



Te Tai o Poutini PLAN

A combined district plan for the West Coast

**Te Tai o Poutini Plan Committee Meeting
Buller District Council Chambers, Palmerston St, Westport
17 May 2022
AGENDA**

9.30	Welcome and Apologies	Chair
	Confirm previous minutes	Chair
	Matters arising from previous meeting	Chair
9.35	Technical Report – Natural Hazards	Senior Planner
10.15	Technical Report – Westport Zoning and Natural Hazard Provisions	Principal Planner
10.35	Technical Report – Franz Josef Zoning	Principal Planner
10.55	Break	
11.05	Report - Consultation Schedule for the Proposed Te Tai o Poutini Plan	Project Manager
11.15	Technical Report – Sites of Significance to Māori	Principal Planner
11.45	Technical Report - Noise	Principal Planner
12.00	Technical Report – Ecosystems and Biodiversity	Principal Planner
12.20	Project Manager’s Report	Project Manager
12.30	Meeting Ends	

Meeting Dates for 2022

June	Tuesday 21 st , 9.30 -12.30pm	West Coast Regional Council
September	Thursday 8 th , 9.00 -11.00am	Zoom
December	Thursday 15 th , 9.30 -12.30pm	Grey District Council

THE WEST COAST REGIONAL COUNCIL

**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE
HELD ON 29 MARCH 2022
HELD VIA ZOOM
COMMENCING AT 9:45 A.M.**

PRESENT:

R. Williams (Chair), T. Gibson, B. Smith, L. Martin, L. Coll McLaughlin, A. Becker, A. Birchfield, P. Madgwick, S. Roche, J. Cleine

IN ATTENDANCE:

E. Bretherton (WCRC), L. Easton (WCRC), H. Mabin (WCRC), P. Morris (GDC), S. Bastion (WDC), R. Townrow (BDC), M. McEnaney (GDC)

Welcome

The Chair welcomed everyone to the meeting.

Apologies

F Tumahai was an apology for the meeting. The Chair advised the Committee that Jo Armstrong is on leave.

Confirmation of Minutes

The Chair noted the minutes of the 29 March 2022 meeting should be amended to correct meeting attendances.

Moved (Williams / Birchfield)

That the minutes of the meeting dated 29 March 2022 be confirmed as correct, subject to the following amendments:

- *Cr Challenger is to be recorded as present at the meeting, and Cr Coll McLaughlin was an apology.*

Carried

Matters Arising

There were no matters arising.

Declarations of Interest

Cr Coll McLaughlin noted she wished to advise of an interest in the agenda item on mineral zones and potentially one other item on rural zone subdivision on the agenda. She advised she would refrain from voting on the minerals item and would be guided by the Chair on the rural subdivision matter.

Financial Report

E Bretherton spoke to this report on J Armstrong's behalf and took it as read.

Cr Coll McLaughlin asked about the purpose-built RMA submissions tool. E Bretherton advised that it was to assist in management of the submissions received, to reduce staff time required in processing them. L Easton offered to provide a demonstration to the Committee on how it would work for submitters.

Moved (Smith / Martin):

1. *That the Committee receives the report; and*
2. *That the Committee approve the \$25,000 variation to the contract with Kereru Consulting for additional hours through to 30 June 2022 be signed by the Chief Executive, West Coast Regional Council.*

Carried

Technical Report: Ecosystems and Biodiversity

L Easton spoke to this report. She outlined the overall approach to feedback received from the exposure draft consultation has been to accept it, unless it involved policy or substantive matters that require further consideration by the Committee. Feedback on policy issues and the more substantive matters is now being put before the Committee in today's meeting and the next Committee meeting, to seek guidance from the Committee on those matters in terms of the direction of the Plan.

L Easton advised there was a lot of feedback on ecosystems and biodiversity sections, and outlined the staff recommendations. She advised that the current approach taken may involve some risk and may be legally challenged as not being consistent with the Regional Policy Statement (RPS), and suggested policy changes and additions which may address this. She also recommended checking whether the rule thresholds and exemptions were appropriate.

Cr Birchfield asked about Significant Natural Area (SNA) rules in the Grey District. L Easton confirmed that as a result of mapping the SNAs, outside identified landscape and SNA areas there are no restrictions on clearance of indigenous vegetation.

Cr Martin asked for clarification in relation to the timelines for undertaking indigenous vegetation clearance, particularly the timing of works in relation to commencement and lapsing of resource consents if people don't action their consents. L Easton advised she would consider this and bring information back to the Committee at the next meeting.

Mayor Cleine noted it had been his understanding that they had complied with the RPS by having high-level maps, so had met this requirement. He also asked about where costs fell for mapping of SNAs. L Easton confirmed that legal advice received confirmed that the inclusion of the high-level maps in the Plan for Buller and Westland would satisfy that requirement, but the Committee had not included the maps in the exposure draft. She advised that this remained an option. In terms of costs for identification of SNAs, she thought costs would lie with the WCRC as having responsibility for the ongoing management of the TTP Plan. Cr Roche asked if there was any idea of costs. L Easton thought it was in the order of \$200,000 - \$300,000.

P Madgwick noted the difficult history of previous regional planning process for Schedule 2 wetlands and his concerns around this being repeated with SNA issues and the process. He advised he had read the feedback on the exposure draft and felt the TTPP committee should act rather than delay, in order to maintain some local control over the process. He commended Grey District for their SNA identification and felt the committee needed to 'bite the bullet' and get on and do it for Buller and Westland. Cr Coll McLaughlin supported P Madgwick's comments and his experience in these processes. She noted that her understanding of the legal

advice was that while technically the high-level map may tick the box for mapping, if it wasn't being shown to be meaningful or tied to policy provisions, then it may not be looked on favourably by the Court.

Cr Becker advised he did not support the use of the high level map in the proposed Plan as it caught many areas. Cr Birchfield opposed the identification of SNAs and locking the land up through this and through outstanding landscapes and hazard fault avoidance areas. He noted the considerable cost to private landowners and asked how they would pay rates if their land was locked up.

Mayor Cleine acknowledged the point made by Cr Coll McLaughlin about the legal advice received and also the point made by Cr Becker. He said that Buller preferred the high-level map as it transferred the cost of identification of SNAs to the party proposing to develop the land which is more of a user pays scenario, although there were points both for and against it.

Cr Coll McLaughlin suggested separating the recommended resolutions in to those that were minor matters likely to be agreed and other more controversial matters, to avoid holding up those likely to be agreed. This was generally supported by a number of members.

Cr Roche suggested an amendment to the suggested Policy A to say 'SNA identification would be commenced within 5 years of notification of the Plan'.

