



Te Tai o Poutini PLAN

A combined district plan for the West Coast

**Te Tai o Poutini Plan Committee Meeting
To be held via Zoom
29 March 2022
AGENDA**

| | | |
|--------------|--|--------------------------|
| 10.30 | Welcome and Apologies | Chair |
| | Confirm previous minutes | Chair |
| | Matters arising from previous meeting | Chair |
| 10.35 | Financial Report | Project Manager |
| 10.50 | Technical Report – Draft Natural Hazards Provisions - Coastal and Land Instability | Principal Planner |
| 11.40 | Technical Report – Feedback on the Draft Plan | Principal Planner |
| 12.40 | Break | |
| 1.00 | Consultation Report – Materials Incorporated by Reference | Project Manager |
| 1.15 | Project Manager’s Report | Project Manager |
| 1.30 | Meeting Ends | |

Meeting Dates for 2022 –

Due to Covid restrictions all meetings will be via Zoom until further notice

| | |
|-----------------|---|
| April | Friday 29 th , 9.45 - 12.45pm |
| May | Tuesday 24 th , 9.30 - 12.30pm |
| June | Tuesday 21 st , 9.30 -12.30pm |
| December | Thursday 15 th , 9.30 -12.30pm |

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE

HELD 17 FEBRUARY 2022, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL AND VIA ZOOM,

COMMENCING AT 9.00 A.M

PRESENT:

R. Williams (Chairman), S. Challenger (WCRC for A. Birchfield), J. Cleine, S. Roche, P. Madgwick, F. Tumahi, T. Gibson, A. Becker, B. Smith, L. Martin.

LATENESS:

L. Coll McLaughlin (joined the meeting at 9.05am)

IN ATTENDANCE:

H. Mabin (CEO WCRC), S. Bastion (CEO WDC), P. Morris (CEO GDC), J. Armstrong (Project Manager, WCRC), L. Easton (Principal Planner, WCRC), E. Bretherton (Senior Planner, WCRC).

NOT IN ATTENDANCE

S. Mason (CEO BDC)

CONFIRMATION OF MINUTES

That the minutes of the meeting dated 16 December 2021, be confirmed as correct Carried

Moved (Gibson / Becker)

MATTERS ARISING

There were no matters arising from the minutes

FINANCIAL REPORT

J Armstrong spoke to the report, and noted that it covered the two month period from 1 November 2021 to 31 December 2021. She drew attention to the ongoing favourable variance of \$228,904 for the 2021/22 year to date.

That the Committee receive the report.

Moved (Cleine/Gibson)

Carried

Clr Coll McLaughlin joined meeting 9.05am

TE TAI O POUTINI PLAN DRAFT BUDGET 2022-2031

J Armstrong spoke to the report which is seeking approval of the 2022/23 budget for a Net Deficit of \$518,374. She explained that the increase to the 2022/23 budget of \$209,996 should be offset by the forecast favourable variance against budget of \$219,219 for the 2021/22 financial year. This means that the complete project cost as budgeted to 2031 remains at break even.

Discussion and clarification on mailout issues, governance, and employee costs followed.

J Armstrong to look at employee costs and including inflation within that cost with WCRC Corporate Services.

That the Committee receive the report.

Moved (Tumahai / Cleine)

Carried

That the Committee approves the 2022/2023 budget for a Net Deficit of \$518,374 for recommendation to West Coast Regional Council to arrange funding.

Moved (Roche / Becker)

Carried

R. Williams advanced the Project Managers report item forward on the agenda.

PROJECT MANAGERS REPORT

J Armstrong spoke to the report, noting that Planning Team focus is on stakeholder engagement to receive feedback on Te Tai o Poutini Plan Exposure Draft and Natural Hazards Companion Document.

Meetings and drop-in sessions are underway until 1 March 2022, and the feedback period closes 11 March 2022.

S Bastion queried District Council involvement in the process. E Bretherton answered questions and will organize a zoom meeting for S. Bastion, and the Westland District Council Planning Manager.

Discussion on consultation roadshow logistics.

That the Committee receive the report.

Moved (Coll-McLaughlin / Roche)

TECHNICAL REPORT – TPP PLANNING PROCESS FROM DRAFT TO OPERATIVE PLAN

L Easton spoke to the report.

The Committee discussed the process, timeframes and potential benefits and risks of giving legal weight to identified provisions once the Plan is notified.

J Cleine commented that this would give communities more certainty as early as July 2022, rather than waiting for a further 2-3 years.

The Committee discussed the implications of this on democratic decision-making, and determined that a longer timeframe would allow communities to engage fully in the process.

That the Committee receive the report.

Moved (Williams / All in favour)

Carried

2. That a resolution be sought from the Buller District Council and Westland District Council confirming their request to make application to the Environment Court to make the relevant provisions identified in this report for their respective district have immediate legal effect at the time of notification of the Proposed Te Tai o Poutini Plan.

3. That subject to the resolutions from 2 above, being received from the Buller and Westland District Councils, an application to the Environment Court be made seeking that under Section 86D of the

Resource Management Act the following rules have immediate legal effect at the time of notification of the Proposed Te Tai o Poutini Plan:

- a. The Flood Hazard Overlays and Rules for Westport;*
- b. The General Residential Zoning and Rules at Alma Road, Westport;*
- c. The Settlement Zoning and Rules along the Buller Road, Westport;*
- d. The General Residential and Medium Density Residential Zoning and Rules at Seaview;*
- e. The Medium Density Residential Zoning and Rules at the Hokitika Racecourse;*
- f. The Fault Avoidance Overlay and Rules for Franz Josef;*
- g. The Flood Hazard Overlay and Rules for the Waiho River/Franz Josef;*
- h. The amended zoning and Rules at Franz Josef, including*
 - i. The General Rural Zoning on land currently zoned Tourist Zone located on or directly adjacent to the Alpine Fault;*
 - ii. The Settlement Zoning on land to the north of the Alpine Fault and main Franz Josef village;*
 - iii. The Scenic Visitor Zone and Rules on land along Cron Street.*

Moved (Williams / None in favour)

LOST

Meeting closed 10.25am

Next Meeting March 29th 2022 by zoom.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Jo Armstrong, Project Manager

Date: 29 March 2022

Subject: January/February 2022 Financial Report

SUMMARY

This report includes the statement of financial performance to 28 February 2022.

RECOMMENDATION

1. That the Committee receive the report

REPORT

1. The statement of financial performance shows that costs are behind those expected, with a reported deficit of **(295,579)** compared with a budgeted deficit of **(633,383)**. This is largely due to a variance with the Research costs which has resulted in a favourable variance against budget of **\$309,963** for the year to date. We are expecting some large invoices for Coastal hazard work in March and April which will reduce this positive variance.
2. The total forecast variance has been reduced by \$43,000 since the December 2021 financial report. This is due to an increased need for external consulting services to provide peer review of some natural hazards provisions, expert support at a stakeholder meeting in Westport, and planning services to proof read the Proposed Plan and ensure consistent integration across the Plan. The Research forecast has been increased by \$40,000 to cover this work, and \$3000 has been added to the Design and Print forecast to allow for work on the additional hazards document.
3. Further funding for planning support may also be required to enable the Proposed Plan and Section 32 reports to be ready for notification by 14 July.
4. The accumulated deficit (or borrowing requirement) at the end of the period is **\$478,689**.

Te Tai o Poutini Plan

| Statement of financial performance to February 2022 | | | | | | |
|--|---------------------|------------------|-----------------|------------------|------------------|-----------------|
| | Year to date | | | Full year | | |
| | Actual | Budget | Variance | Forecast | Budget | Variance |
| INCOME | | | | | | |
| Targeted Rate | 333,333 | 333,333 | 0 | 500,000 | 500,000 | 0 |
| | 333,333 | 333,333 | 0 | 500,000 | 500,000 | 0 |
| EXPENDITURE | | | | | | |
| Employee costs | 184,498 | 166,667 | (17,831) | 285,000 | 250,000 | (35,000) |
| Consultant Planner | 71,180 | 66,667 | (4,513) | 100,000 | 100,000 | 0 |
| Governance | 47,442 | 43,333 | (4,108) | 65,000 | 65,000 | 0 |
| Poutini Ngai Tahu | 33,334 | 33,333 | (0) | 50,000 | 50,000 | 0 |
| TTPP Website | 3,361 | 2,500 | (861) | 5,000 | 5,000 | 0 |
| Isovist e-plan Platform | 5,712 | 7,222 | 1,510 | 10,833 | 10,833 | 0 |
| Research | 139,287 | 449,250 | 309,963 | 435,000 | 590,000 | 155,000 |
| Engagement Travel & Accommod | 4,679 | 10,000 | 5,321 | 15,000 | 15,000 | 0 |
| Workshops & Events | 0 | 750 | 750 | 3,000 | 3,000 | 0 |
| Design & Printing | 5,600 | 2,500 | (3,100) | 8,000 | 5,000 | (3,000) |
| Media Costs | 10,306 | 12,500 | 2,194 | 25,000 | 25,000 | 0 |
| Mail Outs | 0 | 20,000 | 20,000 | 0 | 20,000 | 20,000 |
| Legal Advice | 23,515 | 15,000 | (8,515) | 50,000 | 50,000 | 0 |
| Hearings | 0 | 0 | 0 | 0 | 0 | 0 |
| Mediation | 0 | 0 | 0 | 0 | 0 | 0 |
| Environment Court | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest | 0 | 36,994 | 36,994 | 16,272 | 55,491 | 39,219 |
| Share of WRC Overhead | 100,000 | 100,000 | 0 | 150,000 | 150,000 | 0 |
| | 628,912 | 966,716 | 337,804 | 1,218,105 | 1,394,324 | 176,219 |
| Net Surplus / (Deficit) | (295,579) | (633,383) | 337,804 | (718,105) | (894,324) | 176,219 |

Accumulated deficit / borrowing requirement

| | | |
|----------------------|----------------|----------------|
| Start of year | 183,110 | 183,110 |
| During period | 295,579 | 718,105 |
| End of period | 478,689 | 901,215 |



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Edith Bretherton, Senior Planner

Date: March 2022

Subject: **Te Tai o Poutini Plan: Consultation on Coastal and Land Instability Natural Hazards**

SUMMARY

This report gives an update on the work undertaken on the Draft Coastal and Land Instability Natural Hazard provisions. An overview of proposed public consultation including a Draft Coastal and Land Instability Natural Hazard Document and Maps are included.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Committee provide feedback on the Draft Coastal and Land Instability Natural Hazard Document and Maps
3. That the Committee approve the consultation for the Draft Coastal and Land Instability Natural Hazard Document and Maps

Edith Bretherton

Senior Planner

UPDATE ON COASTAL AND LAND INSTABILITY WORK

1. Following the November 2021 natural hazard workshops further work has been undertaken on the coastal and land instability provisions.
2. Outputs from external modelling and research have been rechecked and reviewed by the Technical Team and shared with WCRC Operations Team.
3. A methodology report for this work has been received and will be made publicly available with the consultation document.
4. Peer reviews of the methodology and the draft provisions are being undertaken.
5. The draft provisions have been refined to provide greater clarity about unoccupied buildings, and to make it clear for plan users that their existing use rights are protected. The existing use right period has been extended from 12 months to five years. A blanket setback has been applied in areas which have little or no development as a precautionary approach. A Hokitika specific overlay has been created to recognise that some of the upgrades to protection structures will be in place when this plan is notified, and some will not, and how that risk will be managed.
6. A workshop was held on 25 March 2022 with elected members from all four councils, and runanga to work through the provisions, including their spatial extent.
7. As was signalled at the November and December 2021 Committee meetings, a further round of public consultation is recommended on this set of draft provisions.
8. The timeframe for that consultation is outlined below

| | |
|---------------|---|
| 1 April | Document printed |
| 4 April | Document delivered to councils, marae, libraries, service and information centres |
| 4 – 22 April | Feedback period including roadshow 11 – 13 April with drop in sessions / public meetings at Haast, Mahi Tahī, Okarito, Hokitika, Punakaiki, Greymouth, Granity / Ngakawau, Westport and Franz Josef |
| 25 - 26 April | Review feedback, report to Committee on feedback and recommended changes |
| 29 April | Committee Meeting |

9. The draft Coastal and Land Instability Natural Hazard document which includes the information from the peer reviewed modelling and research follows.



Te Tai o Poutini PLAN

A combined district plan for the West Coast



Draft Natural Hazards Provisions

*A Companion Document to
Te Tai o Poutini Plan Exposure Draft*

Want to know more? tppp.westcoast.govt.nz

What is this companion document?

This companion document to Te Tai o Poutini Plan (TTPP) exposure draft contains the draft objectives, policies, rules and overlays (maps) for the following natural hazards for the West Coast:

- Coastal
- Land Instability

This draft has no legal effect. We are seeking your feedback on it.

Once we have received your feedback the Te Tai o Poutini Plan Committee will make decisions on what will be included in the legal proposed Te Tai o Poutini Plan which is due to be publicly notified in July 2022.

There are copies of local maps attached to this document, and a full set of maps covering the entire West Coast can also be viewed online at <https://tpp.nz/>

Why is the natural hazard information separate from the rest of the plan?

The existing district plans are nearly twenty years old, there has been a lot of work needed to update these. Like so many things today, the Covid lockdowns have also delayed work. This has meant we haven't been able to include the natural hazards rules and overlays in the draft Te Tai o Poutini Plan. Instead, this companion document contains the information that we have available for your feedback.

An earlier Natural Hazards Companion Document provide information on fault, tsunami and river flood hazards.

How to provide feedback

How to send in your feedback

▶ Did you know you can complete the feedback form online?



Online feedback form:
tpp.westcoast.govt.nz

▶ Or send the accompanying feedback form to us via:



Post **Te Tai o Poutini Plan,**
PO Box 66, Greymouth 7840



Drop it off at your local **library or District or Regional Council office**



Scan and email to:
info@tpp.nz

Have your say!

Te Tai o Poutini Plan
Exposure
Draft

Your feedback must arrive at the Regional Council by 5pm Friday 22 April, 2022

Introduction to Natural Hazards

The West Coast/Tai o Poutini has many natural hazards: coastal erosion, storm surge, river flooding, land instability, earthquakes, and tsunamis (coastal and lake).

Some parts of the West Coast/Tai o Poutini are more at risk from natural hazards. Areas with low population and low development are at less risk than more developed / populated areas. This means that we have focused the natural hazard provisions in the areas where there is the greatest risk.

The following natural hazards are intended to be included in TTPP, where we have high quality information to ensure confidence about the level of risk. The impacts of climate change have been included in the development.

- Coastal erosion and coastal flooding
- Lake and coastal tsunami
- Earthquake from the Alpine, Hope, Clarence and Awatere Fault lines
- Land instability and rockfall
- River flooding

The way in which natural hazards are proposed to be managed in TTPP is through the use of overlays. These are mapped areas where the rules apply. This companion document provides details on coastal and land instability hazards.

Climate Change

The statutory context in which we work means we must consider climate change in our plan preparation. This is a Resource Management, New Zealand Coastal Policy Statement and West Coast Regional Policy Statement requirement. Climate change has been considered for coastal natural hazards by including sea level rise of 1m. This is consistent with the most recent IPCC report.

Existing Use Rights

The Natural Hazards rules in TTPP do not affect the ability to continue existing lawfully established activities. Where there are existing lawfully established buildings [1] within a natural hazard (or other) overlay at the time of notification of the Plan, these will have existing use rights under the Resource Management Act.

Existing use rights mean that the building can continue to be maintained and occupied without the need to get a resource consent under TTPP.

Should the building be destroyed or damaged, then provided it is replaced within 5 years, it can be replaced or reconstructed with a building of a similar size, location and purpose without any need for a resource consent, provided that the replacement building does not increase the degree to which the building fails to comply with the rules in TTPP. The legal requirement is 12 months, this timeframe has been extended as replacement can take far longer.

The building that replaces a destroyed or damaged building does not have to be identical to the original building, just has to be "the same or similar in character, intensity and scale". This generally means the bulk (height, building coverage, length of external walls) and location should be largely the same as what previously existed on site.

If the building was established by a resource consent, then it can be rebuilt subject to the same requirements of that resource consent.

If you are seeking to rely on existing use rights in relation to works that would otherwise be a breach of TTPP, then you will need to prove the required elements to your District Council (i.e., that it was lawfully established, and the effects of the use are the same or similar in character, intensity and scale). If you would like the Council to confirm whether you have existing use rights for an existing building or activity, you can apply for an Existing Use Certificate. An Existing Use Certificate has the same effect as a resource consent.

Coastal Severe Overlay

The Coastal Severe Overlay is proposed to cover areas with the greatest risk to people, property and the environment from coastal erosion and inundation. The risk from natural hazards over the next 100 years, including 1m sea level rise have been used to map this overlay. Areas identified in the proposed Regional Coastal Plan as being at High Risk, due to the risk to people and assets have been included in the severe overlay. This is consistent with a risk based approach. TTPP must be consistent with the proposed Regional Coastal Plan as it is a higher order document. Details on how the assessment was undertaken for the proposed Regional Coastal Plan can be found on the technical documents section of TTPP website.

The methodology used is summarized below:

Coastal Inundation

- Digital Elevation Models (DEM) of land topography sourced (light detection and ranging (LiDAR) where available, Space Shuttle Radar Topography Missions (STRM) where not). This gives us a current height of land above sea level.
- Effects of storm-tides, wave setup and tidal elevations (e.g., mean high water springs) estimated to calculate extreme sea-level elevations – this is to understand the size of waves expected in a 1% Annual Exceedance Probability event.
- Adjustments for vertical land movement applied – this allows changes in the height above sea level to be considered into the future.
- Sea level rise at 0.2m increments added to the extreme sea level elevations.
- Spatial mapping of extreme storm-tide + SLR elevations onto land to identify future coastal flood inundation areas.
- In the Westport and Orowaiti area this inundation output was then calibrated against Cyclone Fehi as robust data from that event is held. The outputs from the model are slightly more extensive than Cyclone Fehi. This supports the validity of the modelling as Cyclone Fehi was less than a “1 in 100-year event”.
- Outputs were provided in shapefiles for each of the 0.2m increments.

Coastal Erosion

- Historic aerial photography was scanned and georeferenced to analyse changes to the coastline over time. This was combined with an allowance for short term fluctuations and / or backshore slope collapse to model erosion over time.

