. Maximum building height is:
    i. 7m in the Punakaiki SVZ - Scenic Visitor Zone; and
    ii. 10m in the Waiau/Franz Josef and Weheka/Fox Glacier SVZ - Scenic Visitor Zone except that hose drying towers associated with Emergency Service Facilities are exempt from this standard;
6. In the Waiau/Franz Josef and Weheka/Fox Glacier SVZ - Scenic Visitor Zone:
    i. Building roof pitch is between 8-35 degrees;
    ii. Roof colour has a reflectance value of 30% or recessive colours in grey/greens;
    iii. Buildings are clad in wood, plaster stone and/or profile metal sidings;
    iv. Accessory buildings are in the style, appearance and materials of the principal building;
    v. Residential unit density is a minimum of 1 unit per 200m2 net site area;
    vi. Maximum ~~site~~ building coverage is:
        a. 80%; except
            i. 100% for sites in the Waiau/Franz Josef Main Street Frontage area;
    vii. Except in the Waiau/Franz Josef Main Street Frontage area, a minimum 10% of the indigenous vegetation is retained on any site;
7. All buildings in the Waiau/Franz Josef Main Street Frontage area:

i. 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;
ii. Have a cantilevered continuous verandah to cover the full width of the footpath;
iii. 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
iv. Have one public entrance with glazing comprising at least 40% of the doors; and

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 SETZ - Settlement Zone boundary.

Advice Notes:

1. Parts of Waiau/Franz Josef are within the Flood Hazard Overlays and/or Earthquake Hazard Overlays. 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 the relevant district council.
3. Where a residential building, visitor accommodation or a noise sensitive activity is located within:
   i. The Road Noise Overlay; or
   ii. The 50 dBA Noise Contour boundary of Franz Josef Heliport.

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

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

Activity status where compliance not achieved: Restricted Discretionary where standard 2, 3, 4 or 8 is not complied with

Discretionary where standards 1 and 5 - 7 are not complied with.

Amend the Infrastructure Chapter Overview to read:

INF Infrastructure - Te Tūahanga

Overview

Infrastructure is critical to the social, cultural and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. The West Coast Regional Policy Statement requires specific recognition and protection of regionally significant infrastructure.

While infrastructure is often seen as a necessary and normal part of urban and rural environments, it can also have adverse effects on surrounding land uses and the environment. The sustainable management of natural and physical resources requires a balance between the effects of different land uses.

However, infrastructure also needs to be protected, where possible, from encroachment by incompatible activities that may result in reverse sensitivity effects. Some infrastructure has specific operational and functional needs that need to be accommodated for its operation.

Infrastructure includes a range of structures, services and activities as defined in the Definitions - Ngā Tautuhinga. The Infrastructure Chapter contains the objectives, policies, rules for managing a range of specified Infrastructure activities, such as three waters, telecommunications networks and radio communication activities. Port Activities are however managed in the Port Zone and Airport Activities are managed in the Airport Zone. The Infrastructure Chapter also does not apply to energy activities nor National Grid activities as these are addressed in the Energy Chapter nor does it apply to Transport Activities that are addressed in the Transport Chapter.

The Area Specific Provisions (Zone chapters) do not apply to the Infrastructure activities managed in the Infrastructure chapter. The Overlay chapters and other District Wide rules do apply where relevant.

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 infrastructure activities, including:

- **Transport** - the Transport chapter sets out the requirements for activities in an around transport corridors that may be relevant to infrastructure.
- **Overlay Chapters** - the Overlay Chapters have provisions in relation to Sites and Areas of Significance to Māori; Ecosystems and Indigenous Biodiversity; Natural Features and Landscape; Natural Character and Margins of Waterbodies; Natural Hazards; Historic Heritage, Notable Trees and the Coastal Environment. ~~Where an infrastructure activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply.~~ The Overlay provisions apply to Infrastructure.
- **General District Wide Matters** - provisions in relation to Activities on the Surface of Water and Earthworks in particular may be relevant to infrastructure activities.
- **Subdivision** - The Subdivision chapter sets out the requirements for the development of new infrastructure and connections as part of subdivision activities.
- **Financial Contributions** - The Financial Contributions chapter sets out the requirements for contributions of costs for activities which impact on infrastructure.

Amend the Transport Chapter Overview to read:

TRN Transport - Te Tūnuku

Overview

Te Tai o Poutini/ the West Coast has an extensive road and rail network with a growing number of shared pathways. It is essential that people and goods are safely and efficiently transported to destinations through a multimodal transport network that enables all users to meet their economic, social and cultural needs.

The Transport Chapter contains all the objectives, policies and rules for managing the land transport corridors and the works and activities that occur within them. The Plan encourages safe, efficient and cost-effective

transport corridors to support the movement of people, goods and services through integrated, accessible, and well-connected transport corridors.