Cr Becker advised he would be abstaining from voting given that Grey District had already identified their SNAs and he felt this was a decision that should be made by Buller and Westland. Mayor Gibson supported this and would also abstain.

P Madgwick said that from the feedback received on the exposure draft it was clear that delay would be opposed and would be appealed to the Environment Court, and there would be a loss of local control.

Cr Coll McLaughlin asked for some explanation of recommendation 19 (e) of the report. L Easton explained that this would involve a small number of landowners and these areas have already been identified.

L Easton advised that for any changes agreed today, she would draft up specific amended wording for the Committee to review at the following meeting.

P Madgwick clarified with L Easton that Māori reserve land was excluded from the SNA provisions, which she confirmed. P Madgwick explained that this land had always been in Māori ownership. It should be subject to a different set of rules as it doesn't come under the rule of the crown as it never left Māori hands.

Following a suggestion from Cr Coll McLaughlin, the Chair proposed that the report is received but that a report come back to the next meeting from staff with some clarification and further information on the views that have been expressed. Mayor Cleine asked L Easton to work with his staff on a paper to go to a Buller Council committee meeting to ensure Buller was able to reach a sound position on this, prior to the next TTPP meeting.

P Madgwick noted this timeframe may not work for Westland DC and felt that a June timeframe would be more appropriate. L Easton advised that the June meeting was for the adoption of the proposed Plan and this matter would need to be settled before then. Westland may hold a special meeting to consider this, to meet the May timeframe.

Moved (Williams / Birchfield)

1. *That the Committee receive the report.*

2. *That the Committee ask staff to prepare a further report to cover the matters that have been discussed and that that further report be available by 10 May.*

Carried

Technical Report: General Rural Zone Subdivision and Density in the General Rural Zone

L. Easton spoke to this report. Feedback received was overwhelmingly that the 20ha minimum lot size was too large. She outlined key points for the Committee to consider, including reverse sensitivity matters and protection of highly productive soils. There were some questions of clarification from the Committee.

Cr Coll McLaughlin asked about the need for a maximum size limit for minor dwellings, given feedback she had received that it was not necessary. There was general agreement among the Committee that this could be removed. L Easton would action this. Mayor Cleine raised an issue with the overlay and the minimum lot size, but noted that further community feedback on the proposals would be received throughout the process.

Moved (Gibson/Roche)

1. *That the Committee receive the report.*
2. *That a Highly Productive Land Overlay be included within the TTPP.*
3. *That the Controlled Activity Minimum Lot Size in the Highly Productive Land Overlay in the General Rural Zone in the proposed Te Tai o Poutini Plan be 10ha.*
4. *That the Controlled Activity Minimum Lot Size for Subdivision in the General Rural Zone (outside of the Highly Productive Land Overlay) in the proposed Te Tai o Poutini Plan be 4 ha.*
5. *That the residential density provisions in the General Rural Zone be aligned with the Controlled Activity Subdivision minimum lot size in the General Rural Zone.*

Carried

Technical Report: Mineral Extraction

L. Easton spoke to this report, noting that this was the issue that received the most feedback and this was largely from the West Coast community. She noted that some of the alluvial gold areas identified in the Exposure Draft were added quite late and did not undergo the rigorous checking the other identified mineral extraction zones did, and most of the feedback was on these areas.

Despite the majority of the feedback noting that the rules are too enabling, staff are not proposing substantive changes to this section of the Plan, given the Committee is clear on its direction for these provisions. Staff are however recommending a return to the initial proposal for a smaller size of permitted activity from 4ha to 2ha, given the RMA minor effects tests.

Cr Becker felt that 2 ha was too small, and a minimum of 3ha was needed. GDC would also like the Barrytown extraction area left in the Plan through to submissions stage. P Madgwick said retaining the permissive approach was appropriate. He asked about Stafford and Goldsborough areas, and L Easton noted she would check. Cr Martin asked about Ross. There was discussion regarding retaining a mineral extraction zone and its extent at Ross, given the feedback received from the Ross community meeting that this zone was not supported. Cr Martin felt a middle ground should be sought. Mayor Smith said that the minerals zone should not be watered down and the Mikonui Valley should be included. L Easton explained that the maps were based on information provided by the minerals sector. Cr Birchfield agreed that some areas were missing and the zone could be extended, and agreed with Cr Becker that the 4ha permitted size should remain.

Cr Coll McLaughlin noted she had declared an interest and would not be voting on this. She then asked a question of clarification in relation to the process for the Plan, and implications for costs in defending the

provisions. L Easton outlined the process and when provisions take effect. In response to a further question from Cr Coll McLaughlin, L Easton confirmed that the general rural zone provides pathways for mining also.

Mayor Gibson said that there was a silent majority that were happy with what was proposed, and she suggested a campaign to encourage those that are happy with the provisions, to submit on the Plan and tell the decisionmakers. She also confirmed that GDC are happy with the 3ha minimum, not 2ha.

P Madgwick agrees with Cr Martin that a middle ground should be sought for the Ross zone which protects property rights of those in the town but retains the minerals extraction zone. He felt the Rimu map could be altered to reflect the landowner's information in relation to previous and current mining operations. He asked about adding Stafford and Goldsborough to the zone. L Easton advised that the sector had not provided maps, shapefiles or information about those areas, so she does not have information on which to identify a zone boundary for those areas. She said that people could put in a submission seeking those sites are included.

L Easton summarized the recommendations following the discussion; that points (c) and (d) from her report were to be deleted, (e) was to be increased to 3ha, and she suggested an additional recommended amendment (j) following the discussion on landowners within the zones that did not want mineral extraction zones over part or all of their properties. These were put to the Committee in a revised recommendation.

Moved (Birchfield / Gibson)

1. *That the Committee receive the report.*
2. *That the mineral extraction provisions be amended in accordance with the following:*
 - a. *Include Karamea Lime Company Lot 1 DP 483059 and Section 1 SO15488, Westland Schist Quarry, Snowy River Mine and Globe Progress Mine in the Mineral Extraction Zone.*
 - b. *Seek further information from Bathurst Resources and confirm the appropriate boundary of the Buller Coalfield Zone.*
 - e. *Reduce the area for the Permitted Activity for Mineral Extraction in the General Rural Zone to 3ha.*
 - f. *Include Residential dwellings within the General Rural Zone in the 250m buffer requirements for Permitted Activities.*
 - g. *Provide additional policy guidance for the Controlled Activity in the General Rural Zone –that these areas should have been mined within the last 20 years.*
 - h. *Provide a Permitted Activity for mineral extraction in the Open Space Zone where this is undertaken in Local Purpose Reserves for Quarrying or Gravel purposes.*
 - i. *Other amendments to the policies, rules and definitions as sought in feedback where these are:*
 - a. *Minor amendments that do not materially increase or decrease the stringency; or*
 - b. *Amendments that improve the clarity and ease of interpretation of the policies and rules*
 - c. *Amendments that better align the wording of the policies with the West Coast Regional Policy Statement.*
 - j. *Amend Rimu and Ross goldfield mineral extraction zone boundaries to exclude landowners who do not want to be inside the zone.*

Carried

Cr Coll McLaughlin abstained from voting.