Draft Rules for the Coastal Severe Overlay

| Permitted Activities within the Coastal Hazard Overlay – Severe | |
|---|---|
| NH – RX1 | Buildings and Structures |
| Activity Status Permitted Where this is: <ol style="list-style-type: none"> a. Repairs and maintenance to all buildings and structures; or b. Alterations that do not increase the area of habitable rooms in a building; or c. Additions that do not increase the area of habitable rooms in a building; or d. New unoccupied buildings and structures and additions and alterations to unoccupied buildings and structures. | Activity status where compliance not achieved: Non-complying |
| Non-complying Activities | |
| NH – RX2 | Buildings and Structures not meeting Rule NH – RX1 |

| | |
|--------------------------------------|---|
| Activity Status Non-complying | Activity status where compliance not achieved: N/A |
|--------------------------------------|---|

Coastal Alert Overlay

The Coastal Alert Overlay is proposed to cover areas with some risk to people, property and the environment from coastal hazards. The inundation risk from natural hazards over the next 100 years, including 1m sea level rise have been used to map this overlay. Areas identified in the proposed Regional Coastal Plan as being at Low or Medium Risk, due to the risk to people and assets have been included in the alert overlay. This is consistent with a risk based approach.

| Permitted Activities within the Coastal Hazard Overlay – Alert | |
|--|--|
| NH – RX3 | Buildings and structures |
| <p>Activity Status Permitted Where this is:</p> <ul style="list-style-type: none"> a. Repairs and maintenance to all buildings and structures; or b. Alterations that do not increase the area of habitable rooms in a building; or c. Additions that do not increase the area of habitable rooms in a building; or d. New unoccupied buildings and structures and additions and alterations to unoccupied buildings and structures. e. Reconstruction of a building lawfully established at time of notification of the Plan where: <ul style="list-style-type: none"> a) The building has been destroyed or substantially damaged due to fire, natural disaster or Act of God; b) The destroyed/damaged building is reconstructed within 5 years; c) The destroyed/damaged building is constructed on a foundation type which can enable it to be relocated if necessary; d) The reconstructed building is similar in character, intensity and scale to the building it replaces; and e) The reconstructed building is not located further seaward of the structure it replaces. | <p>Activity status where compliance not achieved: Discretionary</p> |
| Discretionary Activities | |
| NH – RX4 | Buildings and Structures not compliant with Rule NH – RX3 |
| Activity Status Discretionary | Activity status where compliance not achieved: N/A |

Coastal Setback Overlay

There are many areas of the West Coast coastline that have not been assessed for coastal hazards. That does not mean that the hazards don't exist, but that there is a very low level of development.

Over the lifetime of the plan this could change, e.g. through the Stewardship Land review currently underway. The current operative District Plans all include a precautionary setback from the coast, and this approach is continued in the locations not assessed for coastal hazards as part of preparing the draft TTPP. The width of the Coastal Setback is 200m. Those areas that are affected by the Coastal Setback are:

- Little Wanganui head to north end of Gentle Annie,
- Charleston’s Waitakere / Nile River to Fox River north,
- Fox River south to Meybelle Bay,
- Maybelle Bay to Truman Track,
- Coast Road between Ten Mile and Rapahoe north,
- Point Elizabeth,
- Takutai to North Okarito,
- South Okarito to Hunts Beach,
- Hunts Beach to Bruce Bay north,
- Bruce Bay north to the true right of Haast River,
- Jacksons Bay south to the southern territorial boundary.

| | |
|---|---|
| NH RX4 Coastal Setback for Habitable Buildings | |
| <p>Activity Status Restricted Discretionary Where there is no coastal alert or coastal severe overlay in place and this is accompanied by a hazard assessment prepared by a suitably qualified and experienced person.</p> <p>Discretion is restricted to: The level of risk as assessed by a suitably qualified and experienced person; The location and design of proposed sites, building, structures, vehicle access in relation to natural hazard risk; The clearance or retention of vegetation or other natural features to mitigate natural hazard risk; The impact of underlying geology and topography of the site on hazard risk; The potential of the proposal to exacerbate natural hazard risk, including transferring risk to any other site; and Any adverse effects on the environment of any proposed natural hazard mitigation measures.</p> | <p>Activity status where compliance not achieved: NA</p> |

Hokitika Coastal Overlay

Hokitika has been identified in the proposed Regional Coastal Plan as at high coastal hazard risk. West Coast Regional Council undertook a long-term plan process in 2021. Through that process a commitment has been made to upgrade the existing river and coastal protection structures.

It is anticipated that the consent for the sea wall upgrade and extension, and the flood wall upstream of the state highway bridge will be consented before the proposed TTPP is notified. Design work has been completed, and funding secured.

The upgrade to the section between the State Highway bridge and Sunset Point will not. Consultation will be underway in late 2022, with consent lodged in 2023.

The coastal hazard inundation risk has been modelled by NIWA and LandRiverSea and shows the Town Centre as being at risk from storm surge up the Hokitika River and over the existing bank. To recognize this risk, while also acknowledging that funding has been

secured, and the location of properties to be protected by the remaining upgrade are known, a Hokitika specific provisions has been developed.
 The extent of this overlay is as per the outputs from LRS, for 100 Annual Recurrence Interval (ARI) with 1m sea level rise.

| Permitted Activities within the Hokitika Coastal Hazard Overlay | |
|---|--|
| NH – RX5 | Buildings and structures |
| Activity Status Permitted <ul style="list-style-type: none"> a) New building where this is protected by the Hokitika Flood and Coastal Erosion Protection from a 100-year Annual Recurrence Interval (ARI) coastal event plus 1m sea level rise as certified by the West Coast Regional Council b) New building in areas not protected by the Hokitika Flood and Coastal Erosion Protection from a 1% ARI plus 1m sea level rise event, where these are <ul style="list-style-type: none"> i. Residential dwellings where the finished floor level is 500mm above a 1% ARI plus 1m sea level rise event; ii. Commercial and industrial buildings where the finished floor level is 300mm 1% ARI plus 1m sea level rise event; and iii. Unoccupied buildings where the finished floor level is 200mm above 1% ARI plus 1m sea level rise event. | Activity status where compliance not achieved: Discretionary |
| Discretionary Activities | |
| NH – RX6 | Buildings and Structures not compliant with Rule NH – RX5 |
| Activity Status Discretionary | Activity status where compliance not achieved: N/A |

Introduction to Land Instability

This overlay has been developed using existing natural hazard reports held by the WCRC, and the Erosion Prone areas identified in the WCRC Land and Water Plan. It includes areas currently identified in the operative Grey, Westland and Buller District Plans as being subject to significant land instability.

Areas included in the overlay are:

- Little Wanganui,
- Mokihinui – Ngakawau,
- Parts of the Coast Road (north of Fox River, Maybelle Bay, 14 Mile, 10 Mile, Rapahoe Bluff),
- Greymouth Erosion Prone area,
- Otira and
- Knights Point.

The rules for land instability overlays relate to sensitive activities – these are residential homes, visitor accommodation, community and education facilities and retirement homes. Those are the types of activities that are most at risk from land instability hazards.

| | |
|--|---|
| NH RX7 New Buildings and Structures for Sensitive Activities | |
| Activity Status Restricted Discretionary | Activity status where compliance not achieved: |
| <p>Discretion is restricted to:</p> <p>An accompanying geotechnical assessment prepared by a suitably qualified and experienced geotechnical engineer specifying:</p> <p>Any measure in relation to building location, design or construction that, if carried out, will be adequate to avoid any damage to the proposed building work or to any adjoining or downslope property, arising from slope instability during the useful life of the building or structure, and certifying:</p> <ul style="list-style-type: none"> ○ Subject to those measures specified, that the proposed building or structure will not be likely to be subject to damage from slope instability during its useful life; and ○ Subject to those measures specified, the proposed works will not be likely to result in or contribute to damage to any adjoining or downslope property within or adjoining the natural hazard overlay – land instability alert. | NA |

Natural Hazards Draft Objectives and Policies

| Natural Hazards Objectives | |
|----------------------------|--|
| NH - O1 | To use a regionally consistent, risk-based approach to natural hazard risk management. |
| NH - O2 | To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well-being of the community. |
| NH - O3 | To only locate infrastructure within areas of significant natural hazard risk where there is no reasonable alternative, and to design infrastructure so as not to exacerbate natural hazard risk to people and property. |
| NH - O4 | To ensure the role of hazard mitigation played by natural features including dunes and wetlands is recognised and protected. |
| NH - O5 | To recognise and provide for the effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards. |
| Policies | |
| NH - P1 | Identify in overlay areas at significant risk from natural hazards. |
| NH - P2 | Where a natural hazard has been identified, but the natural hazard risk to people and communities is unknown, but potentially significant, apply a precautionary approach. |
| NH - P3 | <ul style="list-style-type: none"> a. Promote the use of natural features and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; while b. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and critical infrastructure. |
| NH - P4 | <p>Natural hazard assessment, management retreat locations and resource consent applications will consider the implications of climate change. In particular the following matters should be considered:</p> <ul style="list-style-type: none"> a. Change in sea level; b. Altering of coastal processes; c. Increased inundation of low lying areas; d. Changes in local temperatures; e. Changes in rainfall patterns, and f. Increase in cyclonic storms. |
| NH - P5 | <p>When assessing areas suitable for managed retreat, the following matters should be considered:</p> <ul style="list-style-type: none"> a. That the natural hazard risk of the area is less than the existing location, and b. The potential future need to protect the community and associated infrastructure by hazard mitigation works. |
| NH - P6 | <p>In the Fault Avoidance Overlay avoid:</p> <ul style="list-style-type: none"> a. Development of critical response facilities in brownfield locations and prohibit these in greenfield locations; b. Community facilities, educational facilities and network utility facilities within 100m of the active fault; |

| | |
|-----------------|--|
| | <ul style="list-style-type: none"> c. Commercial and industrial buildings within 50m of the active fault and d. Residential building within 20m of the active fault. |
| NH – P7 | Allow unoccupied buildings and structures within the Fault Avoidance Overlays and restrict occupied buildings based on the level of risk to occupants. |
| NH – P8 | Avoid locating Critical Response Facilities within the tsunami hazard overlay. |
| NH - P10 | <p>Avoid development within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a. The activity has an operational and functional need to locate within the hazard area; and b. That the activity incorporates mitigation of risk to life, property and the environment. |
| NH - P11 | <p>Allow development in the Land Instability Alert, Coastal Alert and Flood Susceptibility overlay Where:</p> <ul style="list-style-type: none"> a. Mitigation measures minimise risk to life, property and the environment; and b. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding. |
| NH - P12 | In areas identified in wildfire overlays enable vegetation clearance as a hazard mitigation strategy. |
| NH - P13 | <p>When assessing the effects of activities in natural hazard overlays consider:</p> <ul style="list-style-type: none"> a. The effects of natural hazards on people and property; b. Technological and engineering mitigation measures; c. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; d. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk; e. The timing, location, scale and nature of any earthworks in relation to natural hazard risk; f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.; and g. Any significant adverse effects on the environment of any proposed mitigation measures. |

Definitions

Habitable Building means any building or part thereof which provides overnight accommodation for people, whether or not it is self-contained. Habitable Buildings include but are not limited to:

- Dwellings
- Minor Residential Units
- Sleep-outs
- Units
- Motels
- Hotels
- Boarding Houses

Where each storey of a multi storey building or each part of a semi-detached or terraced building is capable of providing overnight accommodation for people independently of another storey or part, each such storey or part will be counted as one Habitable Building.

Habitable Room means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom or office.

Reconstruction means the replacement of a lawfully established building which has been destroyed or substantially damaged due to fire, natural disaster or Act of God. It does not include the removal of an existing, undamaged building and replacement with a new building.

Sensitive Activities means, in relation to natural hazards, any:

- a. residential activity;
- b. visitor accommodation;
- c. retirement home;
- d. community facility; or
- e. educational facility.

Unoccupied building means buildings that are not used significantly for human occupation such as sheds, barns, fences, pou, backcountry huts, garages, minor storage facilities.



Te Tai o Poutini PLAN

A combined district plan for the West Coast



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Shipping Tool

Select the area inside using the Mouse buttons or click the New button.

Shipping Tool is moving.

Use Mouse buttons: Shipping Tool will be moving to a new location. This boundary line will be updated and the area will be updated. To view the new boundary, click the Update button. To view the new boundary, click the Update button.

Mapbook: 717466 (p. 1)

Legend

- Coastal Severe
- Coastal Alert
- General Coastal Hazard



Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Coastal Hazard
 Granity-Hector

1 / 7

81%

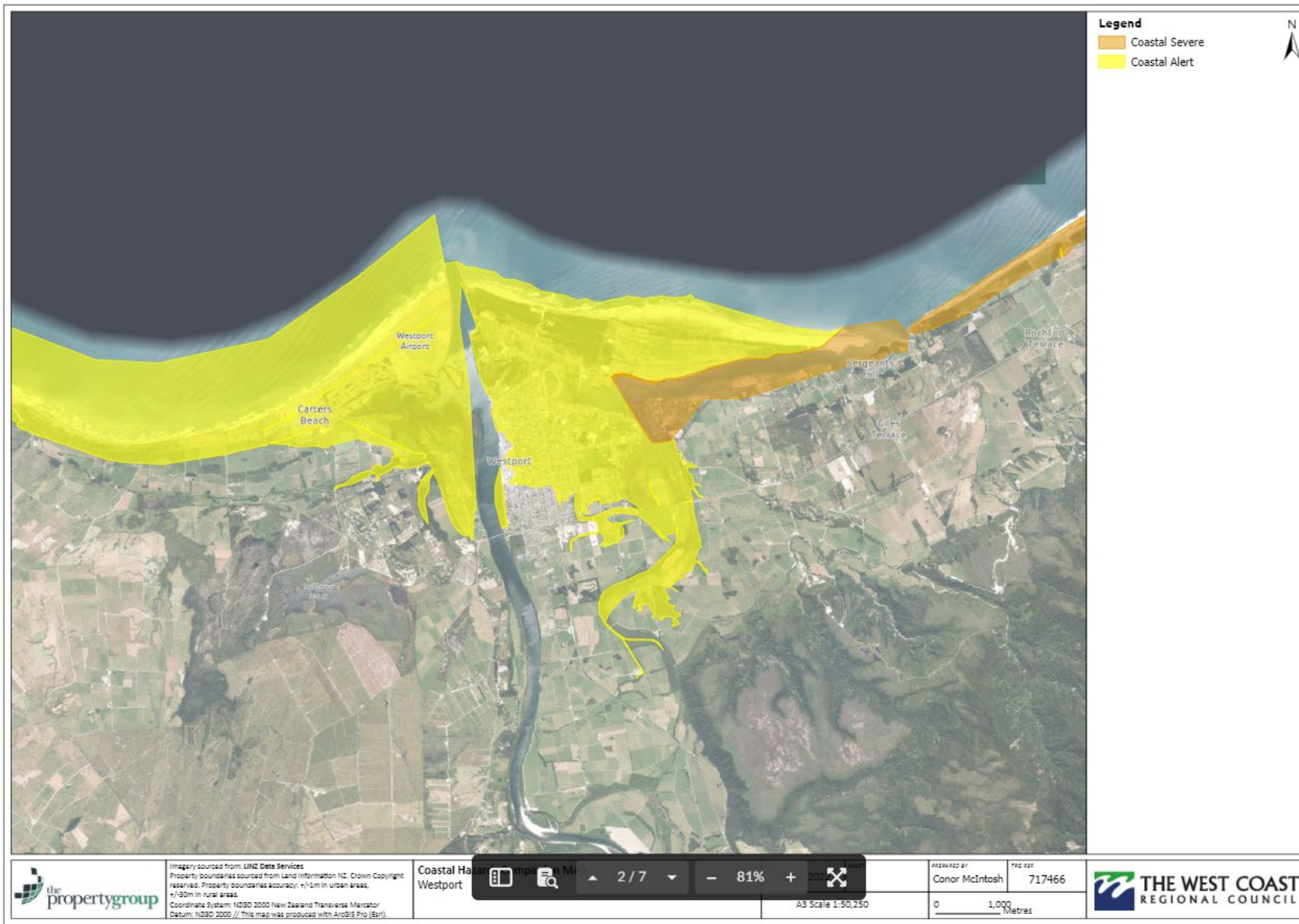
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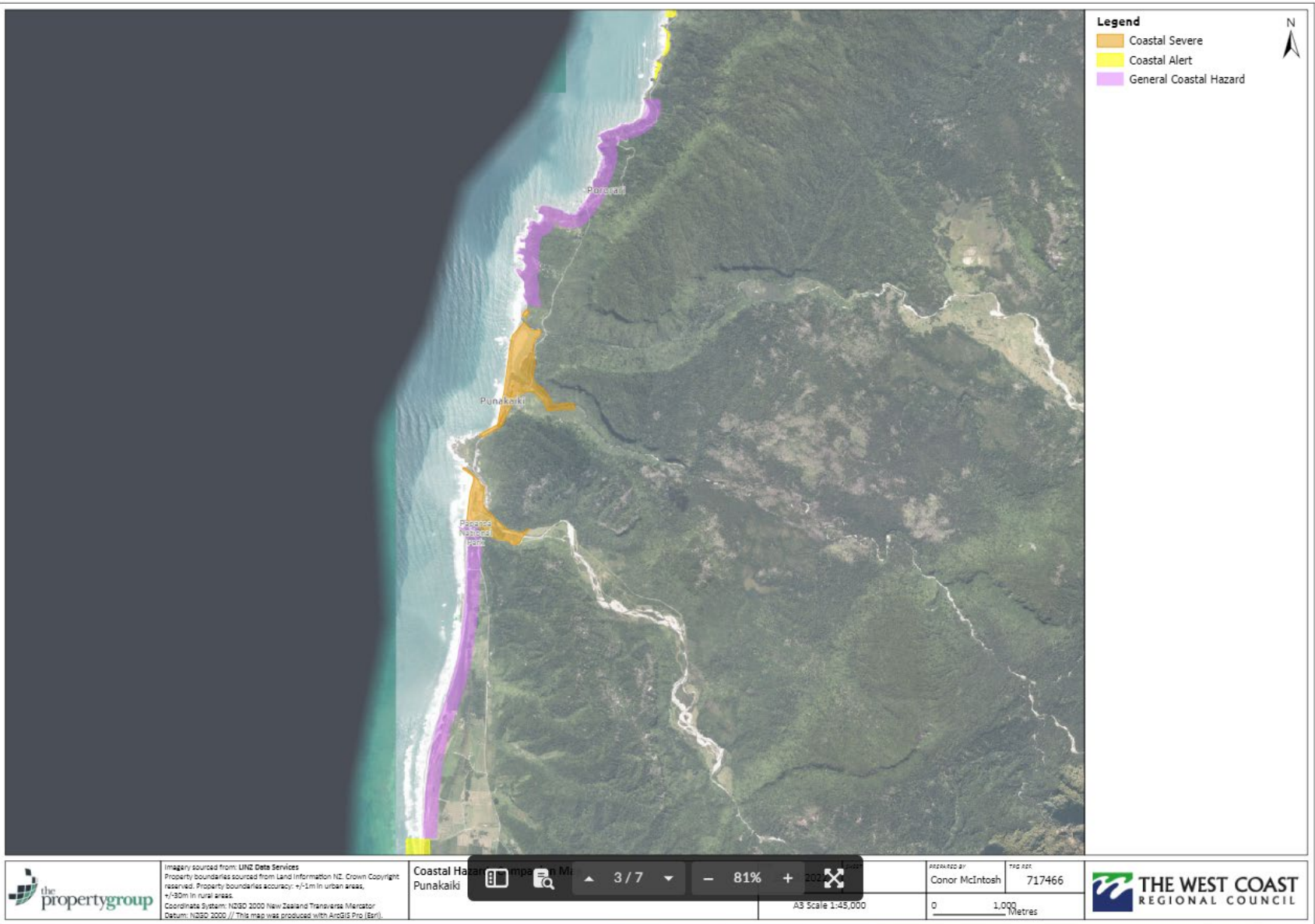
PREPARED BY
 Conor McIntosh