Transport Performance Standards are contained in Appendix One: Transport Performance Standards. The Plan uses the One Network Roading Classification System (ONRCS). This national system divides roads into categories based on how busy they are, whether they connect to important destinations, or if they are the only route available. The ONRCS is used to specify the key standards for the design and construction of infrastructure. To support safety and connectivity, Te Tai o Poutini Plan also requires minimum design standards in respect of driveways, vehicle access points, visibility, road widths and other transport related infrastructure while also requiring on-site parking in appropriate places.

Land use and subdivision are managed to protect the land transport corridors from incompatible activities that could undermine the provision of an integrated, responsive, and sustainable transport system. The Transport Chapter is linked to the Part 2 - District Wide Matters to ensure transport corridor works maintain the anticipated amenity, heritage, environmental, and cultural values. The risk from natural hazards is also considered.

The transport provisions apply to each zone identified in the Planning Maps and Part 3 - Area Specific Matters section of the Plan. The land use zoning is to be extended to the centreline of land transport corridors.

Provisions for Ports and public Airports/Heliports are included within the Port Zone and Airport Zone respectively.

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 other Part 2: District - Wide Matters chapters also contain provisions that may be relevant for transport activities, including:

- **Noise** - The Noise Chapter contains the provisions for managing reverse sensitivity effects relating to noise sensitive activities establishing next to the state highways.
- **Signs** - The Signs Chapter contains the provisions for signs, including those within the transport corridors.

- **Light** - The Light Chapter contains the provisions for artificial outdoor light, including that within transport corridors.
- **Subdivision** - The Subdivisions Chapter sets out the requirements for the development of new transport connections.
- **Financial Contributions** - The Financial Contributions Chapter sets out the requirements for contributions of costs for activities which impact on the local roading network.
- **Overlay Chapters** - The Overlay Chapters have provisions in relation to Sites and Areas of Significance to Māori; Historic Heritage; Ecosystems and Indigenous Biodiversity; Natural Features and Landscape; Natural Character and Margins of Waterbodies; Natural Hazards; and the Coastal Environment. ~~Where a transport activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply.~~ The Overlay provisions apply to transport activities.

Amend the General Industrial Zone Chapter Overview to read:

GIZ General Industrial Zone - Te Takiwā Ahumahi Whānui

Overview

The GIZ - General Industrial Zone is intended to provide for a range of industrial activities, with provision for some activities that support industrial activities and/or activities that are compatible with the adverse effects generated by industrial activities (such as noise, odour, dust, glare, fumes and smoke). GIZ - General Industrial Zone land is located near key transport routes - around the Ports of Westport and Greymouth; at Kaiata Park; Greymouth South and Karoro in Greymouth; in the Town Belt East, Airport and Seaview Industrial Park at Hokitika; at the Stafford Street Industrial area at Westport; and the Hattie St and Buller Road industrial areas in Reefton. Smaller industrial areas are also located in settlements throughout the three districts.

The INZ - Industrial Objectives and Policies and GIZ - General Industrial Zone Rules provide the framework for managing the effects of development and ensuring that a reasonable standard of amenity and environmental quality is retained within the zone, and that there are not

significant adverse effects on the amenity and quality of the environment in the surrounding areas.

There are sufficient areas of land zoned for industrial use to meet anticipated growth requirements in the short to medium-term, provided GIZ - General Industrial Zoned land is utilised for industrial purposes. Non-industrial activities, such as residential and commercial activities, unless these are directly associated with industrial use, are therefore generally inappropriate in industrial locations and are provided for in other zones.

Lower standards of amenity are characteristic of industrial zones and out-of-zone activities locating in industrial zones can lead to reverse sensitivity effects. A key attribute of the zone is that it contains sites large enough to accommodate large-scale industrial activities and internalise adverse effects on adjoining zones. However, given that the GIZ - General Industrial Zone contains a number of businesses and has a high level of employment, small scale food and beverage stores are provided for.

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 General Industrial Zone including:

- **Transport** - the Transport Chapter contains provisions in relation to transport matters, including traffic generation TRN - R12.
- **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 General Industrial 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 Te Tai o Poutini/ the West Coast and in some locations natural hazard overlays may affect areas in the General Industrial 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 General Industrial 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.
- **Subdivision** - The Subdivision Chapter sets out the requirements for the development of new infrastructure and connections as part of subdivision activities.
- **Financial Contributions** - The Financial Contributions Chapter sets out the requirements for contributions of costs for activities which impact on infrastructure.
- **General District Wide Matters** - provisions in relation to Noise, Light, Signs, Temporary Activities and Earthworks in particular may be relevant to activities in the General Industrial Zone.
- **Ecosystems and Biodiversity** – the Ecosystems and Indigenous Biodiversity Chapter contains the provisions around the management of indigenous vegetation, including those which may be relevant to activities in Industrial Zones.