Technical Report: Corrections to Feedback Report

This was a technical correction. There were no questions.

Moved (Williams / Martin)

1. *That the Committee receive the report.*
2. *That the correct summary and recommended responses be considered alongside the other feedback on the draft TTPP Plan.*

Carried

Technical Report: Zoning of Public Conservation Land

L. Easton spoke to this report. She noted that the stewardship land review had not yet been completed, which was tricky timing for the TTPP zoning process. The Department of Conservation (DOC) sought that all their land be zoned Natural Open Space zone, but this was not recommended by staff as there are pieces of land throughout the Coast that are used for purposes such as camping grounds, for which this zoning is not appropriate. The general rural zone is not really appropriate for this type of land use either. Staff are suggesting that national parks are rezoned Natural Open Space zone, with the rest of conservation land zoned Open Space zone, with provision for activities such as gravel extraction where the reserve is classified for that use.

P Madgwick updated the Committee that there will be a period of public submissions on the recommendations around the stewardship land review.

Cr Coll McLaughlin confirmed with L Easton that the open space zone allowed grazing. L Easton advised that there had been a change in personnel at DOC, and that staff would need to clarify some matters with DOC on this matter. She will bring back some amended wording to ensure there is clear policy guidance on these zones, to the next meeting.

Moved (Becker / Smith)

1. *That the Committee receive the report.*
2. *That the following zoning changes to PCL be made:*
 - a. *National Parks be included within the Natural Open Space Zone;*
 - b. *Land identified through the Stewardship Land review for potential divestment be zoned as General Rural Zone;*
 - c. *Remaining PCL land that was zoned General Rural in the draft Plan be rezoned as Open Space Zone.*

Carried

Technical Report: Outstanding Natural Landscape and Coastal Natural Character Mapping

L. Easton spoke to this report. Stephen Brown has completed the further review of the maps in a report attached to the agenda. He has recommended fairly significant amendments to the maps, resulting in the reduction of areas in private ownership being identified as ONLs.

P Madgwick opposed the areas identified in the review, particularly around Bruce Bay. He said that the Māori reserve land was included and should not have been.

Cr Coll McLaughlin noted the area around the Westport water supply was included, and wanted to ensure that this key piece of infrastructure would not be affected by the ONL overlay. She also asked about Kongahu Swamp overlay, as to whether adjacent farming activity and rating district works would be affected. L Easton responded that maintenance and repair of infrastructure is permitted in the draft Plan. In relation to Kongahu, she would confirm where the boundaries were. Some of the area is outside the area covered by the TTPP, as it is in the coastal marine area. L Easton advised that the Westport flood protection works were covered by a specific provision and that something similar for the water supply could be considered.

Cr Roche noted that all of the initial maps that were reviewed by Brown Ltd have been recommended for amendment, and asked whether that had implications for the integrity of the rest of the identified areas. L Easton explained that the approach taken to the review was to target it to the areas with the most private

landholding, given the cost, but acknowledged that the whole thing would have been reviewed had money been no object, given the time that has passed since the initial assessments.

P Madgwick raised the issue of Te Kuha mine being included in the ONL. L Easton advised that they have an existing resource consent that can be exercised, and that it is also in a mineral extraction zone. If it was to expand its footprint beyond the area currently consented then the ONL provisions would apply, but not to the current proposal.

Cr Birchfield asked whether mining would be prevented by ONL designations, and how much private land is in the ONL areas. L Easton advised that landscape effects are able to be mitigated, and mineral extraction would probably require a consent in an ONL. She has not yet been able to obtain GIS information about the amount of private land under the ONL designation. This analysis will be completed for the section 32 report.

The Chair summarised the recommendations but noted that the mapping should also be amended taking in to account P Madgwick's comments regarding Makaawhio land.

L Easton said she would look at the rules relating to the Westport water supply reserve, to provide a similar clause to the Westport flood protection works provisions.

Cr Coll McLaughlin suggested that the Committee resolve that Māori reserve land be excluded from ONL provisions and mapping, as per the situation with SNA provisions in the Plan. This was supported by P Madgwick, Cr Martin and Mayor Smith.

Moved (Williams / Coll-McLaughlin)

1. *That the Committee receive the report.*
2. *That the mapping of the Outstanding Natural Landscapes and Coastal Natural Character in the TTPP be amended in accordance with the recommendations of Brown Ltd and taking in to account the identified exceptions to the mapping, and amended to exclude Poutini Ngai Tahu Māori reserve land.*

Carried

Project Manager’s Report

J Armstrong was not present at the meeting but Chair Williams noted he and E Bretherton could take any questions. He advised the Committee that there was no information on the progress of the RMA reforms to update them with. There were no questions.

Moved (Smith / Coll McLaughlin)
That the report is received.

Carried

General business

There was no general business.

The meeting closed at 12:35 p.m.

The Chair thanked everyone for their attendance.

NEXT MEETING

Tuesday 17 May 2022 at Buller District Council.

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Chair

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Date



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: 17 May 2022
Subject: **Te Tai o Poutini Plan – Natural Hazards**

SUMMARY

This report brings back the draft Plan feedback on the issue of Natural Hazards.

The report considers the range of feedback on the objectives, policies, rules, definitions, and overlays as well as the overall approach to management of significant natural hazard risks within the Plan.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Natural Hazards provisions be amended in accordance with the approach outlined in the report.