FIG NO
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| | <p>Imagery sourced from: LINZ Data Services Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Coordinate System: NZSD 2000 New Zealand Transverse Mercator Datum: NZSD 2000 // This map was produced with ArcGIS Pro (Esri).</p> | <p>Coastal Hazard Greymouth</p> <p>4 / 7</p> <p>81%</p> <p>A3 Scale 1:30,500</p> | <p>PREPARED BY Conor McIntosh</p> <p>TID NO 717466</p> | |
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Imagery sourced from LINZ Data Services
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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

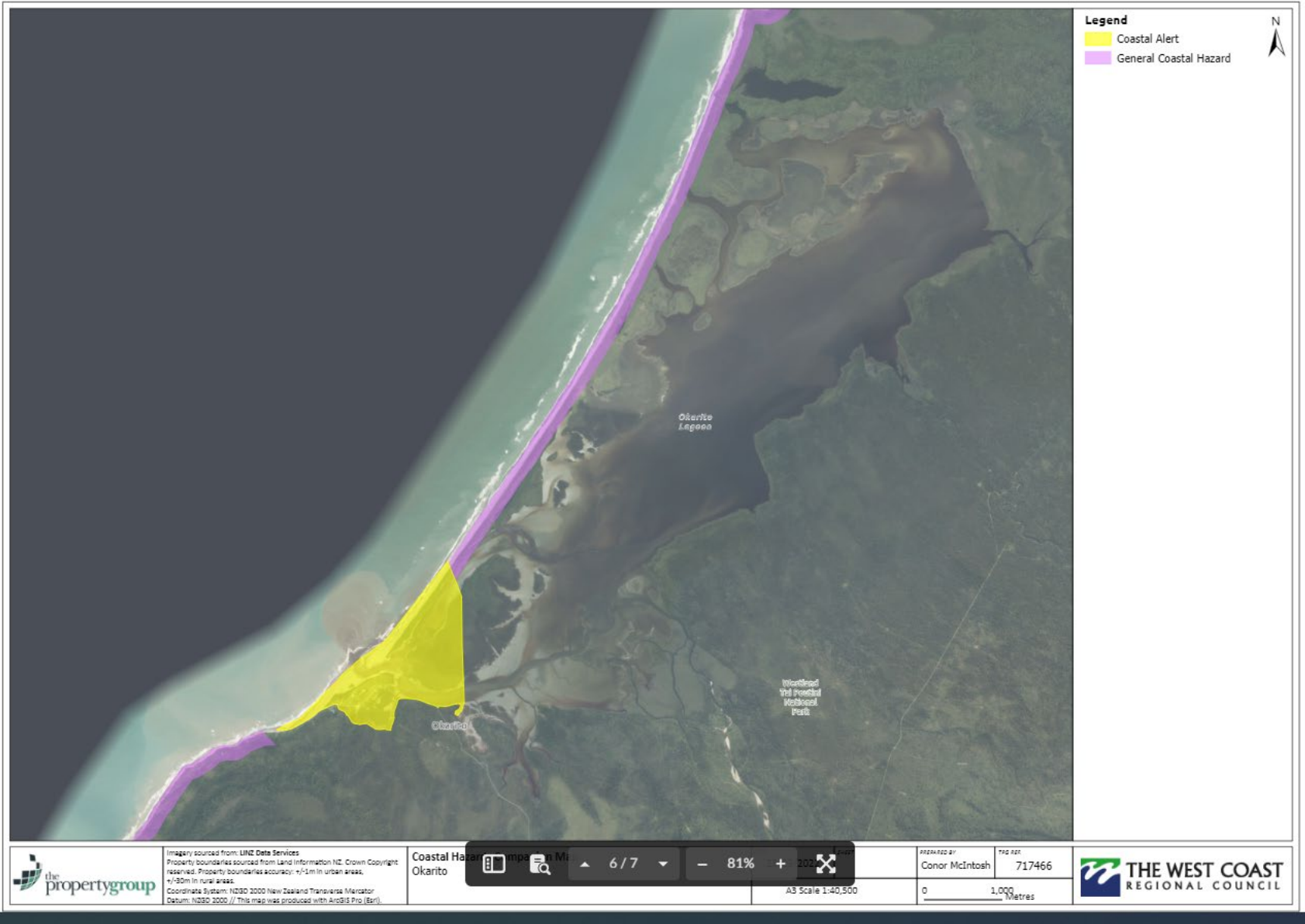
Coastal Hazard
 Hokitika

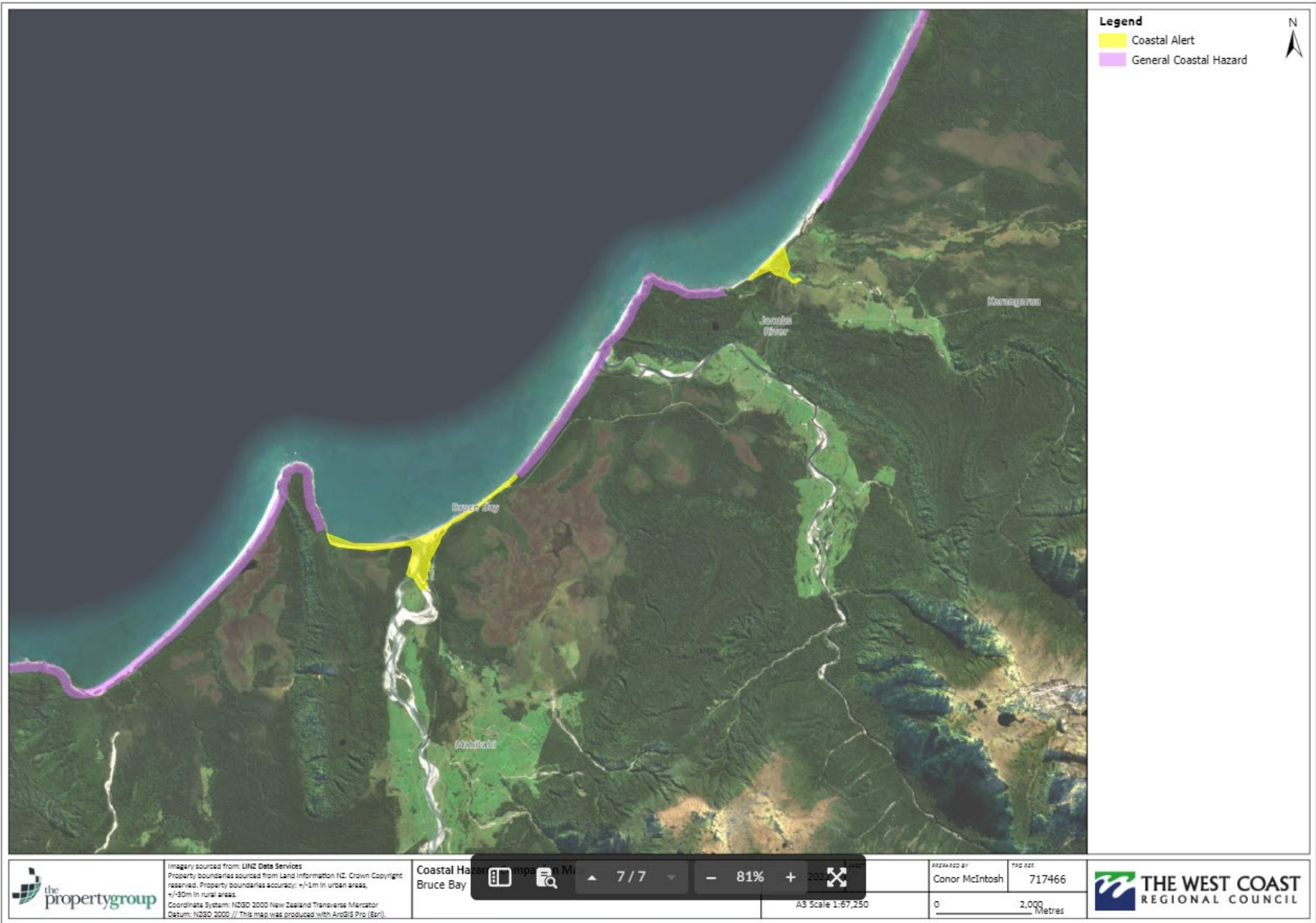
Map navigation controls including a search icon, a zoom level of 5/7, a zoom percentage of 81%, and a full-screen icon.

A3 Scale 1:24,000

PREPARED BY: Conor McIntosh
 TPO REF: 717466









Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: 29 March 2022
Subject: **Te Tai o Poutini Plan – Feedback on the Draft Plan**

SUMMARY

This report summarises the feedback received on the draft Plan.

Where the feedback is minor or technical and consistent with the direction provided by the Committee in relation to the Plan to date, it is recommended that it is addressed with consequent amendments to the Plan.

As a general comment the feedback has been thoughtful, considered and useful. The technical team are grateful for the high level of engagement with the draft plan and the detail provided by people in their feedback.

Where there is detailed feedback which results in recommended changes that have a significant impact on the policy approach of the Plan, this will be brought back to the Committee for substantive deliberation in April and May.

A summary of the recommended changes to the Plan are contained in the Appendix to the report.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Plan be amended as a result of feedback in accordance with the summary provided in Appendix One of this report.
3. That the Plan be amended as a result of the feedback from the Plan Integration, Rule Consistency and Drafting Review and to amend any errors identified in the Plan through this process.
4. That the Plan maps be amended as a result of the technical peer reviews of the natural hazard overlays and reassessment of natural landscape and natural character overlays.

Lois Easton
Principal Planner

INTRODUCTION

1. The exposure draft Te Tai o Poutini Plan was made available to the public on 26 January 2022. A series of consultation meetings and drop-in sessions were undertaken over late February as well as a series of online Zoom topic related workshops. There has been a high degree of interest and engagement from both stakeholders and the wider public. The drop ins were attended by 102 people and 73 stakeholders attended the topic related workshops.
2. Information collected on website traffic to both the TTPP website and the Isovist E-Plan website (where the TTPP is located) indicates that over the feedback period:
 - 1384 individuals visited the TTPP website with a total of 2863 visits
 - 54% of these were new visits to the website
 - Most popular pages viewed were the About the Plan, Exposure Draft Feedback, Technical Reports and Get Involved Pages
 - 733 individuals visited the Isovist E-Plan website with a total of 2504 visits – 2056 of these coming from the links on the TTPP website
3. Hard copies of the Plan were also available at Council offices, service centres, libraries, Arahura and Te Tauraka Waka a Mauri marae and various community halls and local food centres across the West Coast to enable those without computer access to view the draft Plan.
4. Feedback on the draft was able to be provided until 11 March. 236 people and organisations have provided written feedback on the draft Plan.
5. Further engagement on the coastal hazard provisions for Te Tai o Poutini Plan is programmed for April with feedback from this being brought back to the Committee in May.

GENERAL COMMENT

6. Far more feedback was received on the draft Plan than the technical team expected, and we are pleased with the high level of engagement on the draft Plan, the quality and detail in the feedback. There was a lot of feedback that supported specific objectives, policies and rules and generally this is only lightly mentioned in the summary provided. For many parts of the plan there has been highly positive feedback, although there are also parts where much of the feedback seeks that the plan be substantially amended.
7. A general approach taken by the technical team has been, to as much as possible recommend that amendments are made to the plan to reflect the feedback, where this is consistent with the policy direction provided by the Committee. In areas where feedback goes against a clear policy direction (e.g. residential visitor accommodation), staff have recommended no change to the plan. Where there are strong and varying views, or a clear policy direction change is sought, more detailed reports will be brought back to the Committee seeking direction on the response.

SUMMARY OF FEEDBACK

8. There were 236 members of the community and stakeholders who provided written feedback on the draft Plan. In addition, verbal feedback was gained from 175 participants in online stakeholder meetings, drop ins and meetings on the West Coast. Alongside this the Technical Advisory Team and TTPP staff have identified errors and inconsistencies. Many of these matters are relatively minor, corrections or technical matters which do not impact on the overall direction and approach of TTPP, but some are substantive.
9. Appendix One contains a summary of the feedback and the recommended response where this is considered a minor matter, a correction or a technical matter that does not impact on the overall policy direction of TTPP, including any amendments to the Plan as a consequence.
10. There are also individual requests for rezoning, which have been discussed with the technical staff from the relevant Council. Recommendations on whether or not to rezone specific properties area also included within Appendix One.
11. Alongside the minor and technical feedback there were significant matters raised, generally by multiple people, that staff consider need detailed discussion and input from the Committee. Specifically, this is in relation to:
 - Ecosystems and biodiversity
 - Mineral Extraction
 - Noise
 - General Rural Subdivision Minimum Lot Size

- Natural Hazards
 - Zoning of the Public Conservation Estate
12. There are also two locations where there has been very substantial feedback – Westport (principally in relation to flood hazards but zoning is also a significant topic) and Franz Josef (principally in relation to zoning).
 13. These topics and the feedback on them will be brought back to the Committee to discuss in reports for the April and May meetings.

PEER REVIEWS AND RESEARCH

14. As discussed at previous meetings, various technical studies have been used to develop the overlay maps for the draft Plan. In relation to natural hazards, these studies are also subject to peer review. Due to the timing issues – with scientists stuck in Auckland’s lockdown resulting in delays to reports, some of the technical peer reviews are not yet complete. As they are completed, the mapped overlays will be updated to reflect the recommendations of the peer review. If these result in substantive change to the overlays this will be reported back to the Committee.
15. In relation to landscape and natural character, a specific review of the overlays has been undertaken by Stephen Brown, the author of the 2013 reports on which the overlays for the draft Plan were based. This review involved further field assessment and updating of the mapping associated with the overlays. The draft of the reassessment has been received and this appears to address all the mapping concerns raised through the feedback. It is proposed that the maps be updated with the new information for the Proposed Plan.

EXTERNAL PLANNING AND TECHNICAL REVIEW

16. Alongside the public feedback, a planning and technical review of the draft Plan provisions is underway. There are two parts to this.
17. Firstly, an independent planner is reviewing the entirety of the plan to provide recommendations on plan integration, rule consistency and drafting. This will include ensuring that plan provisions are clearly drafted and easily able to be interpreted and that the different provisions work together as a cohesive whole.
18. Secondly, a specific external planning peer review has been commissioned in relation to the draft Natural Hazard provisions. This has been in particular to:
 - Consider the rules in light of good practice in other parts of the country and whether the proposed rules strike the right balance in managing the significant risks of natural hazards alongside the impacts on landowners.
 - Carefully look at wording of the provisions for ease of interpretation and whether there are any changes needed to ensure that the intended outcome will be achieved from their application.
19. The results of these reviews are intended to ensure that the proposed TTPP is robust and reflects good planning practice.

NEXT STEPS

20. It is recommended that amendments be made to the Plan in response to feedback as outlined in Appendix One. It is also recommended to amend the plan to incorporate any recommendations arising from the plan integration, rule consistency and drafting review and any further errors identified by the technical team.
21. In relation to the feedback on Ecosystems and Biodiversity, Noise, Mineral Extraction, Rural Subdivision and Zoning of Public Conservation Land it is intended to bring back more detailed reports to the April meeting of the Committee with additional advice and recommendations, and to enable the Committee to consider these matters carefully. Where appropriate this will include recommendations on redrafted provisions.
22. In relation to the Natural Hazards, Westport Flood hazards and zoning and Franz Josef zoning more detailed reports are proposed to be brought back to the May meeting – so that the feedback from the coastal and land instability natural hazards consultation is also able to be included in the reports.