Amend the Light Industrial Zone Chapter Overview to read:

LIZ Light Industrial Zone - Te Takiwā Ahumahi Āhua Toritori

Overview

The LIZ - Light Industrial Zone complements the GIZ - General Industrial Zones by specifically providing for industrial activities that are unlikely to produce objectionable environmental effects but there may still be some adverse effects including those associated with odour, dust or noise.

Activities within this zone may include light manufacturing, contractors' depots and automotive repair and service industries and some compatible commercial activities. Aquaculture activities such as fish or seaweed farming and processing are also appropriate in this zone.

It may also provide a buffer between other INZ - Industrial Zones and RESZ - Residential or MUZ - Mixed Use Zones.

The National Policy Statement on Urban Development (NPSUD) imposes a responsibility to ensure that there is sufficient business land

to meet the future demands of the district and that this development is in the right location and appropriately serviced.

The INZ - Industrial Objectives and Policies and the LIZ - Light Industrial Zone Rules provide the framework for managing the effects of development and ensuring that a reasonable standard of amenity and environmental quality is retained within the zone, and that there are not significant adverse effects on the amenity and quality of the environment in surrounding areas.

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 Light Industrial Zone including:

- **Transport** - the Transport Chapter contains provisions in relation to transport matters, including traffic generation TRN - R12.
- **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 Light Industrial 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 Te Tai o Poutini/ the West Coast and in some locations natural hazard overlays may affect areas in the Light Industrial 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 Light Industrial 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.
- **Subdivision** - The Subdivision Chapter sets out the requirements for the development of new infrastructure and connections as part of subdivision activities.
- **Financial Contributions** - The Financial Contributions Chapter sets out the requirements for contributions of costs for activities which impact on infrastructure.

- **General District Wide Matters** - provisions in relation to Noise, Light, Signs, Temporary Activities and Earthworks in particular may be relevant to activities in the Light Industrial Zone.
- **Ecosystems and Biodiversity** – the Ecosystems and Indigenous Biodiversity Chapter contains the provisions around the management of indigenous vegetation, including those which may be relevant to activities in Industrial Zones.

Amend the Temporary Activities Chapter Overview to read:

TEMP Temporary Activities - Ngā Mahi Taupua

Temporary events and uses such as, concerts, parades, festivals, fairs, meetings, sporting and special events and exhibitions occur on a regular basis throughout Te Tai o Poutini/the West Coast and contribute to the community. Alongside these events temporary buildings and structures are often associated with larger construction works. The temporary nature of such activities generally minimises the adverse effects the event may have on the surrounding environment. Consequently, many events and activities of short duration are tolerated by parts of the community, while other members enjoy what the event has to offer.

To ensure that the number, scale and intensity of temporary activities does not increase to a level beyond which the effects are more than of a temporary duration and have minimal effects, the following objectives, policies and rules intend to manage the effects of temporary activities and their operations.

In addition to community focused events, temporary military training and emergency management services training exercises are also provided for within the Plan with a set of clear parameters to ensure any adverse effects are minimised and temporary in duration.

Temporary camping adjacent to the State Highway is also a matter which is regulated in these provisions. This is because land in that location is not subject to the Freedom Camping Bylaws of the three District Councils.

Other relevant Te Tai o Poutini Plan provisions

In addition to the provisions in this chapter, temporary activities are also subject to additional provisions in some zone chapters and a number of Part 2: District-Wide Matters chapters, including:

- **Sites and Areas of Significance to Māori** - There are specific rules in relation to temporary events in the Sites and Areas of Significance to Māori Chapter.
- **Earthworks** - the Earthworks Chapter sets out the requirements in relation to earthworks, including for temporary activities.
- **Noise** - the Noise Chapter sets out the requirements into relation to noise.
- **Energy, Infrastructure and Transport** - provisions in relation to temporary network utilities and temporary energy activities are included within the Energy and Infrastructure Chapters of the Plan. The rules within this chapter do not apply to energy and infrastructure activities.
- **Overlay Chapters** - the Overlay Chapters have provisions in relation to Historic Heritage; Notable Trees; Sites and Areas of Significance to Māori; Ecosystems and Indigenous Biodiversity; Natural Features and Landscapes; 7461,Natural Character and Margins of Waterbodies ; Natural Hazards; and the Coastal Environment. ~~Where temporary activities are located within an overlay area (as identified in the planning maps) then the relevant overlay chapter provisions apply.~~ <u>The Overlay provisions apply to Temporary Activities.</u>

Amend OSZ - R18 to read:

OSZ - R18 Agricultural, Horticultural and Pastoral Activities not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. This is ancillary to a conservation, recreation, research or education activity.

Discretion is restricted to:

a. Design, position and location of any buildings;
b. Measures to mitigate landscape effects;
c. Management of effects on conservation or recreation activities;
d. Vehicle access and parking design and location;
e. Management of effects on natural character, landscape, historical and ~~cultural~~ Poutini Ngāi Tahu values, ecological and biodiversity values;
f. The safe and efficient operation of the rail corridor.

Activity status where compliance not achieved: Discretionary