Edith Bretherton
Senior Planner

INTRODUCTION

1. The exposure draft Te Tai o Poutini Plan was made available to the public on 26 January 2022. Alongside this was a "Natural Hazard Companion Document and Maps" which included draft provisions to manage the significant risk from natural hazards, and specific provisions and maps for the flooding, lake and coastal tsunami and fault avoidance overlays. A series of consultation meetings and drop in sessions were undertaken over late February. Feedback on the draft was able to be provided until 11 March and an overview of this and proposed responses was considered at the 29 March meeting of the Committee for discussion and decision around amendments to the draft Plan.
2. The draft Land Instability and Coastal Hazard specific provisions were made available to the public on 4 April 2022. Eight drop in sessions were undertaken in early April. Feedback was able to be provided until 22 April.
3. In total 68 pieces of natural hazard specific feedback were received along with nine general pieces of feedback which included comments on natural hazards. These are summarised in Appendix One.
4. 23 pieces of feedback were specifically related to natural hazard provisions in Westport, and the interrelationship with zoning. Responses to this feedback are in a separate report to this Committee as it is such a significant matter.
5. This report includes the public feedback and seeks direction from the Committee on amendments recommended on these matters.

TTPP APPROACH TO NATURAL HAZARD MANAGEMENT

6. Management of Significant Risk from Natural Hazards is a Resource Management Act matter of national significance. This is a change since the existing district plans were written. The change was in response to the loss of life and damage to property and the environment from the Christchurch Earthquake sequence.
7. Also part of our legislative framework is the New Zealand Coastal Policy Statement. This requires:
 - Identification of natural hazards in the coastal environment of at least 100 years;
 - Avoidance of increase in risk of social, environmental and economic harm from hazards;
 - Reduction in existing risk; and
 - Consideration of hazard mitigation including natural barriers, retreat and circumstances when hard protection structures should be considered.
8. Further, the West Coast Regional Policy Statement directs that:
 - The risks and impacts of natural hazard events on people, property, community, infrastructure and the economy are avoided or minimised;
 - Subdivision, use or development needs to be located and designed in such a way that the need for hazard protection works is avoided or minimised;
 - Further development in hazard-prone areas will be restricted;
 - Coastal Hazard risk should be assessed over at least a 100 year timeframe; and
 - Subdivision, use and development, adversely affected by coastal hazards needs to adopt a risk management approach, including taking into account sea level rise.
9. This is a stringent legislative framework. There are many natural hazard risks on the West Coast.
10. An objective, policy and rule framework has been developed to address significant risk to life, property and the environment. The natural hazards posing high level of risk to life have the most restrictive provisions. Rules have also been developed to support post natural hazard event response.

OVERLAY OVERVIEW

11. Overlays, the spatial extent to which rules apply, were developed for the draft plan. An overview of the draft overlays, and the risk the overlay is addressing is detailed below:
12. Coastal Severe – These are areas, identified as high risk in the proposed Regional Coastal Plan (pRCP), where inundation and erosion modelling has been undertaken. Risk to human life from

storm surge, and risk to property and environment from storm surge and erosion are the significant risks.

13. Coastal Alert – These are areas, identified as low and medium risk in the pRCP where inundation modelling has been undertaken. Risk to human life, property and the environment from storm surge is the significant risk.
14. Coastal Setback – This overlay applies to those areas that are not “Coastal Severe” or “Coastal Alert”, where due to the lack of available LIDAR, modelling has not been undertaken. It is similar to the existing district plan approach. The existing plans have a buffer in rural zones of 200m in Westland, 100m in Grey, and 150m in Buller. A regional 100m buffer has been applied. This ensures that risk can be considered when consents are applied for, and is an appropriate precautionary approach.
15. Hokitika Coastal – This is a Hokitika specific overlay which acknowledges the large scale, planned protection works upgrade. Some of the works will not be finalised before notification. A “sunset rule”, which will no longer apply once the works have been completed is included. This allows the risk to people, property and the environment to be managed, while recognising a different management approach will occur in the future.
16. Coastal Tsunami – This overlay is a thin slice along the coast, and is much smaller than the evacuation zones. While the West Coast may experience regular tsunami, most are small. The recurrence interval for a large scale event is large. The consequences of that large scale event are severe. Only critical response facilities are restricted in this overlay as those are the resources we will need post event.
17. Flood Severe – This overlay has been developed using detailed fine grained modelling with recent digital elevation models. Areas where a 1% annual exceedance probability (AEP) event which results in more than 2m depth of water, or water moving at more than 2m/2 have been classified as “severe”. Risk to human life, property and the environment from this is the significant risk.
18. Flood Susceptibility - This overlay has been developed using detailed fine grained modelling with recent digital elevation models. Areas where a 1% annual exceedance probability (AEP) event results in up to 2m depth of water, or water moving at less than 2m/s have been classified as “susceptibility”. Other data held by the West Coast Regional Council for other rivers has also been included. Risk to human life, property and environment from this is the significant risk.
19. Flood Plain – This overlay was developed pulling together known flood plains where development is currently low, but could occur over the lifetime of the plan. Due to the low level of data, and risk, this overlay only has rules for subdivision, not land use.
20. Land Instability – This overlay has been developed using existing district plan provisions, active slips, and existing reports held by West Coast Regional Council. There has been insufficient time to make this overlay more robust, therefore, only new sensitive activities trigger land use consent.
21. Fault Avoidance – This overlay has a complex cascade of buffers. The most restrictive provisions are closest to the faults as that is where the highest risk to life, property and the environment exists. This is overlaid by most heavily restricting activities where loss of life is likely to be highest, and to ensure that post disaster facilities are not encouraged close to the fault.
22. Lake Tsunami – This overlay is a buffer 5m back from the lake edge. There is evidence of lake tsunami on the West Coast, and in other regions through which the Alpine Fault traverses. The landuse rules are only for new sensitive activities, to manage the risk to life.

FEEDBACK ON THE DRAFT TPPP

23. 68 pieces of natural hazard specific feedback were received along with nine general pieces of feedback which included comments on natural hazards. Alongside this there was feedback provided at the drop in sessions and also through the Zoom stakeholder meetings during the initial feedback period.
24. A peer review of the draft provisions has been undertaken by an independent planning consultant.
The public feedback is outlined in Appendix One. There are a number of key themes to the feedback and this is summarised in the table below.