Appendix One: Summary of Feedback, Proposed Response and Recommended Amendments to the Plan

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|-----------|-----------------------|--|--|---|
| DF1 | Frank Dooley | Westport Flood Hazards | Oppose Westport Flood Hazards provisions | Detailed report May meeting with updated hazard provisions - include] Westport specific provisions that address all the hazards |
| DF2 | Suzanne Hill | Strategic Direction, mineral extraction, transport, energy | Support climate change acknowledgement, oppose coal zones, support EV, active transport, bike stands, no parking in CBD provisions, support solar provisions | Note support, detailed report on Mineral Extraction at April meeting |
| DF3 | Peter Schwass | Coastal Natural Character | oppose NCA54 | Amend natural character mapping based on Stephen Brown's recommendations |
| DF4 | Rob Scott | Coastal Natural Character | oppose NCA54 | Amend natural character mapping based on Stephen Brown's recommendations |
| DF5 | Mark Hurst | Ecosystems and Biodiversity | provide clearer information about what activities are possible in SNAs | Detailed report May meeting -recommend info sheet for owners for SNAs be developed |
| DF6 | Shona Eason Gibson | Rezoning Karamea | Rezone 23 Wharf Road Karamea | Do not rezone - doesn't fit with settlement pattern. |
| DF7 | Stu Henley | Historic Heritage | Add new historic areas - Charleston, Tauranga, Kawatiri | Work with heritage stakeholders to see if sufficient info is available to include |
| DF8 | Lara Kelly | Rezoning Hokitika | Rezone land at the corner of SH6 and Keogans Road | This is a zoning error. The wrong place was rezoned. Amend plan to rezone land correctly. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|---|---|
| DF9 | Inger Perkin | Ecosystems and Biodiversity, Coastal Environment, Notable Trees | Increase allowable width of disturbed area for cycle way construction to 3m, include rock protection protocols for penguins | Detailed report April meeting re Ecosystems and Biodiversity, include rock protection protocols in appendices, confirm Notable Tree meets criteria, if so include in Schedule |
| DF12 | Charlotte May | Historic Heritage | Add Millerton Incline to Arch Schedule | Add to archaeological schedule |
| DF13 | Kate McKenzie | Noise | Detailed technical comments on noise standards | Detailed report April meeting informed by Marshall Day's report which will be appended |
| DF14 | John Caygill | Mineral Extraction | Oppose expansion of coal mining beyond existing Stockton footprint | Detailed report April meeting informed by Marshall Day's report which will be appended |
| DF15 | Kararaina Te Ira | Historic Heritage | Amend Historic Heritage objectives and policies | amend objectives and policies |
| DF16 | Paul Maunder | Historic Heritage | Amend Historic Heritage objectives and policies | amend objectives and policies |
| DF17 | Don and Dianne Bradley | Ecosystems and Biodiversity | Retain Grey SNA approach | Detailed report April meeting - note support |
| DF18 | Grant Marshall | Natural Hazards | Amend Fault Avoidance provisions at Lake Poerua. Amend Lake Tsunami provisions at Lake Poerua | Include as part of an overall Natural Hazards report at May meeting |
| DF19 | Anthony Fisher | Zoning Westport | Rezone land at Tauranga Bay and Wilsons Lead Road at Cape Foulwind, Buller | Detailed report May meeting – needs input from Buller District Council. |
| DF20 | Oceana Gold | Mineral Extraction | Detailed submission on mineral extraction zone provisions. Include Globe Progress Mine and Snowy River Mine in Mineral Extraction Zone. | Detailed report April meeting - include both mines in the zone, amend provisions largely as suggested |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|-----------------------------|---|--|
| DF21 | Regional Public Health | Noise | detailed submission on noise provisions | Detailed report April meeting including feedback from Marshall Day. Generally however amend provisions largely as suggested. |
| DF22 | John McKinnon | Ecosystems and Biodiversity | Supports SNA identification on property - no current dwelling or cleared area on site and wants to be able to build a bach. | Detailed report April meeting |
| DF23 | Ingrid Taylor | Westport Flood Hazards | Oppose Westport Flood Hazards provisions | Detailed report May meeting with updated hazard provisions - need Westport specific provisions that address all the hazards |
| DF24 | Richard Taylor | Westport Flood Hazards | Oppose Westport Flood Hazards provisions | Detailed report May meeting with updated hazard provisions - need Westport specific provisions that address all the hazards |
| DF25 | Walking Access Commission | Transport Public Access | Amend Strategic Objectives to support walking and cycling - suggested wording. Support TRN -O3 and Policies TRN P7 and P8. Seek reference to RLTP and pedestrian/cycle safety, add Giant Rimu to Notable Trees, Seek upgrading provisions for walking/cycling tracks in ECO -R1 and R2. Amendments to Public Access section to reference Walking Access Act, public resources and unformed legal roads, amend Esplanades text, Add cross references within some chapters, strengthen wording around public access in Subdivision policy, Support Coastal Environment CE - P7, R12, R13, R15, R17-R22. Amend OSZR - P2 to include access values. | Generally accept all changes |
| DF26 | Geoff Volkeman | Mineral Extraction | add Karamea Lime Quarry to Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|--|--|
| DF27 | Dean Van Mierlo | Coastal Natural Character | Review Coastal ONC location | Amend natural character mapping based on Stephen Brown's recommendations |
| DF28 | Allwyn Gourley | Mineral Extraction | add Karamea Lime Quarry to Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF29 | Johno O'Connor | Mineral Extraction | add Karamea Lime Quarry to Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF30 | Joanne Milne | Mineral Extraction | add Karamea Lime Quarry to Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF31 | Dean Van Mierlo | Coastal Natural Character | Review Coastal ONC location (double up same as DF27) | Amend natural character mapping based on Stephen Brown's recommendations |
| DF32 | Jessica Mangos, FENZ | Subdivision, Natural Hazards, Zone Rules, Definitions | Amend and consolidate definitions around Emergency Services Facilities. Provide for Emergency Service Facilities in all Zones as A Permitted Activity - specifically provide for existing Fire Stations. Provide for fire and emergency training in all zones as a Permitted Activity. Specify minimum standards for development (Transport Standards) as outlined in the submission for fire engine access. Require the code of practice for firefighting water supply to be mandatory for all subdivision, Amend policy NH - P12 to encourage low flammability species be planted, include rules for setbacks for woodlots and shelter belts from homes, accessways and roads to reduce wildfire risk. | Detailed technical review needed for implications of some of this feedback, however general principle of where reasonable take it all on board - likely changes to definitions, some zone provisions, natural hazards policy and setbacks for woodlots and shelterbelts. Allowing new emergency services facilities as a Permitted Activity without constraints is not appropriate in residential zones however, water supply requirements on all subdivision is also very onerous and is not recommended. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|--|---|--|---|
| DF33 | Chris Horne - Chorus, Spark and Vodafone | Telecommunications provisions through the plan | Large number of detailed and technical amendments. Very few of these have any policy implications and are to enable necessary telecommunications maintenance and operation not authorised through the NES -TF. | Accept most recommendations. Technical check alongside other feedback on the same topic. |
| DF34 | Kate McKenzie | Rural Subdivision | Reduce minimum subdivision size in General Rural Zone 4ha may be more appropriate. Rezone areas around Dobson/Kaiata, Boddytown, Paroa to Camerons and Moana to Ruru as Rural Lifestyle. Amend General Rural Zone density rules to ensure is a grandfather clause for existing development and that approved prior to the date the plan becomes operative. | Detailed report April meeting re Rural Subdivision. Useful proposal re grandfather clause. |
| DF35 | Kathleen Beveridge | Mineral Extraction | Seeks quarry reserve area at Lot 1 483059 and Section 1 SO55488 Karamea Lime Quarry be included in Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF36 | Ken Kees | Mineral Extraction | Seeks quarry reserve area at Lot 1 483059 and Section 1 SO55488 Karamea Lime Quarry be included in Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF37 | F&K Volckman | Mineral Extraction | Seeks quarry reserve area at Lot 1 483059 and Section 1 SO55488 Karamea Lime Quarry be included in Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF38 | Ara Poutama Department of Corrections | Designations. Defintions. Commercial Zone Rules. Industrial Zone Policy | Seeks amendments to Designations to correct information. Seek that Community Corrections Facility Activities be provided for in commercial zones. Seeks amendment to policy in industrial zones to recognise other compatible activities. Seeks amendment to definition of supported residential accommodation. | Accept and amend plan |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|---|--|
| DF39 | Joanne Galway | Mineral Extraction | Seeks quarry reserve area at Lot 1 483059 and Section 1 SO55488 Karamea Lime Quarry be included in Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF40 | Heritage New Zealand | Historic Heritage | Supports many of the policies and rules of the historic heritage and sites and areas of significance to Māori chapters. Seeks additional definitions and technical amendments to make policy and rules clearer. Seeks that repositioning and relocation be Discretionary and Non complying respectively. Seeks that demolition/destruction of a heritage item be non-complying. Seeks that accidentally omitted items be included in the schedule, separate archaeological and heritage schedules, fix typos. | Accept wording changes and amend plan. Add missing items and fix errors. In relation to HH - R4 make relocation and repositioning Restricted Discretionary but not Discretionary/Non-complying. Retain Discretionary status for demolition/destruction of an item. |
| DF41 | West Coast Penguin Trust | Strategic Objectives, Ecosystems and Biodiversity, Coastal Environment, Light | Amend relevant objectives, policies and rules to include effects on protected wildlife. Suggested wording provided. Add overlay in the plan with information on important habitats of penguins. | Accept - amend plan as proposed |
| DF42 | Brian Jones | Mineral Extraction | Seeks quarry reserve area at Lot 1 483059 and Section 1 SO55488 Karamea Lime Quarry be included in Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF43 | Birchfield Coal | Mineral Extraction | Detailed feedback on Mineral Extraction Provisions - comments on Ecosystems and Biodiversity, Open Space Zones and Rural Zones provisions, definitions as relate to mineral extraction | Detailed report in April. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|---|--|
| DF44 | Ministry of Education | Strategic Objectives, Natural Hazards, Zone Provisions, Definitions, Designations | Generally seeks that there be more references to educational facilities across the plan and explicit recognition of these in polices and rules. Amend transport standards definition of heavy traffic generating activity in relation to schools. Seeks minor amendments to definitions and some error corrections including to maps. Seeks that in the Residential and Settlement Zones the number of vehicle movements for Permitted educational facilities increase to 140 per day, seeks to exempt educational facilities from maximum floor areas in General Rural Zone, seeks a Permitted Activity for educational facilities in the Rural Living Zone. | Amend to include the references to educational facilities across the plan as fits with the wider framework. Amend definitions and correct errors. Do not increase the number of vehicle movements allowed for Permitted Activities for educational facilities, allow increased floor area in General Rural Zone, Allow a Permitted Activity in Rural Living Zone. Amend Transport standards. |
| DF45 | Community and Public Health | Comments on whole plan | General support for many of the provisions of the plan. Some specific feedback on matters around housing, accessibility and universal design. Seeks more consultation on medium density zones, and some additional definitions. | Acknowledge comprehensive support. Generally accept amendments sought. Ensure that a good level of public information in the form of guidance and info sheets is provided with proposed plan. |
| DF46 | Karamea Lime Co | Mineral Extraction | Seeks quarry reserve area at Lot 1 483059 and Section 1 SO55488 Karamea Lime Quarry be included in Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF47 | Pauline Hadfield - Te Kinga | Zoning Moana | Rezone land at Te Kinga from Rural Residential to Settlement Zone for flatter clearer land. | Support proposal. Rezone as requested |
| DF48 | Bernie and Alan Monk | Zoning Paroa | Rezone land at Paroa from General Rural to Rural Lifestyle | Support proposal. Rezone as requested |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|---|--|
| DF49 | Kumara Junction Developments | Zoning Kumara Junction | Create a Natural Values Precinct at Kumara Junction which details the special characteristics included in the Kumara Junction Developments Plan Change in the current Westland Plan. This includes the width of setbacks, and the retention of native vegetation. | Add specific control for Kumara Junction development. |
| DF50 | Oranga Tamariki | Residential Zones, Strategic Direction | Amend UFD - O1 to specifically list residential opportunities and activities and community wellbeing , RESZ - O1 to replace housing form with residential activities and support Permitted residential activities in residential zone | Note support, review wording changes for UFD - O1 alongside other requested changes. Do not incorporate suggestion re RESZ -O1 |
| DF51 | Logan Skinner | Franz Josef | Reduce the down zoned area to the minimum possible. Reduce the complexity of the fault avoidance rules - use specific rules and standards based on engineering advice for each buffer area rather than requirements for property specific engineering assessments. Allow bars and restaurants on the East side of Cron Street. Retain the requirement to keep bush along the state highway. Try and retain the town centre as compact - include wet weather cover. Support Zoning the land between the Tatare River and Cron Street for Commercial use. Support emergency services being centred around medical centre. | Detailed report May meeting - need detailed input from Westland District Council |
| DF52 | Nova Burt | Mineral Extraction | Seeks quarry reserve area at Lot 1 483059 and Section 1 SO55488 Karamea Lime Quarry be included in Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|----------------------------------|--|--|--|
| DF53 | Buller Electricity | Energy | Review the Energy and Infrastructure provisions to ensure they implement relevant NES and NPS Instruments and the provisions are clear. Review definitions for consistency. | Review alongside other detailed technical feedback on these provisions and amend as appropriate. |
| DF54 | Māwhera Incorporation | Zoning Greymouth | Seek consultation on zoning for the Victoria Park site - either Residential or Light Commercial. | Mixed Use Zone may be most appropriate zone - confirm with Māwhera. |
| DF55 | Alastair Cameron | Mineral extraction + Rezoning Hokitika | Mineral extraction zone - once areas mined should revert to a rural zone. Exclude areas at Rimu currently identified in the zone as they do not have viable deposits. Rezone areas for Rural Lifestyle on Seddon Terrace Road, | Detailed report April meeting - seems like these areas are inappropriate for inclusion in Mineral Extraction Zone. Is not a zone intended to "expire" so General Rural is probably more appropriate. Definitely exclude the areas already mined or not viable. More widely raises a question about the validity of the information provided to inform the zone boundaries - are also concerns from other submissions about Ianthe and Ross. Rezone Seddon Terrace Road land Rural Lifestyle. |
| DF56 | Sophie Allan | Mineral extraction | Oppose Mineral Extraction Zones. Oppose inclusion of Barrytown proposed mine area in Mineral Extraction Zone. Oppose 4ha Permitted Activity mineral extraction in General Rural Zone. | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity so does not meet criteria) - revisit maximum size of mined area for Permitted Activity to reflect concerns raised in this and many other pieces of feedback. |
| DF57 | Di Rossiter - Pratt and Brownlee | Zoning Buller | Rezone land in the Tauranga Bay area rural lifestyle. | Detailed report May meeting – needs input from Buller District Council. |
| DF58 | House Movers Association of NZ | Relocated houses | Detailed feedback on relocated homes rules - main concern is the maximum age of 10 years for Permitted Activity - propose a number of alternative performance standards | Remove requirement for buildings to be less than 10 years old from performance standard - incorporate some of the suggested additional performance standards instead. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|---|--|
| DF59 | Bathurst Resources | Mineral Extraction | Detailed feedback on Buller Coalfield Zone provisions and other parts of the plan as relate to Buller Coalfield | Detailed report April meeting |
| DF60 | New Zealand Defence Force | Temporary Activities, Noise, Definitions, earthworks | seeks amendment to Temporary Activities, Noise and Earthworks provisions to accommodate NZDF military training. | Accept and amend plan |
| DF61 | B J Langford | Mineral Extraction | Karamea Limestone Quarry Section 1 SO 15488 should be rezoned Mineral Extraction Zone. | Detailed report May meeting - include lime quarry in the Mineral Extraction Zone |
| DF63 | Kathy Gilbert | Strategic Directions, Open Space Zones, Rural Zones, Ecosystems and Biodiversity | Seeks plan better recognise climate change in strategic objectives - both mitigation and resilience to climate change. Seeks tourism support be strengthened. Public conservation land should be zoned natural open space. No mining should be allowed in open space zone. General Rural Zone is too permissive of mining and too restrictive of other uses - should support new business. Seeks reduction in subdivision size Rural Lifestyle to 0,5ha, General Rural subdivision size should be reduced. Rural lifestyle should be encouraged by the Plan. Seeks increased area for Ross settlement and remove Mineral Extraction Zone there. Mineral Extraction Zone is too permissive. ECO chapter is too permissive. | Ecosystems and Biodiversity, Rural Subdivision and Mineral Extraction all subjects of detailed reports in May. Amend plan to provide more reference to climate change in strategic objectives. Review DOC land zoning in light of this and other feedback. |
| DF64 | NZ Coal and Carbon | Mineral extraction provisions in special zones, rural zones, open space zones, Ecosystems and Biodiversity. | Detailed feedback on Mineral Extraction Provisions - comments on Ecosystems and Biodiversity, Open Space Zones and Rural Zones provisions, definitions as relate to mineral extraction | Detailed report in April. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|--|--|
| DF66 | Inger Perkins | Strategic Directions, Ecosystems and Biodiversity, Coastal Environment, Mineral Extraction, Hokitika Zoning, Notable Trees | Seeks amendment to strategic direction to specifically address climate change mitigation and sustainable development. Seeks addition of protected wildlife to natural heritage and ecosystems and biodiversity objectives and policies, seeks amendment to ECO R-1 to provide more specificity around windthrown timber harvest, NC - seeks more checks and balances for removal of vegetation/earthworks for renewable energy, CE - seeks amendment to rules to better protect habitat of indigenous coastal species, Notable Trees - seeks addition of a covenanted kahikatea grove at Hokitika, seeks review of mineral extraction provisions to recognise need for climate change mitigation, proposes an accreditation scheme as a method alluvial mining - with the more permissive provisions applying only for accredited miners, seeks that ENG Objectives specifically emphasises the value of increasing renewable energy, RESZ - opposes the zoning of Revell St Medium Density Residential, seeks provisions to manage air quality and rubbish burning. | Notable Trees - evaluate in accordance with criteria, if meet them include within the schedule, accept amendments to CE, Mineral Extraction and Ecosystems and Biodiversity matters addressed in detailed reports in April. Include some references to climate change in Strategic Objectives, |
| DF67 | Stu Henley | Natural Hazards | Include a map showing all active faults on the West coast | Detailed report in May - could be a useful non-regulatory layer for Operative Plan. |
| DF68 | James Mason Russell | Tangata whenua issues and approach | Range of issues around Māori Purpose Zone and rangatiratanga. | Legal advice coming from Ngāi Tahu. Note that the Order in Council setting up the TTPP Committee specifically acknowledges Ngāi Tahu as the iwi authority and requires the Poutini Ngāi Tahu representatives to sit on the Committee. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|--|---|--|---|
| DF69 | Frida Inta | All parts of the plan, but particularly ecosystems and biodiversity, mineral extraction, strategic directions, rural zones and residential zones. | Overall comments on where the Plan works. Identifies omissions as: air quality, GE. Seeks consideration of reverse sensitivity with respect to residential areas. Feedback on the provisions that apply 'per site' - could see a whole line of 1/4 acre sections degraded by having this rule. Seeks further constraint, such as 'per site or hectare (or some such size), whichever is the greater' Seeks an explanation of 'natural character' in the introduction to the Natural Character chapter. Seeks that the settlement zone be included in the general residential zone. Identified some consistency issues with numbering. Seeks more reference to regional rules, in particular the chapter on natural character. A reference to RMA s17 (duty to avoid etc) is needed (as in Buller District Plan; 2.7) Mining as a permitted activity is not acceptable. Very detailed feedback on wording in most chapters of the plan. | Include relevant feedback in detailed April and May reports including reverse sensitivity matters, ecosystems and biodiversity and mineral extraction. Many of the wording suggestions for clarification are able to be incorporated. |
| DF70 | Aviation NZ and NZ Agriculture Association | Rural Zone provisions around use of aircraft for agriculture | Amend definitions and policies to include intermittent use of rural airstrips and landing areas for aircraft undertaking activities for rural production activities, | Amend plan to incorporate feedback |
| DF71 | Federated Farmers | Most parts of the Plan | A range of feedback on policies and approaches to farming activities in the plan main comments aim to clarify provisions,. Seeks that rural subdivision be 5ha minimum lot size. | Detailed report on rural subdivision in April, otherwise generally amend plan to incorporate feedback |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|--|--|
| DF72 | Mary Traves | Natural Hazards | Detailed feedback on description of Lake Tsunami, Fault Avoidance approach. Seeks Kelly Fault be added. Provide more detail on the identification of the Fault Trace of the Alpine Fault and its width. Place more context about the multi-hazard aspect of the West coast e.g. an earthquake causes a landslide, washes down sediment then heavy rainfall event results in increased flooding (e.g. the Waiho situation). | Incorporate feedback for proposed Plan information sheets. Kelly Fault is located in the Southern Alps and presents a low risk to people and property, do not include in the Plan. |
| DF73 | Straterra | Mineral extraction | Detailed feedback on Mineral Extraction Provisions - comments on Ecosystems and Biodiversity, Open Space Zones and Rural Zones provisions, definitions as relate to mineral extraction | Detailed report in April. |
| DF74 | Transpower | Energy and Infrastructure | Clarify which activities relate to the energy chapter and which to the infrastructure chapter. Specific technical amendments sought to ensure consistency with higher order documents. | Review alongside other detailed technical feedback on these provisions and amend as appropriate. |
| DF75 | Michael Orchard | Ecosystems and biodiversity, open space zones, plan format | Provide for general information about the resource management context including detailed information on DOC land. Identify more areas as SNAs including DOC land. Create a formatted hard copy of the plan - including things like Schedule Number at the top of each page. Produce a map book. | Detailed report April meeting on ecosystems and biodiversity. Provide Plain English information sheets to go with Proposed Plan. Improve hard copy plan formatting |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|-------------------------------|--|--|
| DF76 | Trustpower | | Detailed feedback on various objectives and policies throughout the plan principally aimed at elevating the importance of critical infrastructure and renewable energy generation. Detailed technical feedback on definitions and energy/infrastructure provisions. | Review alongside other detailed technical feedback on these provisions and amend as appropriate. |
| DF77 | Jennian Homes, West Coast | Natural Hazards and Zoning | Clarify why 1% AEP event used for freeboard requirements. Exempt buildings meeting this requirement from height in relation to boundary and height provisions. Include a mechanism to allow development when the flood walls are completed. Provide more restricted discretionary and discretionary rules. Rezone Nine Mile area South of Stafford Street extending south to Reedys Road for either Large Lot Residential or Rural Residential Precinct. Provide discretion to define floor heights on a case by case basis at the subdivision stage, ensure policies and an objective are included that recognise the future flood walls. | Detailed report at May meeting. Many of these suggestions are good ideas and could be incorporated - e.g. allowing breaches of height/recession planes. Requires feedback from Buller District Council on zoning matters. |
| DF78 | Margaret Montgomery | Natural Hazards and Zoning | Reverse down zoning at Westport of Kiwi Motels and Holiday Park and Orowaiti Road. Oppose Westport Subdivision Control. Recognise the creation of the flood wall within the rules. Review basis of severe flood hazard identification. Need to have parity of natural hazard provisions - the flood hazard provisions are more onerous than those for the Fault Avoidance Overlay. Restricted Discretionary Activities are more appropriate. | Detailed report May meeting. Some useful points on parity of natural hazard provisions. In particular the approach of combining the provisions rather than having a separate rule set for each hazard type will make the plan a little more user friendly. Requires feedback from Buller District Council on zoning matters. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|--|---------------------------|---|--|
| DF79 | Westland Schist | Mineral Extraction | Include existing quarry in South Westland in Mineral Extraction Zone , ensure rules within Open Space Zones and Activities on the Surface of Waterbodies allow for gravel abstraction in riverbeds and provide enabling provisions for small scale activities | Detailed report April meeting - amend mineral extraction provisions to incorporate some of feedback. Include quarry in Mineral Extraction zone |
| DF80 | Grant Marshall (further info from DF18) | Natural Hazards | Amend Fault Avoidance provisions at Lake Poerua. Amend Lake Tsunami provisions at Lake Poerua | Include as part of an overall Natural Hazards report at May meeting |
| DF81 | Federation Mining | Mineral Extraction | Amend Mineral Extraction Zone provisions. Include Snowy River Mine in the Mineral Extraction Zone. | Detailed report April meeting - amend mineral extraction provisions to incorporate some of feedback. Do include Snowy River Mine in the zone. |
| DF82 | Ernette Hutchings-Mason | Natural Hazards | Map more known areas at risk of Flooding in Natural Hazards provisions. Encourage development away from natural hazard zones. | Consider as part of May report to Committee |
| DF83 | Westpower | Energy and Infrastructure | Detailed submission on energy and infrastructure provisions. | Review alongside other technical feedback on energy and infrastructure provisions and amend the provisions to reflect the combined feedback. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|--|--|
| DF84 | Lynley Hargeaves | Zoning | Oppose Mineral Extraction Zone at Ross - affects ability of settlement to have further housing development. Believes alluvial gold mining does not need to be included in the Mineral Extraction Zone - can be accommodated (and is) within the other zones. Remove all Mineral Extraction Zones for alluvial mining as does not meet the purpose of the zone. Allow for more housing and rural living around the Ross township - at the beach subdivision, Woolhouse Road, Totara Valley Road and McLeods Road which already have smaller lifestyle blocks. Reduce minimum lot size for General Rural Zone to 1ha and Rural Lifestyle to 5000m2. Oppose Permitted Activity status for mining as the Council undertakes no monitoring of Permitted Activities. Resource consent process manages effects well. Oppose making resource consented mines into permanent permitted activities in MINZ - R2 and BCZ - R2 - in particular coal mining licences have outdated environmental conditions and these should be subject to a normal resource consent process. | Detailed reports in April on mineral extraction and Rural Subdivision. Significant accuracy issues with draft Mineral Extraction Zones for alluvial areas. Amended zoning at Woolhouse Road and Totara Valley Road and expansion of Ross settlement supported. |
| DF85 | Martin Kennedy | Floodplains, subdivision, noise setbacks | More accurately map floodplains. Reduce General Rural Subdivision minimum lot size. Review noise insulation setback requirements from state highways. | Flood plain issues considered at May meeting as part of Natural Hazards Report. Rural Subdivision detailed report at April meeting. Review noise setbacks in light of other noise technical feedback – report April meeting. |
| DF86 | Roger Gibson | Mineral extraction | Karamea Limestone Quarry Section 1 SO 15488 should be rezoned Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|---|---|
| DF87 | Scenic Hotels | Franz Josef | Opposes zoning changes at Franz Josef. Seek that residential visitor accommodation be treated as a commercial activity. Oppose Fault Avoidance Zone. | Detailed report on Franz Josef at May meeting. Requires detailed feedback from Westland District Council. |
| DF88 | Greg Maitland | Ecosystems and biodiversity | Ecosystems and Biodiversity - Oppose provisions aimed at supporting tino rangatiratanga on Māori Owned Land. Provide for signed affidavit from a witness as a method of verification of past clearance for rule ECO -R1, x5. Support right to remove wind-throw timber. x7 seek to be 1 ha over 3 years if natural vegetation has been cutover or previously logged verified by affidavit or photographs. | Detailed report for April meeting - check with lawyers about signed affidavit and whether it meets RMA requirements. |
| DF89 | Cape Foulwind Staples 2 | Cape Foulwind zoning | Detailed submission on zoning of different blocks at Cape Foulwind area | Detailed report for May meeting. Requires input from Buller District Council. |
| DF90 | Pauline Hadfield | Formatting, Rural Subdivision, Transitional Provisions, Transport standards, General Rural Zone Rules | feedback on formatting of the plan - Change colours of objectives and policies to better differentiate from rules. Use Title Case not Caps in Index. Have Precinct name pop up on maps. Support Kate Mackenzie feedback on rural subdivision minimum lot size - 4ha better than 20, more rural lifestyle areas. Zone Rural Lifestyle between Moana and Ruru. Detailed proposals on transitional provisions for existing uses. Rural Subdivision standards - do they need to apply when subdivision will not result in a residential dwelling being built (e.g. subdivision for a forestry block). Transport standards- TRN S3 and TRN S12 typo errors. Oppose beekeeping rule in Westland District. | Change colours of objectives and policies. Title Case in Index. Precinct popup. Detailed Report on April meeting re Rural Subdivision. Support rural lifestyle zoning proposal. Investigate subdivision standards idea -fix typos in transport standards. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|---|---|
| DF92 | Bernie and Gerard Oudemans | Franz Josef | Review boundaries of flood zone to ensure it doesn't unnecessarily capture the whole property. Clarify Existing Use Rights. Better define short term residential accommodation - is not just Air BnB - is it a home business if no-one lives there. Identify potential green area for areas best left uninhabited in the future. Look at SH6 locations with NZTA and align zoning with that. | Detailed report on May meeting. Develop an Existing use Rights info sheet. |
| DF93 | Brian Anderson | strategic direction, Mineral Extraction, General Rural Zones, Ecosystems and biodiversity | Detailed feedback on ecosystems and biodiversity, mineral extraction and rural subdivision provisions. Seeks that Mineral Extraction Zone be removed, that there be no Permitted Activity for mineral extraction in the General Rural Zone. Seeks rural subdivision minimum lot size be reduced. Seeks zoning of rural lifestyle around the Ross settlement, Seeks strategic objectives recognise climate change. Opposes use of biodiversity offsetting, seeks review of ONL/O&HNC mapping, seeks that SNAs be mapped in Westland and Buller, seeks consistent approach to open space zoning of DOC administered land. | Rural Subdivision, Mineral Extraction and Ecosystems and Biodiversity subject to detailed reports in April. Amend strategic objectives to better incorporate climate change. Incorporate mapping changes to ONC/HNC/ONL as a result of Stephen Brown review. Review zoning of DOC land in line with this and other feedback on that. Provide some rural lifestyle zoning around Ross. |
| DF94 | Lara Kelly | Hokitika zoning | Rezone two sites for industrial at Keogans Road/Three Mile. Zone further land in Hokitika for both Industrial and Commercial uses - insufficient land has been zoned for these purposes. A number of potential locations suggested for investigation. | Rezone sites requested for industrial. Review the wider spatial zoning of land for industrial and commercial at Hokitika. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|-----------------------|--|---|
| DF95 | Minerals West Coast | Mineral extraction | Generally supports the approach to mineral extraction. Seeks some modifications to provisions including development of a full minerals extraction chapter, mechanism to add additional sites to the mineral extraction zone, clarification of the relationship of zone rules with overlays | Detailed report on mineral extraction for April meeting. |
| DF96 | Jane Bayley | Cape Foulwind zoning | Detailed feedback on Cape Foulwind Zoning. | Detailed report in May including Buller District Council input. |
| DF97 | Andrea Galway | Mineral Extraction | Seeks quarry reserve area at Lot 1 483059 and Section 1 SO55488 Karamea Lime Quarry be included in Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF98 | Brendan Kearns | Visitor Accommodation | Oppose residential visitor accommodation in Buller just being Permitted for homestay. Concerned about existing short term rentals. | Clarify situation with existing uses with information sheet. Add advice note to the Plan. |
| DF99 | Peter Langford | Mineral Extraction | Karamea Limestone Quarry Section 1 SO 15488 should be rezoned Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF100 | Jane and Glen Duncan | Westport Flood Hazard | Detailed feedback on Westport Flood Hazard Provisions. | Detailed report May meeting. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|--------------------------------|--|--|---|
| DF101 | DOC | General structure, Strategic objectives, Mineral Extraction, Ecosystems and Biodiversity, Open Space Zones, Coastal Environment, Natural Hazards | Alter structure so that provisions around ecosystems and biodiversity and earthworks are grouped together, amend strategic objectives to be more consistent with the RPS, amend coastal environment provisions to be more consistent with the NZCPS, clarify the values to be protected for outstanding natural features, detailed comments on ecosystems and biodiversity chapter, provide cross references to NES -FW and wetland provisions, amend some definitions to be consistent with the RPS and RMA, Consider combining Buller Coalfield Zone and Mineral Extraction Zone, zone all DOC land Natural Open Space Zone, ensure plan considers non-mapped SNAs, consider areas of specific wildlife importance eg kiwi habitat in relation to provisions, include more cross references and advice notes clarifying relationship of different rules. | Detailed reports on Ecosystems and Biodiversity and Mineral Extraction at April meeting. Generally take on board the feedback and amend plan in relation to structure, consistency with the RPS and NZCPS, more specificity of standards, consider DOC land zoning in light of this and other feedback. |
| DF103 | Marie Elder | Mineral extraction zone, Natural character | oppose Mineral Extraction Zone at Barrytown. Oppose Permitted Activity provisions for Mineral Extraction in general rural zone. Oppose reduction in protections around Hartmount Place - former Scenically Sensitive Residential Zone. Oppose proposal to restrict short term visitor accommodation. | Review ONC/ONL boundaries in light of Stephen Brown's recommendations. Remove Barrytown Mineral Extraction Zone. Review permitted activity standards in General Rural Zone. Detailed report on mineral extraction on April agenda. No changes to visitor accommodation provisions. |
| DF104 | Gabrielle Wall and David Smith | Mineral Extraction | Karamea Limestone Quarry Section 1 SO 15488 should be rezoned Mineral Extraction Zone. | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|--|---|
| DF105 | Garry Hill | strategic direction, Mineral Extraction, General Rural Zones, Ecosystems and biodiversity | Rewrite strategic directions overview in plain English. In relation to mineral extraction recognise that the Council has allowed widespread lifestyle subdivision in rural areas and that this is not compatible with a permissive approach to mineral extraction in the General Rural Zone. Include the recognition in an additional strategic objective for mineral extraction recognising that where Council has allowed rural lifestyle subdivision mineral extraction activities need to be sensitive to this. ECO measures to manage vegetation clearance in Buller and Westland are too vague and permissive. | Review overview sections (not just of strategic objectives) but generally to make more plain english. Mineral Extraction and Ecosystems and Biodiversity points to be discussed in April reports. |
| DF106 | Totally Tourism | Franz Josef | Detailed submission on Franz Josef zoning. | Detailed report May meeting – requires detailed input from Westland District Council |
| DF107 | Fuel Companies NZ | Hazardous Substances, contaminated land, definitions, earthworks | Supports approach in relation to hazardous substances and contaminated land, seeks amendment to definitions and earthworks rules to avoid duplication of regulation | Accept and amend plan as sought. |
| DF108 | David Morris | Mineral Extraction | Oppose Mineral Extraction Zones. Oppose inclusion of Barrytown proposed mine area in Mineral Extraction Zone. Oppose 4ha Permitted Activity mineral extraction in General Rural Zone. | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity so does not meet criteria) – review Permitted Activity standards to reflect concerns raised in this and many other pieces of feedback. |
| DF109 | Sophie Allen | Mineral Extraction | Oppose mineral extraction zone at Barrytown. | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity so does not meet criteria). |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|--|---|--|--|
| DF110 | Linda Grammer and Ian Mulholland | Ecosystems and biodiversity | Eco Policy 7 needs to be strengthened. Rule framework is overlay permissive. Clearance for building, access, parking and manoeuvring areas where no practical alternative - who decides. Maximum volume/location of windthrown timber. Maximum 5000m ² /3 years could apply in a potential SNA. | Detailed report in April. |
| DF111 | Gavin Molloy | Franz Josef | Oppose rezoning of Franz Alpine Resort Area. | Detailed report in May. |
| DF112 | Christine Robertson | Medium Density Greymouth | Support medium density zoning Greymouth Parfitt Place | Support noted |
| DF113 | Richard Benton | Franz Josef | Retain Tourist Zone and 100% building coverage - a reduction to 60% maximum building coverage will affect the ability to expand the business over time, as will the proposal to change minimum setbacks from none to 3m. | Detailed report May meeting. Review Scenic Visitor Zone building coverage and setbacks with a "Franz Town Centre" Lens. Consider a specific control alongside the verandah requirement that allows for 100% coverage and no yards in the "main street" location. |
| DF114 | Andrew Beaumont | Residential Visitor Accommodation Buller | Oppose approach of homestay only for Permitted Activity Residential Visitor Accommodation in Buller. | Clarify situation with existing uses with information sheet. Add advice note to the Plan. |
| DF115 | Lee Harris | Residential Visitor Accommodation Buller | Oppose approach of homestay only for Permitted Activity Residential Visitor Accommodation in Buller. | Clarify situation with existing uses with information sheet. Add advice note to the Plan. |
| DF116 | Fran and Alister Yeoman | Franz Josef, Natural Hazards | Review the flood overlay at property - is in severe rather than flood susceptibility | Detailed report in May |
| DF117 | Mary Trayers | | Seeks amendments largely to the Natural hazard information sheet and description of hazards and maps | Useful feedback for future explanatory material to support the Plan |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|-----------|------------------------|------------------------------|--|---|
| DF118 | Westland Milk Products | Industrial Zones, Earthworks | <p>New policies for the industrial zones are sought. Seeks the Westland Milk Products site be zoned Heavy Industrial Zone. Seek Light Industrial Zoned area owned by WMP be zoned General Industrial Zone. Amendments to the rules and standards of the Heavy Industrial Zone and the General Industrial Zone are sought. An amendment to the Energy section rule is sought to allow for development and use of uninhabited industrial buildings in the Electricity Transmission and Distribution Yard. This provides for development in Site 3 while avoiding risks associated with the Yard overlay. Finally, the removal of an earthworks standard is sought to allow for small-scale earthworks on contaminated land that meet appropriate conditions, e.g. NES for Contaminated Land requirements</p> | <p>Do not rezone as proposed – the proximity of residential development does not fit with a Heavy Industrial Zone. Review General Industrial Zone rules in light of feedback, but generally what is sought is considered too permissive and could result in adverse effects. Discuss energy amendments with Transpower as to acceptability – amend if acceptable. Amend earthworks rules as proposed.</p> |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|---|---|
| DF119 | Beef and Lamb | Agriculture, Rural Zones. Subdivision, Biodiversity | Amend Strategic Direction for Agriculture to recognise the value of versatile soils, Include objectives and policies specific to the GRUZ recognising that the GRUZ differs from the other rural zones because of its primary function as a productive rural environment. Provide a Restricted Discretionary consenting pathway for minor residential dwellings. Provide a Restricted Discretionary consenting pathway for subdivision that does not meet minimum lot size in the GRUZ. Raise concerns about the indigenous vegetation clearance provisions and the perverse outcomes this may result in. Specifically, where landowners will be required to obtain resource consent for vegetation clearance and require an assessment against a regionally consistent significance criteria, the outcome of which will determine whether their land is added to Schedule 4. | Rural subdivision and ecosystems and biodiversity detailed report in April. In relation to other matters raised generally take on board the feedback and amend the plan as suggested. |
| DF120 | Fish and Game | Activities on the Surface of Water, Ecosystems and Biodiversity | Seeks that motorized craft be allowed on Lake Mahinapua for some specific purposes relating to the adjacent game reserve owned by Fish and Game. NC - P5 seeks that reference to access should be to "certain and enduring access" ECO - seeks provision for activities to support gamebird hunting as a Permitted Activity - including ability to cut tracks and remove small amounts of vegetation in wetlands. | Detailed report April meeting on Ecosystems and Biodiversity, amend NC- P5 as suggested, identify specific exceptions for motorised watercraft on Lake Mahinapua. |
| DF121 | Annie Inwood | Mineral extraction | Opposes Permitted Activity for mineral extraction in Rural Zones | Detailed report April meeting. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|--|---|
| DF122 | Judith Giugni | Mineral extraction, visitor accommodation | Oppose Mineral Extraction Zones and permitted mineral extraction activities. Oppose homestay only as Permitted Activity for residential visitor accommodation in the Buller district | Re Visitor accommodation clarify situation with existing uses with information sheet – retain current provisions but add advice note on existing uses. Detailed report April meeting on mineral extraction. |
| DF123 | Alice Cardwell | Rating of rural properties - not a district plan matter | Detailed feedback on rating system | No amendment to the plan. |
| DF124 | Rosalie Sampson | Rural Subdivision | Opposes 20ha minimum lot size for General Rural Zone | Detailed report to April meeting. |
| DF125 | Geoff Broad | Mineral extraction | Oppose Mineral extraction zones | Detailed report April meeting |
| DF126 | Olivera Angelovska | Mineral Extraction | Oppose Mineral extraction zones | Detailed report April meeting |
| DF127 | Don Kerr | Mineral extraction | Oppose Mineral extraction zones | Detailed report April meeting |
| DF128 | Francois Tumahai | Hokitika Zoning Request | Rezone 40-48 Fitzherbert Street Hokitika from General Residential Zone to Commercial Zone - to be consistent with the land across the road, and the activities being undertaken. Seek that existing motel strips within Hokitika that are currently zoned General Residential are rezoned to Commercial. Seek more commercial zoning outside of Hokitika Town Centre to meet the demand for commercial development - including visitor accommodation. Seek more zoning for light industrial developments. Propose the land along the State Highway north and south of the township as potentially suitable for one or both of these activities | Do not rezone Fitzherbert Street. Review further options for industrial zoning. Requires more feedback from Westland District Council. |
| DF129 | Andrew Goldthorpe | Westport Flood Hazards | Seek that Westport flood provisions take into account the floodwalls. | Detailed report in May - incorporate principle of floodwalls being built in Westport a bit like we have done for Hokitika coastal flooding |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|--|---|
| DF130 | Craig Findlay | Mineral extraction | Oppose mineral extraction zones and 4ha Permitted Activity for mineral extraction in General Rural Zone. | Detailed report April meeting |
| DF131 | evelyn Hewlett | Mineral extraction | Oppose Mineral extraction zones | Detailed report April meeting |
| DF132 | Craig Findlay | Visitor accommodation | oppose approach of homestay only for Permitted Activity Residential Visitor Accommodation. | Clarify situation with existing uses with information sheet. Add advice note to the Plan. |
| DF133 | Michael Duff | Buller Rezoning request | Rezone 28 Tuis Way Westport 11.5ha as General Rural Zone to Settlement Zone Rural Residential Precinct. | Requires feedback from Buller District Council |
| DF134 | Margaret Montgomery | Buller rezoning request, Westport Flood Hazards | Return Westport Holiday Park to General Residential Zone from downzoning to General Rural Zone. Review identification of property in the severe hazard overlay. Clarify Westport Subdivision Control area. Develop Westport specific flood rules taking into account the existing town infrastructure and a less onerous approach. | Detailed report in May meeting – rezoning needs feedback from Buller District Council. Develop a "Westport specific" package of natural hazard rules that take into account the multi-hazard nature of the situation - but also the built infrastructure and flood walls. |
| DF135 | Tony Barrett | General Matters - plan formatting. | Feedback on formatting particularly for hard copy version. Undertake more consultation. Make plan easier for layperson to read. | Provide good supporting information sheets in plain English to go with the plan. Make formatted hard copies and pdfs available. |
| DF136 | Erica Gilchrist | Haast natural hazards, Haast zones, Historic Heritage | Review boundary between flood susceptible and flood severe at Haast. Rezone land at Airport Lane for commercial/tourism activities. Provide for more rezoning from General Rural Recognise significance of Haast Aerodrome as Historic Heritage | Natural hazard matters addressed in May report. Rezone Airport Lane Land Settlement Zone if sufficient wastewater capacity otherwise consider Rural Residential. No amendment in relation to heritage status of Haast Airport. |
| DF137 | Michelle Radford | mineral extraction | Oppose Mineral extraction zones | Detailed report April meeting |
| DF138 | Kathryn Cannan | Mineral extraction | Oppose provisions that make it easier for existing mines to be expanded or new mines and exploration to be undertaken. | Detailed report April meeting |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|--|---|
| DF139 | Eric de Boer | Westport zoning - Alma Road | Exclude Westport Rifle Range from General Residential Zone at Alma Road. Remove all Residential Zone south of Alma Road and create a 500m tapering out to 750m lateral zone as it heads West on the north side of the Rifle Range and Pakihi Road to provide a lateral use protection buffer of Natural Open Space Zone. | Detailed report May meeting - needs to take into account other Alma Road submissions and also view of BDC. |
| DF140 | Michael Morgan | Mineral extraction | Oppose Barrytown mineral extraction zone. | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity). |
| DF141 | Christine Robertson | Mineral extraction | Oppose mineral extraction zone (Barrytown) and Permitted mineral extraction provisions in General Rural Zone. | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity). Review Permitted Activity standards. |
| DF143 | Ted Brennan | Notable Trees/ Ecosystems and Biodiversity | Identify the 3 remaining areas of remnant coastal kowhai forest in central Westland as either notable trees or significant natural areas. | Detailed report April meeting. |
| DF144 | Deb Landridge | Mineral extraction, Rural Subdivision | Oppose Barrytown mineral extraction zone. Reduce General Rural Subdivision minimum lot size from 20ha. | Detailed reports April meeting on mineral extraction and rural subdivision. |