Theme	Feedback
Extent of overlay and impact of protection works	<p>There were several pieces of feedback requesting the extent of the overlay be reviewed. The overlays that were queried where: land instability, coastal setback, coastal severe, flood susceptibility and flood plain.</p> <p>The land instability feedback was that the property should not be included.</p> <p>The coastal setback feedback stated that the properties should not be included due to elevation above sea level.</p> <p>The coastal severe queries requested moving into the coastal alert as elevations are believed to be incorrect, or that natural hazard protection structures have not been correctly taken into account.</p> <p>The flood susceptibility and flood plain queries related to where the boundary between the two sat, and that the property should not be included.</p> <p>Numerous queries, and pieces of feedback queried the impact of protection works on the natural hazard risk, and how this had been considered in the overlay development but did not request specific changes.</p>
Additional Hazard Identification	<p>Feedback was received seeking more natural hazard identification, for example showing more / all faults on the West Coast, and further flood mapping, and further investigation into the location of the Alpine Fault in Franz Josef.</p>
Amending Objectives, Polices and Rules	<p>There were limited comments on objectives and policies with some refinements suggested but general support for the direction.</p> <p>The majority of the feedback related to amendment of rules. Attention was also drawn to the lack of integration between District Wide Matters such as Energy, and Natural Hazards. Requests were made to simplify and clarify the rules, use less terms across the overlays, exempt properties from the rules, enable education activities in coastal hazard zones, and to amend "legally established" parameters.</p>
Westport specific	<p>The majority of the feedback related to Westport Flood provisions. A separate paper addressing this feedback is included in this Committee agenda.</p>
Queries for Operations Team, Clarification	<p>Many requests were received asking the West Coast Regional Council (WCRC) to implement / upgrade protection works.</p>

DISCUSSION

Extent of overlay and impact of protection works – Coastal Setback, Coastal Alert and Coastal Severe

25. Feedback was received on the impact of protection works and the level of hazard mitigation provided; specifically on the Okuru coastal protection, and the Punakaiki coastal protection. The role of coastal protection structures in natural hazard mitigation is complex and is discussed in the NIWA report. Existing structures that are maintained, and have withstood the erosion of ex-Cyclone Fehi have been taken into consideration in the model building. Specifically these are at the Granity school site and immediately north, in Orowaiti lagoon and in Punakaiki Village.
26. The Asset Management Plans, written by WCRC for the special rating districts which fund the protection assets have been reviewed for all rating districts.
27. Specific requests were made for properties to be excluded from the Coastal Setback due to elevation. The overlay does not account for elevation, therefore it is not appropriate to remove a property due to elevation.
28. No change to the coastal setback overlay is recommended.

Okuru and Hannahs Clearing

29. Site specific queries, and requests to not be included in overlays were reviewed. Careful checking of the NIWA outputs was undertaken.
30. The Okuru Rating District 2021 – 2024 Asset Management Plan has also been reviewed. The existing standard, p8., is explained as “The seawall has been designed to handle the historically observed tidal fluctuations and surge patterns of the Tasman Sea in the vicinity. The scheme structures will be maintained to the dimensions that they were originally constructed”.
31. The existing protection is not designed to mitigate current or future tidal fluctuations or storm surge, nor is it designed to mitigate erosion. The objectives of the rating district are to:
 - (a) To reduce bank erosion on the right bank of the Okuru River between the State Highway and 1250 metres downstream.
 - (b) To reduce further erosion encroachment on the Tasman Sea frontage of the Okuru Township”.

However, the existing structure does not reduce sufficiently to mitigate the level of hazards that is required to meet our statutory obligations.

32. Another request was to remove a property from the overlay as the owners may seek as part of a subdivision consent to extend the existing protection structure, and vest it with the rating district. Potential additions to this structure have not been considered as there is no design or specifications, and no agreement by the rating district to incorporate the private addition. It is not possible to remodel the coastal hazards without this information.
33. The extent of the coastal severe overlay at Hannahs Clearing also received feedback. The NIWA modelling output has been carefully checked, and the erosion rates to the south are greater than the north, this has been correctly reflected in the overlay maps.
34. No changes to the Okuru or Hannahs Clearing coastal hazard overlays are recommended.

Punakaiki

35. The Punakaiki extent of the Coastal Severe overlay has also been considered. Careful reviewing of the mapping outputs, and taking into account the ongoing maintenance of the Punakaiki sea wall, it is recommended the coastal severe hazard overlay be replaced by coastal alert in part of the northern settlement. This is because storm surge can come up the Pororari River and behind the sea wall causing inundation. The land between these two severe areas is at risk, but the risk to life is not as great as in the severe area. This is consistent with the approach used in other coastal hazard areas.
36. Feedback was also received asking for consideration of protection works at the southern end of the Punakaiki settlement. This has been reviewed. The inundation extents show between 1 – 3m of water, in a storm event across the site. The digital elevation models used take into account the elevated site. The protection works are in private ownership, and Council has no discretion over their ongoing maintenance (see point 25), amending the extent is not supported.
37. Change to the classification of coastal hazard at Punakaiki is recommended.

Extent of Overlay – Flood Plain, Flood Susceptibility and Flood Severe

38. The boundary between the flood susceptibility and flood plain overlay in Haast, specifically at the Haast aerodrome and Haast township was questioned. Also, the feedback suggested that between Haast and Jacksons Bay areas should be demarked flood susceptibility not flood plain. This has been reviewed by WCRC Natural Hazard Analyst. The request to change is not supported. This is because flood information held by WCRC shows some flood risk to the township and surrounding area. While there is potential flood risk between Haast and Jackson Bay, the flood plain overlay is the most appropriate when considering the level of risk and robustness of information held. More detailed technical investigation would be required to accurately apply a flood susceptibility layer between Haast Beach and Jacksons Bay.
39. The flood susceptibility layer to the north of Franz Josef has been queried. This has been reviewed by WCRC Natural Hazard Analyst. The request to change is not supported. The feedback suggests that the property is protected from the Waiho. The flood susceptibility layer relates to flood risk from the Tartare River, Stoney Creek and the Waiho River including flood risk from landslide dam break.

40. The flood plain layer overlay at Atarua has incorporated land on a terrace. The feedback suggested this was a mapping error. This has been reviewed by WCRC Natural Hazard Analyst. The request to change is supported.
41. Change to the extent of the flood plain overlay at Atarua is recommended.

Extent of Overlay – Land Instability

42. A request was made to amend the extent of the land instability overlay south of Ten Mile Creek, Coast Road. This has been reviewed.
43. The property sits below an area with multiple active slips. The request to change is not supported.
44. Change to the extent of the land instability overlay is not recommended.

Fault Avoidance additions

45. The addition of further faults to the Fault Avoidance overlay has been considered. GNS manage the national database. There are a substantial number of active faults on the West Coast. The current approach, which is aligned with national guidance, is to only include the faults with a less than 2000 year recurrence interval, where the recurrence is well known, and the fault is well defined.
46. Applying restrictions in areas where a fault is not well understood, could result in restrictions being applied unnecessarily, it may not manage the risk, and restriction may not be applied where it potentially should be.
47. Therefore, it is not recommended that further faults are added to the Fault Avoidance Overlays.