| DF145 | Trevor Hayes | Visitor accommodation | Oppose approach of homestay only for Permitted Activity Residential Visitor Accommodation. | Clarify situation with existing uses with information sheet. Add advice note to the Plan. |
| DF146 | Alex Grove-Hills | Mineral extraction | Oppose Permitted Activity Mineral Extraction provisions in General Rural Zone | Detailed report April meeting. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|---|--|
| DF147 | Sharon Langridge | Mineral extraction | Oppose Barrytown mineral extraction zone. Reduce General Rural Subdivision minimum lot size from 20ha. | Detailed reports April meeting on mineral extraction and rural subdivision. |
| DF148 | William McLaughlin | Rural Subdivision, Buller Rezoning | Reduce General Rural Zone minimum lot size to 4 ha. Rezone a number of land parcels at Westport/Cape Foulwind area to Settlement Zone - Rural Residential Precinct. | Detailed report April meeting on rural subdivision, May meeting on Westport which requires Buller District Council input. |
| DF149 | Trevor Hayes | Mineral extraction | Oppose mineral extraction zones. (Barrytown) | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity). |
| DF150 | Grant Gibb | Franz Josef | Oppose Emergency Services Hub control at Franz Josef. Oppose identification of DOC reserve as Future Urban Zone - rezone to Open Space Zone. Private land identified as open space zone should be Scenic Visitor Zone. Oppose freeboard requirements in flood susceptibility overlay. Seek more accurate identification of Alpine Fault. Oppose using the "Hazard Risk Assessment Report" as a way to build in fault avoidance buffers - instead a more structured approach for the whole buffer (rather than each property needing a report) should be used - e.g. some standard engineering requirements. | Detailed report May meeting with Westland District Council input. |
| DF151 | Ronald Heward | visitor accommodation, Hokitika Zoning - Industrial Land | Oppose Buller residential visitor accommodation approach. Seek that new industrial land at Hokitika be identified at the north of the town not towards Kaniere. Natural hazards seeks longer timeframe for existing use rights for destroyed building. | Review industrial zone locations with input from Westland District Council. Natural hazards subject of detailed report to May meeting. Retain current approach to residential visitor accommodation. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|---|---|
| DF152 | Ben Smith | Buller Rezoning request, Westport zoning generally | Seek that TTPP reflect the TTP2050 Strategy. Seek additional rezoning for residential at Cape Foulwind from the village towards the Light Industrial at the old cement works. Seek provision for a Retirement Village development zone. | Report to May meeting. Requires Buller District Council input. |
| DF153 | Keith Morfett | Hokitika Zoning proposals, Mineral Extraction, ecosystems and biodiversity, natural hazards | Seek a strategic objective for Climate Change Mitigation and Adaptation. Oppose zoning of Revell St for medium density housing. Seeks Buller and Westland identify SNAs. Seeks additional work on natural hazards and implications of climate change. | Connections and Resilience Objectives should recognise climate change adaptation. Requires further feedback from Westland District Council on Revell St zoning. |
| DF154 | Cath and Glen Keleher | Mineral extraction | Arapito Road quarry should be left in the General Rural Zone, not rezoned Mineral Extraction. | Detailed report April meeting |
| DF155 | Catherine Chagué | Natural hazards | Identify missing flood hazards at Okarito | Are identified as part of the coastal hazard provisions |
| DF156 | Sue Scobie | Coastal natural character mapping | Oppose ONC/HNC identification at Te Miko - is this a mapping area. Seek that coastal erosion and climate change issues be addressed in the Plan | Remap ONC/HNC based on Stephen Brown's reassessment. |
| DF157 | Betty Harris | Westport Flood Hazards | Westport flooding draft rules are too harsh. | Detailed report May meeting |
| DF158 | Shaun du Plessis | Westport Flood Hazards | Seeks Westport specific rules for flooding - draft rules are too harsh. | Detailed report May meeting |
| DF160 | Andrew Beaumont | Mineral extraction | Oppose Mineral Extraction Zones at Paparoa Range and across the Barrytown Flats | Detailed report April meeting |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|--|---|
| DF161 | Andrzej Suchanski | Mineral extraction | Oppose Permitted Activity Mineral Extraction provisions in General Rural Zone | Detailed report April meeting |
| DF162 | Brenda Kaye | Mineral extraction | Oppose Permitted Activity Mineral Extraction provisions in General Rural Zone | Detailed report April meeting |
| DF163 | Lindy Mason | Mineral extraction | Oppose Mineral Extraction Zone at the Barrytown Flats | Detailed report April meeting |
| DF164 | Rob Danford | Mineral extraction, Energy, Rural Zone Approach | Oppose mandating of "support" within the TTPP. Define minimise and support. Seek to add requirement in Rural Zone Policy that mining does not compromise existing residential activities through reverse sensitivity and include a recognition that residential activities are an expected and ongoing activity within all rural areas including the General Rural Zone. RURZ -P19 seeks addition that mineral extraction activities shall be a minimum of 250m from any residence. RURZ - P25 - remove as far as practicable. GRUZ - provide clear recognition that there has been significant residential development in this zone and reverse sensitivity for those residential activities also should apply. Residential is an existing use. | Detailed report April meeting |
| DF165 | Michael Hill | Mineral extraction | Oppose Barrytown mineral extraction zone. | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity). Review Permitted Activity standards. |
| DF166 | Andy Ellis | Mineral extraction | Oppose Barrytown mineral extraction zone. | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity). Review Permitted Activity standards |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|--|---|
| DF167 | Jackie Mathers & Bart Gillman | Rural Subdivision | Reduce General Rural Zone minimum lot size. Oppose Noise/acoustic requirements by state highway. | Detailed report noise and subdivision April meeting. |
| DF168 | Grant Marshall | Rural Subdivision | Seek General Rural Zone minimum lot size of 1ha | Detailed report April meeting |
| DF169 | Lucette and Stephen Hogg | Fault Avoidance | Seek clarification of Fault Avoidance Zone in relation to current building activity. Seeks clarification of how works if site is across 2 avoidance zones. | Contact and explain existing use rights. Include information sheet to go with Proposed Plan. |
| DF170 | Robin Ross | Notable Trees | Seek Japanese Zelkova planted in Greymouth and other CBD trees be included in notable trees schedule. | Review trees against notable tree criteria and list any that meet criteria. |
| DF171 | Jennifer Sloan | Westport Flood Hazards | Oppose Severe Flood overlay in Westport. Seek specific flood hazard provisions for Westport that engender hope for the town. | Detailed report April meeting |
| DF172 | Justine Donaldson | Notable Trees | Seek inclusion of all deciduous trees in the Greymouth CBD as Notable trees. Specifically Mackay St trees. | Assess against criteria. Include any that meet Notable Tree criteria. |
| DF173 | Troy Scanlon | Westport Flood Hazards | Seek Westport specific rules that take into account multiple hazards, and the impacts of the proposed flood wall. Include floor height provisions where necessary with the flood protection in place. Use 2% AEP level | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity). Review Permitted Activity standards. |
| DF174 | Kevin Scanlon | Westport zoning, Commercial Zone Rules, Westport Flood Hazards | Detailed feedback on Commercial Zone Rules. Should have Westport specific provisions for flooding - maps should be based on when flood protection is in place. Seek 2% AEP event freeboard requirements. | Review and amend Commercial Zone rules where appropriate. Natural Hazard provisions subject to detailed report May meeting. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|------------------------|---|--|
| DF175 | Neil Matchett | Franz Josef | Seeks compensation for landowners where there are zone changes. | The RMA does not provide for compensation. |
| DF176 | Noel McEwan | Mineral extraction | Oppose Mineral Extraction Zone in southern Paparoas - Roa area. this is impacting on existing residents - there needs to be more mitigation of dust, noise and traffic movements. | Detailed report April meeting. |
| DF177 | Anna McKay | Visitor accommodation | Oppose visitor accommodation approach Buller. | Clarify situation with existing uses with information sheet. Add advice note to the Plan. |
| DF178 | Murray Beckwith | Visitor accommodation | Oppose visitor accommodation approach Buller. | Clarify situation with existing uses with information sheet. Add advice note to the Plan. |
| DF179 | Daniel Beetham | Visitor accommodation | Oppose visitor accommodation approach Buller. | Clarify situation with existing uses with information sheet. Add advice note to the Plan. |
| DF181 | Helen Pickles | Franz Josef | Oppose General Rural Zoning Top 10 Holiday Park Franz Josef. Seeks Settlement Zone | Detailed Report May meeting. Requires detailed input from Westland District Council |
| DF182 | David Moore | Grey District Rezoning | Seek rezone of property at 3408B Coast Road as Rural Lifestyle. Opposes Mineral Extraction Zone at Barrytown. Opposes Permitted Activity rules for Mineral Extraction in General Rural Zone. Seeks RLZ R5 and GRUZ R5 (Minor Structures) be amended to the provisions in the current Grey Plan. | Detailed Report April meeting re mineral extraction. Do not rezone property as falls within multiple overlays. |
| DF183 | Paul Schramm | Historic Heritage | List additional Heritage Areas at: Coal River Heritage Park, Nelson Creek Domain, Gows Creek Gold Mining Tunnel, Woods Creek and Greymouth Railways Signal Box. Seek a Heritage Protection Fund to support heritage building and site restoration | Work with heritage stakeholders to see if sufficient info is available to include |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|--|--|
| DF184 | STEVE Evans | Westport zoning, Westport flood hazards | Seek managed retreat for Westport. Seek denser zoning at Omau and other locations to enable people to relocate. | Detailed report May meeting. |
| DF185 | Teresa Wyndham-Smith | Coastal natural character mapping Ecosystems and Biodiversity | Oppose inclusion of property in high natural character | Amend natural character mapping based on Stephen Brown's recommendations. Detailed report to May meeting on Ecosystems and Biodiversity |
| DF186 | Ross Community Society | Mineral extraction, Rural Subdivision | Oppose Mineral Extraction Zone at Ross. Seek General Rural Zone minimum lot size reduce from 20 ha. Would like the status quo to remain for mineral extraction and subdivision. | Detailed report on mineral extraction and subdivision at April meeting. |
| DF187 | Clare Backes | Strategic Directions, mineral extraction, ecosystems and biodiversity, zoning Hokitika | Strategic direction needs more focus on natural environment and community wellbeing. Need to provide clear direction to adapt to and mitigate impacts of climate change. Oppose Mineral Extraction Permitted Activity Rule in General Rural Zone. Should identify SNAs in Buller and Westland. Strengthen ECO- P6. Rezone land adjoining Blue Spur Road next door to Ballarat subdivision - is a current application to subdivide there. | Include consideration of climate change in Connections and Resilience and Natural Heritage Strategic Policies. Mineral Extraction and Ecosystems and Biodiversity subject to detailed report in April. |
| DF188 | Wendy Thompson | Westport Flood Hazards | Review flood hazards in light of proposed flood protection and ensure overlays and rules reflect the work planned. | Detailed report to May meeting |
| DF189 | Gerard Mesman | Visitor accommodation | Oppose visitor accommodation approach Buller. | Clarify situation with existing uses with information sheet. Add advice note to the Plan. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|--|--|
| DF190 | Livi Whyte | General Rural Zone - fertiliser application | Detailed feedback on Commercial Zone Rules. Should have Westport specific provisions for flooding - maps should be based on when flood protection is in place. Seek 2% AEP event freeboard requirements. | Incorporate feedback on Commercial Zone Rules. Westport flood hazards are subject to a detailed report in May, |
| DF191 | Yvonne Scarlett | Westport Flood Hazards | Seek amendments to natural hazard provisions that consider impacts on devaluing properties, financial hardship and mental anguish. | Detailed report May meeting |
| DF192 | Ted Brennan | Energy | Support the approach to energy resilience. Seek that future schemes be away from the Alpine Fault to improve resilience. | Amend policy to reflect the benefit of locating energy generation away from the Alpine Fault. |
| DF194 | Keith Rusholme | Visitor accommodation | Oppose Residential Visitor Accommodation provisions in Grey. This should be treated as a Commercial Activity. Seeks a Plain English version of the Plan. | Provide plain English information sheets with proposed plan. No amendment to visitor accommodation provisions. |
| DF195 | Jeni Greenland | Rural Subdivision | Seek General Rural Zone minimum lot size be reduced. | Detailed Report April meeting. |
| DF196 | Charlie Elley | Westport Flood Hazards | Oppose Westport flood provisions | Detailed report May meeting. |
| DF197 | Julie Madigan | Mineral extraction | Ross community has a consensus of opposing the Mineral Extraction Zone and support continuation of current Westland Plan requirements in relation to mining. | Detailed Report April meeting. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|--|--|
| DF198 | David Kyle | Noise, hazardous substances, mineral extraction | Seek the plan focusses on personal wellbeing and security rather than financial prosperity., Seeks careful control of noise - no exemptions from noise standards for vehicles on the road. Seek controls from dust, noise and traffic movements on quarrying. Seeks controls on hazardous material storage. Seeks reference to the land set aside by the Native Land Legislation of the 1800s | Noise and mineral extraction are subject to a detailed report to April meeting. Incorporate comments on hazardous substances storage where appropriate. |
| DF200 | Ted Brennan | Rural Subdivision | Seek a 5000m ² minimum lot size in General Rural Zone. Oppose inclusion of Ross Goldfields in mineral extraction zone - this includes this persons land - the zone places unfair restrictions on landowners in the zone and includes areas recently mined. It also includes areas of high ecological value and areas of forest holding up hillsides. Support the current consenting process Oppose the focus on mineral extraction in the Plan. | Detailed reports April meeting on rural subdivision and mineral extraction. Remove Ross Goldfields mineral extraction zone in light of substantial mapping inaccuracies. |
| DF201 | Grant Elley | Coastal natural character mapping | Oppose inclusion of property in high natural character | Amend natural character mapping based on Stephen Brown's recommendations |
| DF202 | Cindie Uddstrom | Industrial Zone Rules | Seeks clarification on setbacks from rail corridor. | Provide information on existing uses. Amend setback rules to clarify from where setbacks are measured. |
| DF203 | Cindie Uddstrom | Hokitika Zoning Request | Oppose rezoning of Hokitika racecourse for housing - should be recreational use. | No amendment to plan. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|-----------------------------------|--|--|
| DF204 | Lynn Brooks | Fire Services Zoning | Seek that Fire Stations be provided for (noise, vehicle movements etc) in an emergency services zone to support this activity. | FENZ have provided a detailed submission on operational requirements. Review plan provisions and amend plan as appropriate in light of these comments. |
| DF205 | Mark Buckley | Integration | Seeks better integration of plan provisions. | Intended as part of finalisation of proposed Plan. External assistance is being provided to do this. |
| DF206 | Neil Mouat | Punakaiki Zoning | Rezone property in Punakaiki Valley as Rural Residential | Requires feedback from Buller District Council. |
| DF207 | Kevin Gilbert | Coastal natural character mapping | Oppose inclusion of property in high natural character | Amend natural character mapping based on Stephen Brown's recommendations |
| DF208 | Warwick & Pam Blair | Westport Flood Hazards | Concerned re identification of property in Westport – severe hazard overlay | Detailed report May meeting |
| DF210 | Kelly Mcgrath | Westport Flood Hazards | Concerned re identification of property in Westport – severe hazard overlay | Detailed report May meeting |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|--|--|
| DF211 | Hans Wiskerke | Energy, hazardous substances, mineral extraction, ecosystems and biodiversity | Include energy storage within objectives for energy. TRN - P8b and RESZ - P12 include notation that cycle/walkways should be separate from the road infrastructure. TRN - R6 seek wording clarification. Amend HS - O1 to avoid using hazardous substances, or if unavailable use less hazardous substances. HS - P3 queries whether hazardous substances should be stored away from ports due to tsunami risk. NH - include as a policy the relocation of the Franz Josef service station fuel facility away from the Alpine Fault. Ecosystems and biodiversity - detailed submission on the provisions. Noise -remove exemption for non-commercial watercraft and concern around cost/process to demonstrate compliance with acoustic requirements. Buller Coalfield Zone oppose measures that could lead to the extension of coal extraction area. Mineral Extraction Zone - focus should be on supporting local processing not just extraction of mineral resources. ONLs seek the skyline view of Denniston and Buckland Ranges from Westport be protected. | Transport and Hazardous Substances points - technical review, amend as appropriate. Natural hazards, Ecosystems and biodiversity, Noise and Mineral Extraction part of reports to April and May meetings |
| DF212 | David Maynard | coastal natural character mapping | Oppose inclusion of property in high natural character | Amend natural character mapping based on Stephen Brown's recommendations |
| DF213 | Peter Schwass | coastal natural character mapping | Oppose inclusion of property in high natural character | Amend natural character mapping based on Stephen Brown's recommendations |
| DF214 | Robert & Lorraine Tyler | coastal natural character mapping | Oppose inclusion of property in high natural character | Amend natural character mapping based on Stephen Brown's recommendations |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|---|---|
| DF215 | Jackie Mathers | coastal natural character mapping | Oppose inclusion of property in high natural character | Amend natural character mapping based on Stephen Brown's recommendations |
| DF216 | Bernard Monk | Grey District Rezoning | Rezone property at Saltwater Creek Road Rural Residential | Rezone based on feedback. |
| DF217 | Buller District Council | Westport Flood Mapping, Buller Zoning, Rural Subdivision, Residential Visitor Accommodation, Buller Coalfield Zone | Include flood protection infrastructure in hazard modelling, and provide a mechanism which would make it easy to modify the flood maps, review overall approach to flood hazard identification in Westport where there are separate severe and susceptibility layers and have a separate, Westport - specific approach, give further consideration to other areas of rezoning in the district – e.g. Charleston, reduce rural subdivision minimum lot size, support draft Plan approach to residential visitor accommodation, ensure that effects on the environment are adequately managed through Buller Coalfield zone provisions in particular as relates to indigenous biodiversity. | Detailed report in May on Westport natural hazards - but as a general principle make the changes requested - ie include mechanism to recognise floodwall and way to manage change in flood risk over time, separate provisions for Westport natural hazards, review layers, Seek further feedback from Buller DC staff on rezoning requirements, retain visitor accommodation provisions, Detailed report in April on Rural Subdivision and include reduction in minimum lot size, detailed report in April on mineral extraction and ensure that S6 matters are adequately addressed |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|-----------|-----------------------|---|---|--|
| DF218 | Forest and Bird | General feedback, strategic direction, energy infrastructure and transport, natural environment values, subdivision, Mineral Extraction | Seeks rewording of strategic objectives to better reflect outcome sought. Seeks clarification that strategic direction does not over-ride requirements of higher order documents. Oppose MINZ - strategic objectives where over-ride the purpose of the RMA, seeks climate change be recognised in strategic objectives. Energy - minimising effects does not meet the purpose of the RMA, need to link to CE and ECO chapters, Ecosystems and Biodiversity detailed feedback on provisions that are considered inadequate to meet RPS requirements, detailed feedback on associated definitions, Natural character and waterbodies - feedback on chapter name, links to other chapters and consistency. Coastal Environment feedback that NZCPS is not sufficiently addressed. Mineral Extraction opposes special zones, opposes assumption that lawfully established activities are appropriate, Open Space Zones seeks better policy direction on intent of zones and framework. Seeks amendment to critical infrastructure definition | Mineral Extraction and Ecosystems and Biodiversity feedback to be addressed in detailed report in April. In relation to strategic objectives, energy, natural character, coastal environment and open space zones consider feedback alongside that of others on the same topics - many of these matters highlighted are recommended to be addressed through amendment of draft Plan. |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|---|--|--|
| DF219 | West Coast Conservation Board | Ecosystems and biodiversity | Provide guidance on pakihī to ensure does not get cleared under native vegetation permitted activity rules, consider that general vegetation clearance approach in Buller and Westland could result in SNAs being cleared - what mechanisms can be used to protect fauna values before SNAs are recognised as such; consider how that activities within the margins of wetlands are managed across the regional/district interface in particular as relates to hydrological implications | Detailed report April meeting |
| DF220 | Avery Brothers | Westport Flood Hazards, Westport Zoning | Opposes Westport flood hazard mapping, opposes rezoning of Alma Road quarry to General Residential Zone, opposes downzoning of property at Dommatt St/Orowatai Road area and Snodgrass Road. Seeks a more nuanced approach to flood hazard management. | Detailed report May meeting |
| DF221 | SM Lowe Contracting | Mineral extraction | Include Oparara Lime quarry in mineral extraction zone | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF222 | Sandy Passant | Mineral extraction | Oppose Barrytown mineral extraction zone. | Detailed report April meeting - delete Barrytown Mineral Extraction Zone (no authorised activity). |
| DF223 | Jennifer Mathieson | Mineral extraction | Include Oparara Lime quarry in mineral extraction zone | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF225 | William Simpson | Mineral extraction | Include Oparara Lime quarry in mineral extraction zone | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF226 | Breydon Finlayson | Mineral extraction | Include Oparara Lime quarry in mineral extraction zone | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|------------------|-------------------------------|--|--|---|
| DF227 | Nathan Simpson | Mineral extraction | Include Oparara Lime quarry in mineral extraction zone | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF228 | Catherine Smart-Simpson | Mineral extraction | Include Oparara Lime quarry in mineral extraction zone | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF229 | Ayla Simpson | Mineral extraction | Include Oparara Lime quarry in mineral extraction zone | Detailed report April meeting - include lime quarry in the Mineral Extraction Zone |
| DF230 | Waka Kotahi-NZTA | all parts particularly infrastructure, transport, overlays and zones | Detailed feedback on a wide range of provisions across the plan - feedback focuses on clarifying the intent of specific provisions, particularly as they relate to Waka Kotahi and critical infrastructure. | Consider alongside other detailed feedback and amend the plan as appropriate. |
| DF231 | Aggregate and Quarry Assn | Mineral extraction, ecosystems and biodiversity | Feedback on mineral extraction and ecosystems and biodiversity provisions. Identifies specific issue around transitional provisions for ecosystems and biodiversity, | Detailed reports April meeting - Ecosystems and Biodiversity and Mineral Extraction |
| DF232 | Maureen Reid | Mineral extraction | Oppose mineral extraction zones and permitted mineral extraction activities | Detailed report April meeting |
| DF233 | James Mason Russell | Tangata whenua issues and approach, Maori Purpose Zone | Opposes much of the tangata whenua provisions. Does not recognise Te Runanga o Ngai Tahu or Poutini Ngai Tahu Runanga as mandated iwi authorities. Argues Māwhera incorporated is the mandated authority. Opposes Māwhera land and Arahura River being specifically regulated by the Plan. | The Order in Council setting up the TTPP Committee specifically recognises Poutini Ngāi Tahu Runanga and Te Runanga o Ngai Tahu as the iwi authorities for TTPP. Seek feedback from Poutini Ngāi Tahu on these matters. |
| DF234 | Noah's Ark | Zoning Greymouth | Review zoning for Noah's Ark - should it be Commercial or another zone? | This was an error. Should be Commercial Zone |

| Reference | Name/ Organisation | Topic | Summary | Recommended Response |
|-----------|-----------------------|---|---|--|
| DF235 | Kainga Ora | Residential Zones, Strategic Objectives, Natural Hazards, Subdivision, Financial Contribution | Feedback on residential zone rules, strategic objectives, subdivision and financial contributions around ways to improve clarity and consistency within the plan. In relation to flood hazards seek that they not be mapped in the plan but refer to maps outside of the plan. Seeks addition of a new policy and rule in the subdivision section which will allow subdivision of sites which have been developed under permitted activity density standards in the residential zone. | Accept and amend plan in relation to clarity and consistency comments, Include proposed subdivision policy and rule. Natural Hazard matters discussed in detailed report to May Committee. |
| DF236 | Gordon Graham | SNAs | seeks a copy of the s32 around SNAs | Section 32 reports to be available with Proposed Plan. |

Verbal Feedback provided as part of the Stakeholder meetings that is not covered by written feedback

| Meeting | Summary | Proposed Response |
|-----------------|---|---|
| Reefton Drop In | <ul style="list-style-type: none"> • Settlement Zone area is too low-lying in light of recent flood. The block behind the town, to the north east would be more appropriate for some type of residential (rural res), also the land near the golf course, its higher up than the settlement zone area. • Lifestyle area should be down by industrial area and Gannons Road -doesn't flood • More residential on true left of river, towards Grey - but not on old landfill site. • Support for heritage layer • Support for design guidelines – don't want rules around colours • Support for natural hazards layer • Support landscaping/screening requirements for industrial development • Support Buller Air BnB approach • Suggest heritage buildings could be allowed additional concessions to allow residential visitor accommodation – adaptive reuse • Should be no Permitted Native Vegetation Clearance | Review zoning with input from Buller District Council |

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| | <ul style="list-style-type: none"> • Seek better connections to Blacks Point for non-car transport • Support increasing resilience and renewables generally | |
| Karamea Drop In | <ul style="list-style-type: none"> • Landfill should be included in the industrial zone, along with the rest of the industrial activities • 65m² is too small for a minor dwelling • Support for rural lifestyle on southern terrace • Support for natural hazard provisions • Support for town zoning | <p>Review zoning with input from Buller District Council</p> <p>Review minor dwelling size in discussion with technical team.</p> <p>Note support</p> |
| Westport Drop In | <ul style="list-style-type: none"> • Make existing use rights for rebuild 5 years rather than 12 months • If replacing a destroyed building with something less risky should provide more easily for this (e.g. building back on higher part of section) • Having two houses as of right should be retained • Need a buffer around the quarry at Alma Road • Is the Orowaiti Cut provided for in the High Natural Character Overlay • Small Coal Mine at 42 Darkies Terrace – able to fit within the draft Open Space rules for mineral extraction – support these (ORZ – R11) • Amend flood rules to make clear lifting buildings as an alteration is permitted • Support approach to tsunami layer • Seek rezoning Domett St (flood susceptibility) • Concern this is “red zoning without red zoning” • Are there lessons able to be taken from approach to flood overlays at Edgcombe (Whakatane District) • Concern re reverse sensitivity and quarry at Alma Road • Has flood protection people have already put in place been included within the modelling? • Can people protect land themselves? Wanted a rule written that would recognise the protection of any flood protection structure/works (whether it was placed by council or a landowner). • Need a finer grain of differentiation recognising various heights of land parcels than just the “blue and yellow” areas. The overlays are not recognising the heights of high land in the severe overlay. • Don’t believe depth and velocity the right parameters to decide where severe flood hazard should be for land use planning purpose | <p>Review existing use rights provisions, flood rules, flood overlays and zoning as part of May report on Westport.</p> <p>Review minor dwelling size in discussion with technical team (effectively this is the second dwelling)</p> <p>Look at buffer issues at Alma Road in zoning with Buller District Council</p> <p>Review High Coastal Natural Character provisions to ensure flood management infrastructure is enabled</p> <p>Note support for tsunami layer</p> |
| Hokitika | <ul style="list-style-type: none"> • Subdivision near 67 Blue Spur currently underway should be rural residential • Support for racecourse zoning • Support for coastal vegetation clearance | <p>Review zoning with input from Westland District Council.</p> <p>Note support</p> |

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| | <ul style="list-style-type: none"> • Building platforms should be assessed for clearance requirements at the time of subdivision • Should be minimum vegetation clearance permitted activities • Rimu in Hokitika should be notable tree • Weka Creek at Buller Coalfield is missed • Offsetting supported for small scale mining • Subdivision layout should encourage pedestrian and cycle links • Oppose blanket clearance allowances for infrastructure in riparian margins • CE-O1 "appropriate" is too subjective -add "and sustainable" • Support the EV provisions • PA -O1/5 and R2 needs to be amended to include public land in general | <p>Discuss native vegetation issues in April report on ecosystems and biodiversity. Assess trees against Notable Criteria. Review public access provisions and amend as appropriate</p> |
| Arahura Marae | <ul style="list-style-type: none"> • Add advice note that Activities on the Surface of Water may need regional consent • Oppose residential development on lake shores – Lady Lake, Kangaroo Lake, Lake Hochstetter | <p>Review need for advice note.</p> |
| Greymouth | <ul style="list-style-type: none"> • SNA provisions in draft plan supported – particularly subdivision bonus lot • Need to define outdoor space – shouldn't be where cars parked • Need a summary document for laypeople on residential standards • Stadium Zone – need to make sure civil defence is taken care of – i.e., 12 events of more than 12 hours needs to exclude Civil Defence • Oppose inclusion of Denniston in the Buller Coalfield Zone • Support Design Guidelines • Would like a Mixed-Use Development Design Guideline • Ensure landfills are secured and included in the plan | <p>Review definitions. Produce plain English Information sheets to go out with Proposed Plan. Review Stadium Zone provisions to ensure Civil Defence events not triggered. Denniston discussed in mineral extraction report April.</p> |
| Ross | <ul style="list-style-type: none"> • Mineral extraction zone is too close to the edge of town and covers properties that owners do not want to be in the zone – support current Westland district plan approach to zoning | <p>Detailed report on mineral extraction April. Ross mineral extraction zone appears to be inaccurate and inappropriate.</p> |
| Franz Josef | <ul style="list-style-type: none"> • Scenic reserve should be open space zone – not future urban • Fault Avoidance – too many buffers can they be simplified • Noise – can this specify noise attenuation requirements rather than relying on (expensive) technical report. • Support flood severe • Some areas for flood susceptibility don't support | <p>Detailed report in May.</p> |
| Fox Glacier | <ul style="list-style-type: none"> • Haast Road – check zoning of bush strip along the road showing as FUZ • Motor park on road towards Gillespies should be Settlement not FUZ • Consider the commercial area – currently zoned FUZ | <p>Review zoning with Westland District Council</p> |

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| | <ul style="list-style-type: none"> • North of highway currently zoned general rural -subdivision consent granted so may not be appropriate • Williams Drive – should be rural residential • Cook Flat Road – consider rural residential away from township | |
| Development and Public Health | <ul style="list-style-type: none"> • Include medium density guidelines in plan • Ensure that limiting short stay options in Buller will not capture emergency and short term social housing | Review and include medium density guidelines Exclude emergency housing and short-term social housing from visitor accommodation rule |
| Historic Heritage | <ul style="list-style-type: none"> • Comments on the drafting of the objectives – need to be more strategic and recognise heritage as a whole rather than a commodity. | Reassess heritage objectives in light of comments |
| Environment | <ul style="list-style-type: none"> • Refer to RPS criteria for SNAs in the Plan • NFL chapter has no reference to biodiversity • Map the Schedule 9 areas • Should there be two categories of SNA | Discuss in April ecosystems and biodiversity paper |
| Energy and Infrastructure | <ul style="list-style-type: none"> • May need a definition of substation • Need clarity at the start of each section – what it refers to and how it cascades • Severe negative impact on linear infrastructure of not identifying SNAs • Fault buffers can impact on state highways and telecommunications infrastructure • Need to see cultural sites and cultural landscape map ASAP | Review alongside detailed written feedback from energy and infrastructure providers |
| Mining and Quarrying | <ul style="list-style-type: none"> • Truck movements – 30 is insufficient, existing quarries may already be permitted for a greater number • Enclosed crushers >10m might exceed limits • How is fluvial gravel extraction in the general rural zone for emergency works or to reduce aggradation effects on structures dealt with • Drilling rigs are a temporary activity – but might exceed height limits. • Can we have a minimum size where is a permitted activity • Support mineral extraction management plans • Unclear what mining activity status adjacent to waterbodies. | Discuss in April mineral extraction report. |
| Agriculture | <ul style="list-style-type: none"> • Need to specifically provide for forestry in the Plan – referring to NES -PF | Include in overview and relevant rules as advice notes. |
| Transport | <ul style="list-style-type: none"> • No thresholds re transport effects – Table 6 needs to be integrated with TRN 12 • Need an advice note re transport authority approval for e-charging stations. • Clarify what triggers Rule 12 | Review alongside detailed written feedback from transport providers |

| | | |
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| | <ul style="list-style-type: none">• P8 should enable new infrastructure e.g., new tracks and trails• 3.5m width too wide for cycleway corridors – should be 2.5m• Discussed terminology – airport or aerodrome -use one.• Good generic provisions on lighting etc that affect transport. | |
|--|---|--|



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Jo Armstrong, Project Manager

Date: March 2022

Subject: **Te Tai o Poutini Plan: Consultation on proposal to incorporate material by reference**

SUMMARY

This report describes a standalone piece of consultation required under the Resource Management Act, for technical documents referred to in proposed Plans.