Flooding, Coastal and Land Instability Overlay additions

48. Feedback was received asking for further work to be undertaken to identify flood and land instability hazards.
49. As has been highlighted in the consultation documents, it has not been possible to undertake the intended work on land instability due to delays in the WCRC long term plan process. The technical experts that we were hoping to engage to undertake this work were not available until May 2022. There is no budget available to undertake further flood modelling.
50. Despite these limitations, fine grained robust flooding data is held for the towns most at risk from flooding, with a less restrictive approach for those with lesser risk. The land instability overlay has been created using existing plan provisions, and reports held by WCRC. It will be possible to submit on these layers, and should further robust information be available, be added to the Plan through the submissions and hearing process.

Protection Work requests

51. Feedback was received, predominantly from Okuru seeking protection works. This has been passed onto the WCRC Operations Team and CEO.

Objectives, Policies and Rules

52. Some feedback was received on the objective and policies as well as through the peer review. Some amendments are recommended:
 - Additional policy for the Flood Plain overlay which had been inadvertently missed.
 - Additional policies for the Hokitika Coastal overlay, and Westport specific approach which were developed after the Objectives and Policies
 - Amendment to Policy 3 to add a further step between natural and hard protection structures
 - Amendment to Policies 9 and 11 to better recognise the level of risk, and to integrate the policies and rules.

- Tidying up of terminology, cross referencing, and integration across Energy, Infrastructure, Transport, Public Access, Subdivision and Earthworks.
53. The majority of the feedback on plan provisions relates to Rules.
- Key feedback themes / points were:
- Clarification of what is included in existing use rights and changes such as an increase in height to that;
 - Clarification as to which rules apply to infrastructure, do the natural hazard rules override the energy ones or not;
 - Rules to manage impact of relocation of infrastructure on surrounding hazardscape;
 - Provisions for Commercial and Industrial activities in Coastal and Flood overlays;
 - Standardisation of engineering requirements in fault avoidance buffers;
 - Merging of Fault Avoidance buffers;
 - Requests for provisions not to apply to specific properties; and
 - Permitted activities to enable development of Education Facilities in Coastal overlays.
54. An external peer review of the Natural Hazard rules has also been completed and was generally positive. Suggestions were made to improve usability and integration.
55. The rules have been reviewed and amended as detailed below, and attached in Appendix Two.

Coastal Alert and Coastal Severe

56. In response to feedback and peer review substantive amendments are suggested, these are outlined below:
- The rules have been amalgamated, with differences in activity status for new builds retained. Discretionary for Coastal Alert, and Non Complying for Coastal Severe.
 - The permitted activity for reconstruction of lawfully established buildings has been clarified. The extension to reconstruction has been amended for consistency with the flooding rules – two years for coastal severe, five years for coastal alert. The request to amend this to include an increase in height has not been included as this is beyond what is provided for as existing use rights in the RMA, which must be the same or similar in character, scale and effect to the original.
 - The reference to structures has been removed. This had inadvertently captured items such as electricity power poles.
 - "Sensitive activities" has replaced references to habitable rooms for consistency with other overlays, and to ensure the rule is targeting the risk.
 - The request to enable further development of education facilities as a permitted activity, is not supported. Education facilities includes daycare, schools and tertiary education. It is not consistent with the objectives, nor appropriate to permit development that increases risk to vulnerable people. Maintenance is a permitted activity and this has been made clear through the use of "sensitive activities" which includes education facilities. The Ministry of Education has designations in place which may allow some development at some sites. The interplay between the coastal hazard layers and Ministry of Education designations has been reviewed. It is noted that the majority of the Hannahs Clearing school is not within the coastal severe overlay, and at least 1/3 of the Granity school is not within the overlay. Schools within the coastal alert have also been reviewed. Karamea Area School is partially within the coastal alert, noting that a new school is nearing completion. Barrytown and Cobden schools are not within this overlay, neither are any of the other Greymouth schools including Blaketown and Paroa. In Hokitika, St Mary's Catholic Primary school is entirely within the Hokitika Coastal overlay. St Mary's Catholic school only has a notice of requirement in place for a designation. The other Hokitika schools are not within the Hokitika Coastal Overlay.
 - Specific rules have been drafted for commercial and industrial activities, and critical response facilities. The draft plan was silent on these.

Flood Susceptibility and Flood Severe Overlays

57. Substantive amendments are recommended to this layer in response to feedback. These amendments are detailed below, and similar to those for coastal severe and coastal alert:
- The rules have been amalgamated, with differences in activity status for new builds retained. Discretionary for Flood Susceptibility, and Non Complying for Flood Severe.
 - The permitted activity for reconstruction of lawfully established buildings has been clarified – two years for flood severe, five years for flood susceptibility.
 - The reference to structures has been removed. This had inadvertently captured items such as electricity power poles.
 - "Sensitive activities" has replaced references to habitable rooms for consistency with other overlays, and to ensure the rule is targeting the risk.
 - Specific rules have been drafted for commercial and industrial activities, and critical response facilities. The draft plan was silent on these.

Fault Avoidance

58. Amendments to improve integration and plan usability are recommended:
- Removal of references to structures. This may inadvertently restrict infrastructure provision.
 - Remove "Network utility Facility". Including this within the definition resulted in many activities being inadvertently restricted, such as powerlines that need to cross the Alpine Fault. This request was received from the energy and infrastructure companies, and is supported by WCRC Lifeline Coordinator.
 - Specific engineering standards for building within the buffers have not been provided. These may be something that the District Council Building Control teams wish to consider.
 - Exempting specific properties from the rules is not supported. It is recognised that some properties have had notices placed on titles requiring seismic engineering design, this does not mean that the rules need not apply.

Coastal Setback, Coastal Tsunami, Land Instability, Flood Plain, Lake Tsunami and Hokitika Coastal Overlays

59. Minor amendments to update numbering, terminology and typos are recommended.

RECOMMENDED CHANGES TO THE DRAFT TTPP

60. Based on the discussion above the following amendments are recommended to the Natural Hazard provisions in the draft TTPP:
- a. Amendment to the Coastal Severe extent at Punakaiki
 - b. Amendment to the Flood Plain extent at Atarua
 - c. Amendments to the Objectives, Policies and Rules to reflect drafting set out in Appendix Two.

Appendix One: Summary of Feedback Received on Natural Hazards

Topic	Summary	Name
Extent of Overlay / Impact of Protection works	Review boundaries of flood zone to ensure it doesn't unnecessarily capture the whole property. Clarify Existing Use Rights.	Bernie and Gerard Oudemans
Extent of Overlay / Impact of Protection works	Seeking clarification on risk. Seeking clarification and inclusion of commercial rules in coastal overlays.	Dave Smith
Extent of Overlay / Impact of Protection works	Seeking clarification on protection structures.	Dean Staples
Extent of Overlay / Impact of Protection works	Seeking amendment to coastal severe zoning, once further protection structures in place. Seeking extension to protection structures.	Duncan and Amanda Campbell
Extent of Overlay / Impact of Protection works	Review boundary between flood susceptible and flood severe at Haast.	Erica Gilchrist
Extent of Overlay / Impact of Protection works	Review the flood overlay at property - is in severe rather than flood susceptibility. Should not be in either.	Fran and Alister Yeoman
Extent of Overlay / Impact of Protection works	Seeking amendment to coastal overlay. Seeking council publications on risk.	Katie Deans
Extent of Overlay / Impact of Protection works	More accurately map floodplains.	Martin Kennedy
Extent of Overlay / Impact of Protection works	Seek Punakaiki Coastal Hazard not apply to the property - on the basis of protection works already undertaken.	Neil Moutt
Extent of Overlay / Impact of Protection works	Sharing information.	Paul Findlay
Extent of Overlay / Impact of Protection works	Seeking review of extent of instability, and general coastal setback.	Robert Gamble
Extent of Overlay / Impact of Protection works	Seeking amendment to extent of coastal severe at Hannahs Clearing.	Vance Boyd
Extent of Overlay / Impact of Protection works	Seeking amendment to extent of coastal severe at Hannahs Clearing.	Vance Boyd

Fault Avoidance	Include a map showing all active faults on the West coast.	Stu Henley
Flooding and Land Instability	Identify missing flood hazards at Okarito.	Catherine Chagué
Flooding and Land Instability	Map more known areas at risk of Flooding in Natural Hazards provisions. Encourage development away from natural hazard zones.	Ernette Hutchings-Mason
Flooding and Land Instability	Seeks additional work on natural hazards and implications of climate change.	Keith Morfett
Flooding and Land Instability	Feedback on definitions and way hazards shown in maps. Seeking addition of further faults, and landslides.	Mary Trayes
Objectives, Policies and Rules	Seeking clarification on where rules sit within the plan. General support, with further policy between avoiding hazards, and engineering out of them. General support for overlays.	Amy Young
Objectives, Policies and Rules	Supporting objectives and policies. Support extended rebuild time. Support delaying Westport hazard mapping. Support coastal and land instability overlays.	Cheryl Brunton, Community and Public Health
Objectives, Policies and Rules	Review assumptions underlying overlay development such as lagoon failure, AF8 risk, dynamics of river, lagoon and coast interaction, reconsider the sea wall, recognise some properties have never been flooded, model on a 30 year timeframe. Interaction between rating district and TTPP, protect from bank erosion without further works.	Chris Eden
Objectives, Policies and Rules	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 built in fault avoidance buffers - instead a more structured approach for the whole buffer (rather than each property needing a report) should be used - eg some standard engineering requirements.	Grant Gibb

Objectives, Policies and Rules	Amend Fault Avoidance provisions at Lake Poerua. Amend Lake Tsunami provisions at Lake Poerua	Grant Marshall
Objectives, Policies and Rules	Seeking clarification on whether existing structures considered. Seeking PA when rebuilding no increasing existing building to be enabled in coastal severe. Seeking clarification if land instability is just for new.	Jane Whyte
Objectives, Policies and Rules	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.	Jessica Mangos, FENZ
Objectives, Policies and Rules	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.	Logan Skinner
Objectives, Policies and Rules	Seek clarification of Fault Avoidance Zone in relation to current building activity. Seeks clarification of how works if site is across 2 avoidance zones.	Lucette and Stephen Hogg
Objectives, Policies and Rules	Seeking permitted activities to add and alter up to 50m ² in coastal severe, and 100m ² in coastal alert	Ministry of Education
Objectives, Policies and Rules	Clarification on whether liquefaction, ground water intrusion, overall mitigation measures, interaction with BDC Climate Change work, other short term solutions - will be included in plan.	Pam Johnstone, DIA
Objectives, Policies and Rules	Seeking restriction on power lines and associated vegetation clearance in coastal hazard areas.	Rachel Black
Objectives, Policies and Rules	Seeking restriction on power lines and associated vegetation clearance in coastal hazard areas.	Rayleen Black
Objectives, Policies and Rules	Seeking clarification and inclusion of commercial rules in fault avoidance overlays.	Richard Benton
Objectives, Policies and Rules	Seeking clarification	Robert Scott

Objectives, Policies and Rules	Seeking amendment to existing use rights	Robyn Jebson
Objectives, Policies and Rules	Opposes all natural hazard rules. Unnecessary, unduly restrictive, may affect development and insurance. Some buildings can be built to withstand substantial earthquakes.	Scenic Circle Hotels
Objectives, Policies and Rules	Seeking specific provisions for energy infrastructure in coastal and land instability rules.	Westpower
Protection works	Seeking protection works	Barry Nicolle and Marianne Latter
Protection works	Seeking protection works	Karl Fayan
Protection works	Seeking protection works	Lydia Bradey
Protection works	Seeking protection works	Pip Feyen
Protection works	Seeking protection works	Rod Wright
Protection works	Seeking protection works	Steve Moratti
Protection works	Seeking protection works	Toni
Westport Flood Hazard	Oppose flood hazard provisions at Westport.	Frank Dooley
Westport Flood Hazard	Detailed submission on Westport Flood Hazard Provisions. Specifically querying recognition of existing and future individual and public protection works. Flaws in the RMA process - inability to change plans without a plan change process. Querying overlay extents in relation to recent flood events. Reduction in property values, stigmatisation of Westport, councils ability to rate, property owners to secure insurance and mortgages. Restrctions in coastal severe are too restrictive. 100 year time frame inappropriate in some parts of town. Cannot and must not apply a blanket approach. Must earn trust and respect of Westport residents.	Jane and Glen Duncan
Westport Flood Hazards	Seek that Westport flood provisions take into account the floodwalls.	Andrew Goldthorpe

Westport Flood Hazards	Opposes Westport flood hazard mapping. Seeks a more nuanced approach to flood hazard management.	Avery Brothers
Westport Flood Hazards	Westport flooding draft rules are too harsh.	Betty Harris
Westport Flood Hazards	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.	Buller District Council
Westport Flood Hazards	Oppose Westport flood provisions	Charlie Elley
Westport Flood Hazards	Oppose Westport Flood Hazards provisions	Frank Dooley
Westport Flood Hazards	Oppose Westport Flood Hazards provisions	Ingrid Taylor
Westport Flood Hazards	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. 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.	Jennian Homes, West Coast
Westport Flood Hazards	Oppose Severe Flood overlay in Westport. Seek specific flood hazard provisions for Westport that engender hope for the town.	Jennifer Sloan
Westport Flood Hazards	Concerned re identification of property in Westport – severe hazard overlay.	Kelly Mcgrath
Westport Flood Hazards	Should have Westport specific provisions for flooding - maps should be based on when flood protection is in place. Seek 2% AEP event freeboard requirements.	Kevin Scanlon