The report includes details of the documents to be incorporated and a timeline to undertake this work.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Committee approve the consultation for "technical documents incorporated by reference".

Jo Armstrong

Project Manager

CONSULTATION ON PROPOSAL TO INCORPORATE MATERIAL BY REFERENCE

1. A number of standard technical documents are referred to, but not reproduced in Te Tai o Poutini Plan. To enable people to access and assess this information we need to advertise the list in a public notice prior to Plan notification, and also publish it on our website alongside the Proposed Plan.
2. The Resource Management Act (RMA) Schedule 1, Section 34, describes the consultation process for documents incorporated by reference. These documents typically include subdivision standards, noise standards, and standards for working around electricity assets which are referred to in the appropriate sections of the Plan.
3. According to clause 5, prior to notification of a proposed plan we must make copies of any documents to be incorporated publicly available, or advise where they can be purchased, issue a public notice, allow time for comments, and consider those comments.
4. In order to meet the July timeframe for notification, this process must be underway by 7th April. Ten working days for feedback is recommended (closing 26th April). This would allow time to consider any feedback and make amendments while still meeting the July timeframe.
5. Below is the list of materials referred to in TTPP.

LIST OF MATERIALS TO BE INCORPORATED BY REFERENCE

- The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001),
- Electricity (Hazards from Trees) Regulations 2003,
- New Zealand Standard NZS 4404: 2010 Land Development and Subdivision Infrastructure,
- New Zealand Standard NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting,
- New Zealand Standard NZS6803:1999 Acoustics – Construction noise,
- New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise,
- New Zealand Standard NZS 6801:2008 Acoustics - Measurement of environmental sound,
- New Zealand Standard NZS 6807: 1994 Noise Management and Land Use Planning for Helicopter Landing Areas,
- New Zealand Standard NZS 5805: 1992 Airport Noise Management and Land Use Planning,
- Westland District Council Code of Practice for Engineering Works.
- Bridge Manual Guideline for State Highways May 1994
- Waterways Design Austroads Guideline June 1994
- Highway Surface Drainage – Design guide for Highways with a Positive Collection System NRB
- Guide to Cycle Facilities NRB/UTC 1985
- Rural Roads: Guide to Geometric standards for Rural Roads NRB 1985
- State Highways: Rural Road Design Guide to the Geometric Design of Rural Roads Austroads 1989
- Guidelines for Two Lane Rural State Highways: Changes to Widths
- Section 7.1.2(1) and App VII.I of SHPPM and General Circular 93/8 Cross for State Highways Guideline 2 July 1993
- Safety Barriers and Median Barriers 3.4.0.7 State Highway Control Manual 1994
- Guide to Traffic Engineering Practice Pt 5 Intersections at Grade NAASRA 1988
- Roading Design Guidelines RD-1 Intersections at Grade Transit 1991
- Guide to Traffic Engineering Practice Pt 6 Roundabouts Austroads 1993 with Roading Design Guidelines RD-2 I 1991
- Bituminous Sealing Manual Transit 1993 Guideline
- Austroads Guide to Structural Design of Road pavements in NZ (1992) plus NZ Supplement (Nov 1995)
- Design Guide for Assessing Freeze Thaw Effects on Pavements July 1995
- Land Transport Programme Development and Management Manual 1 July 1994
- TR 11 Recommended Practice for Pedestrian Crossings Guideline 1988
- Guidelines for Planting for Road Safety 1991
- Manual of Traffic Signs and Markings Pt1 Traffic Signs Transit/ MOT 1992 for RG, RP, RH, TW and PW Series Signs Manual of Traffic Signs and Markings NRB 1975 (for Information Signs)
- Manual of Traffic Signs and Markings Pt2 Markings, Transit/LTSA 1994

- General Circular No 95/10 Guidelines for the Implementation of an Urban Route System Guideline 24 February 1992
- RTS 1 Guidelines for the Implementation of Traffic Control at Crossroads MOT November 1990
- RTS 2 Guidelines for Street name Signs MOT November 1990
- RTS 5 Guidelines for Rural Road Marking and Delineation MOT/Transit 1992 October 1990
- RTS 2 Guidelines for Visibility at Driveways MOT August 1994
- RTS 7 Advertising Signs and Road Safety Guideline State Highways August 1994
- RTS 8 Guidelines for Safe Kerblines Protection August 1994
- RTS 9 Guidelines for the Signing and Layout of Slip Lanes August 1994
- Standards Criteria and guidelines Manual December 1993
- NZS 6701: 1983 Code of Practice for Road Lighting 1983
- Traffic Signals - A Guide to the Design of Traffic Signal Installations NAASRA 1987 with Road and Traffic Standards No 11 MOT 1990
- New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2003



Project Manager Update

1 February 2022 – 28 February 2022

Prepared By: **Jo Armstrong**
Date Prepared: **28 February 2022**

Accomplishments this Period

- The Planning Team ran eight Zoom meetings with stakeholders on topics of interest in the Plan. The sessions were generally well attended, with some really valuable questions and feedback. This feedback has been recorded and will be included in a report to the Committee in March.
- Seven of the nine planned drop-in sessions were completed in February, with the final two in Haast and Fox Glacier planned for 1 March. Turn outs were generally better than expected, and in most places people came with questions and constructive suggestions. This feedback will also comprise part of the report to the Committee at the 29 March meeting, along with written feedback received from the community.
- Members of the Ross community contacted the team and asked for a meeting to be held there. This additional meeting was fitted into the schedule on 28 February.
- The Franz Josef community also contacted us on 24 February to ask us to change their drop-in session on the 28th to a public meeting. They also asked for information on how the draft zoning would impact current uses, to be pre-circulated. Under these tight timeframes the planners developed an information sheet, and presentation for the meeting.
- Advertising - ongoing reminders were placed in the four main newspapers for drop-in sessions, and another will appear close to the end of the 11 March 2022 feedback period.
- Public Notices were placed to advertise the change of venue for the Hokitika drop-in session, and to acknowledge a mapping error that was receiving a lot of feedback from the Hector/Granity Community.
- Due to Covid restrictions, some councils were unable to make hard copies available at their offices for the public. Additional copies were provided to Buller library and are available .on request
- Work on a number of chapters for the Section 32 report continued. The Joint Committee is required to undertake an evaluation of any Proposed TTPP provision before notifying those provisions. The s32 evaluation report provides the reasoning and rationale for the proposed provisions and should be read in conjunction with those provisions, with the degree of detail of the assessment correlating to the scale and significance of the anticipated effect of the provisions (s32(1)(C)).
- Peer review of River flooding was completed.
- Our landscape contractor was on the West Coast reassessing identified areas. This may result in some boundary changes for the Proposed Plan.

- The Technical Advisory Team will meet on 23 March to discuss the coastal and land instability provisions, which were not available with the Exposure Draft. Once TAT recommendations are included, the provisions will be discussed at an all-of-council Zoom meeting on 25 March.
- The 29 March Committee meeting will be via Zoom, to receive the report on consultation feedback and to approve the draft provisions for coastal and land instability. These will then be published in April followed by a round of consultation at the venues below:

| Date | Time | Venue |
|--------------------|----------------|--|
| Monday 11 April | 8.30 - 9.30am | Haast - On the Spot Food Centre |
| Monday 11 April | 11.00 -12.00 | Mahi Tahī - Te Tauraka Waka a Maui Marae |
| Monday 11 April | 3.00 - 4.00pm | Okarito - Donovan's Store |
| Monday 11 April | 6.00 – 7.30pm | Hokitika – WDC Chambers or RSA |
| Tuesday 12 April | 12.00 -1.00pm | Punakaiki – Visitor Centre Workshop |
| Tuesday 12 April | 5.30 -7.00pm | Greymouth – GDC Chambers |
| Wednesday 13 April | 12.00 – 2.00pm | Granity/Ngakawau – Ngakawau Hall |
| Wed 13 April | 5.30 -7.00pm | Westport - TBA |

- Covid Update – Until further notice TTPP Committee meetings will be by Zoom only.

Plans for Next Period

- Drop-in sessions at final two venues in South Westland.
- Development of the draft coastal and land instability provisions
- Peer review of natural hazards provisions
- Writing chapters for the Section 32 Cost Benefit Analysis to accompany the Proposed Plan in July
- Updating WCRC Resource Management Committee
- Technical Advisory Team Meeting on 23 March
- All-of-council workshop on Coastal and land instability provisions
- TTPPC meeting by Zoom on Tuesday 29 March at 10.30am.

Key Issues, Risks & Concerns

- Covid 19 disruptions, particularly to scheduled engagement in February and April

| Item | Action/Resolution | Responsible | Completion Date |
|--|---|--|---------------------|
| Not getting key stakeholder buy-in | Contact and meet with them individually. Plan stakeholder workshops and on-going engagement process | Project Manager | Ongoing |
| Not producing a proposed plan in a timely manner | Set achievable milestones and monitor/report progress. Identify additional expertise and/or capacity | Project Manager Planning Team | 30 June 2022 |
| Decision makers can't agree | Get agreement on pieces of work prior to plan completion | Chairman | Ongoing |
| Budget insufficient for timely plan delivery | Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables | Project Manager TTPP Committee CE WCRC | Annually Jan/Feb |
| Changes to national legislation | Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP | Project Manager Planning Team | Ongoing |
| Staff safety at public consultation | Committee members to proactively address & redirect aggressive behavior towards staff | TTPP Committee | Ongoing |
| National emergencies such as Covid-19 lock down | Staff and Committee ensure personal safety and continue to work remotely as able. Work with contractors to expedite work. | Project Manager TTPP Committee | Ongoing |

| Item | Action/Resolution | Responsible | Completion Date |
|---|---|--|-----------------|
| Committee delay or reduce scope of required research | Committee ensure timely research is enabled | TTPP Committee | Ongoing |
| Time and Cost of Appeals Process | Realistic budget set for best case costs. Awareness that contentious issues such as SNAs, Natural hazards and landscape provisions could see an extended appeals process, increasing costs to reach operative plan status | TTPP Committee TTPP Steering Group Project Manager | Ongoing |
| Fast track budget insufficient to meet new timing for Proposed Plan notification by 14 July 2022 | Project Manager to report monthly on whether anticipated expenditure for the remainder of the period is on track to be met by the allocated budget | Project Manager TTPP Committee | 31 July 2022 |
| Insufficient capacity for council and iwi technical staff to input fully into Draft and Proposed Plans | Planning Team provide outline of needs for technical input. TTPP Steering Group determine best delivery of technical services | Project Manager TTPP Steering Group | 30 June 2022 |
| Unable to meet 14 July 2022 notification date | Keep Committee informed of delays and investigate mitigation options | Project Manager TTPP Steering Group | 31 July 2022 |
| Risk of confidential, unverified or draft information being made public, negatively impacting development of TTPP (financially and/or time line) along with the outcomes for the West Coast | Ensure Committee members adhere to Standing Orders | Committee Chair | Ongoing |
| TTPP staff undeliverable work load to July 2022 | Support current staff and consider contracting additional staff if required to meet timeframes | Project Manager TTPP Committee | 14 July 2022 |

Status

| | | |
|----------------|--|---|
| Overall | | |
| Schedule | | Work programme revised and achieving on schedule, but capacity of researchers to deliver to earlier timeframe uncertain |
| Resources | | Staff capacity stretched under fast track |
| Scope | | Deliver efficient, effective and consistent Te Tai o Poutini Plan |

Schedule

| Stage | Target Completion | Revised Fast Track Completion | Comments |
|---|-------------------|-------------------------------|---|
| Complete project initiation documentation | 30-Apr-19 | 19-July-2019 | TTPPC approved |
| Identify and contact key stakeholders | 03-May-19 | Ongoing | Connection made with all key stakeholders and started a second round of contact with other interested parties |
| Contract senior planning consultant | 01-Aug-19 | 29-July-2019 | Contract in place 29/7/19 -30/6/20 |
| Recruit permanent senior planner | 30-Sep-19 | 7-Sep-2019 | Started at WCRC on 14 October 2019 |
| Set up Te Tai o Poutini Plan website and communications package | 30-Sep-19 | 30 Nov- 2019 | Development complete. Available at www.ttp.westcoast.govt.nz |
| Set planning milestones | 31-Oct-19 | 30 Aug-2019 | Presented at August 2019 TTPPC meeting |
| Hold key stakeholder | 28-Feb-20 | 23 Oct and 21 | Greymouth and Hokitika, then Westport |

| Stage | Target Completion | Revised Fast Track Completion | Comments |
|--|-------------------|---------------------------------|--|
| workshop for Settlements section | | Nov 2019 | |
| Hold Community information meetings | 31-Mar-20 | 16-27 Mar 20 and 24-22 Sep 2020 | Roadshow in March 2020 and opportunities to coincide with council-community meetings and local events Outcome of Roadshow to be presented to May TTPPC meeting |
| Hold key stakeholder workshops for Infrastructure section | 30-Apr-20 | 31-Jul-20 | Greymouth and Hokitika, then Westport. Delayed due to Covid-19 Lockdown |
| Draft Provisions (Issues, Objectives, Policy and Rules) for Urban Areas developed | 31-May-20 | 31-May-20 | For presentation to May TTPPC meeting |
| Workshop discussion with environmental interests re biodiversity provisions | 30-Jul-20 | 31-Aug-20 | Delayed due to Covid-19 Lockdown |
| Draft Provisions (Issues, Objectives, Policy and Rules) for Rural Zones and Settlement Zones developed | 31 – Aug-20 | 31-Aug-20 | For presentation to August TTPPC meeting |
| Hold key stakeholder workshops for mining and extractive industries | 31-Aug-20 | 31-Jul-20 | Due to work programme changes during Covid-19 lockdown |
| Historic Heritage Workshops | 31-Aug-20 | 31-Aug-20 | |
| Conclude TTPP Roadshow | 30 – Sep-20 | 30-Sep-20 | Postponed due to COVID-19 |
| Workshop with agricultural interests re biodiversity provisions | 30-Oct-20 | 28 October 2020 | |
| On Hold - Contact with landowners re SNA assessment, landowner meetings | | | To discuss potential SNAs and seek permission if we do field assessments. |
| On Hold - Field work for SNA assessments | | | Begin with drive-by evaluation prior to possible property assessment at owner invitation |
| Zoning changes proposed | 31-Dec-21 | 30 September 2021 | Specific zone change proposals will come to the Committee through 2021 |
| Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan | 30-May-22 | 30 September 2021 | Targeted consultation with stakeholders on draft provisions with the aim of addressing concerns at this more informal stage |
| Iwi review of draft Te Tai o Poutini Plan | 30-July-22 | 20 November 2021 | This is in addition to hui and consultation throughout the development process and is a mandatory step |
| Full “ Draft ” Te Tai o Poutini Plan to Committee | 30-Sep-22 | 16 December 2021 | A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee |
| Consultation on “ Draft ” Te Tai o Poutini Plan | Oct-22 | 11 March 2022 | Targeted consultation – industry and interest groups meetings. Draft Plan also available for wider community feedback, and community drop-in sessions. Note that while we will be seeking feedback on the “Draft” Plan, some work will still be being undertaken and would feed into the final “Proposed Plan”, not this pre-notification draft. |
| Further Natural Hazards Consultation | 22-Apr-22 | 22-Apr-22 | Consultation document and drop-in sessions on Coastal Hazards and Land Instability hazard provisions. |
| Amendment of “ Draft ” Plan to “Proposed Plan” provisions | 30-Nov-22 | 21 June 2022 | Feedback to Committee on results of Exposure Draft consultation, any legal opinions on |

| Stage | Target Completion | Revised Fast Track Completion | Comments |
|--|----------------------|-------------------------------|---|
| | | | contentious provisions and final decisions. |
| Notify Te Tai o Poutini Plan | 30-Aug-23 | 14 July 2022 | This will be the “ Proposed ” Plan |
| Submissions on Te Tai o Poutini Plan | 30-Oct-23 | 30 September 2022 | 40 working days for submissions is the legal requirement |
| Local Body Elections | | October 2022 | |
| Further Submissions | 30-Feb-24 | 30 November 2022 | Submissions must be summarised and published and then there is a 20 working day period for further submissions [this part of the process may no longer be required depending on RMA reform progress] |
| Hearings Te Tai o Poutini Plan | 31-August-24 | 28 April 2023 | Indicative time only |
| Decisions Te Tai o Poutini Plan | 30-Sep-24 | 31 October 2023 | Indicative time only |
| Appeal Period | 30-June-25 | 30 November 2023 | Indicative time only. Any parts of the Plan not appealed are completely operative from the end of the Appeal Period. |
| Ongoing Decision Making for TTPP | November 2025 onward | November 2023 onward | TTPPC is a permanent Committee. Once they have adopted the Plan their ongoing role includes monitoring implementation and the need for any amendments; and undertaking amendments and reviews, or ensuring these are undertaken, as required. |
| Appeals and Mediation Te Tai o Poutini Plan | Oct-25 | April 2024 | Indicative time only. |
| Environment or High Court [Fast Track Process] | 2026 | 2024-2025 | Indicative time only. |



Te Tai o Poutini PLAN

A combined district plan for the West Coast