Westport Flood Hazards	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.	Margaret Montgomery
Westport Flood Hazards	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.	Margaret Montgomery
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.	Martin and Co Westport
Westport Flood Hazards	Oppose Westport Flood Hazards provisions	Richard Taylor
Westport Flood Hazards	Seeks Westport specific rules for flooding - draft rules are too harsh.	Shaun du Plessis
Westport Flood Hazards	Seek managed retreat for Westport.	STEVE Evans
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	Troy Scanlon
Westport Flood Hazards	Concerned re identification of property in Westport – severe hazard overlay	Warwick & Pam Blair
Westport Flood Hazards	Review flood hazards in light of proposed flood protection and ensure overlays and rules reflect the work planned.	Wendy Thompson

Westport Flood Hazards	Seek amendments to natural hazard provisions that consider impacts on devaluing properties, financial hardship and mental anguish.	Yvonne Scarlett
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NH Natural Hazards - Ngā Mōreareatanga Aotūroa

The West Coast/Tai o Poutini region is subject many natural hazards; river flooding, coastal erosion, coastal inundation, wildfire and land instability; the impact of these natural hazards is likely to be exacerbated by climate change including sea level rise over the lifetime of this Plan. There is also natural hazard risk from fault rupture and tsunami (coastal and lake).

The impact of natural hazards on communities and property is not uniform. Therefore, a risk-based approach has been taken to manage the significant risks from natural hazards.

A natural hazard is defined in the RMA as "any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment".

Risks of natural hazards vary on the West Coast/Tai o Poutini, with its sparse population and low level of development in some areas, compared with discrete areas of larger populations in the towns and settlements. In the larger populated and developed areas the consequences of natural hazards are considerably greater - hence the risk is higher. A risk-based approach to natural hazards has been taken in Te Tai o Poutini Plan and means that the focus of the natural hazard provisions is in the areas where there is greatest risk.

The natural hazards managed by Te Tai o Poutini Plan are:

- Coastal hazards;
- Flood hazards;
- Geological hazards; and
- Land instability hazards.

The development of provisions to manage the significant risks from natural hazards has included the consideration of impact of climate change.

The overlays will be identified on the maps and are based on technical analysis undertaken by a range of different experts in the respective fields. The Fault Avoidance overlays apply to the Alpine, Hope, Clarence and Awatere Faults. These faults have a less than 2,000 year occurrence interval. Fault rupture will result in ground shaking outside of these areas. The avoidance overlays should not be considered the total extent of the hazard but are considered to reflect the likely extent of the most significant hazard.

Natural Hazard Mitigation Structures

Where Natural Hazard Mitigation Structures are located or proposed in the Coastal Environment or Riparian Areas of Waterbodies, the rules for these are to be found in the relevant Coastal Environment and Natural Character of Waterbodies Chapters.

Other relevant Te Tai o Poutini Plan Provisions

It is important to note that in addition to this chapter, a number of General District-wide Matters chapters also contain provisions that may be relevant for natural hazards and in particular the specific provisions around the construction of natural hazard mitigation structures such as seawalls, flood walls and stop banks. In particular the Coastal Environment Chapter, Natural Character and Waterbodies Chapter, Earthworks Chapter and Ecosystems and Indigenous Biodiversity Chapters may be relevant,

Natural Hazards Objectives	
NH - 01	To use a regionally consistent, risk-based approach to natural hazard management.
NH - 02	To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well-being of the community.
NH - 03	To only locate critical 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 - 04	To ensure the role of hazard mitigation played by natural features including wetlands is recognised and protected.
NH - 05	To recognise and provide for the effects of climate change, and its influence the frequency and severity of natural hazards.

Also the Strategic Objectives and Policies

Policies	
NH - P1	Identify in natural hazard overlays 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 unquantified but evidence suggests that the risk is potentially significant, apply a precautionary approach.
NH - P3	<ol style="list-style-type: none"> Promote the use of natural features and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and Avoid increasing risk to people, property and the environment; while

	<p>3. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and critical infrastructure.</p>
NH - P4	<p>Natural hazard assessment, managed retreat locations and resource consent applications will consider the implicates of climate change. In particular the following matters will be considered:</p> <ol 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 will be considered:</p> <ol 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 Buffers avoid:</p> <ol 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 health facilities within 100m of the faultline; c. Commercial and industrial buildings within 50m of the faultline; and d. Sensitive activities within 20m of the faultline.
NH - P7	<p>Allow structures and unoccupied buildings within the Fault Avoidance Buffers, and restrict occupied buildings based on the level of risk to occupants.</p>
NH - P8	<p>Avoid locating critical response facilities within the Tsunami Hazard overlay.</p>
NH - P9	<p>Restrict further development of sensitive activities in the Lake Tsunami Hazard overlay.</p>
NH - P10	<p>Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that:</p> <ol 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 overlays where:</p> <ol style="list-style-type: none"> 1. Mitigation measures minimise risk to life, property and the environment; and 2. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.
NH - P12	<p>When assessing the effects of activities in natural hazard overlays consider:</p> <ol 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.; g. The functional or operational need to locate in these areas; and h. Any significant adverse effects on the environment of any proposed mitigation measures.

Advice Notes:

1. There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.
2. Regional rules relating to the diversion of water are contained with the West Coast Regional Land and Water Plan. Resource consents may also be required under this Plan.
3. Reconstruction or replacement of a building or structure may be subject to existing use rights. In these instances increasing the finished floor level is strongly encouraged.

Rules - Flood Severe and Flood Susceptibility Overlay

Permitted Activities

NH R1

Reconstruction, Repairs and Maintenance of Buildings

Activity Status Permitted Where:

1. Repairs and maintenance do not increase the net floor area of the building used for sensitive activities.

Activity status where compliance not achieved:

For Flood Susceptibility Overlay Discretionary

		For Flood Severe Overlay Non-complying
NH - R2	New Unoccupied Buildings	
Activity Status Permitted		Activity status where compliance not achieved: N/A
NH - R3	Additions and Alterations to Buildings for Critical Response Facilities, Commercial and Industrial Activities	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. There are no increases in net floor area of the building used for sensitive activities; and 2. Any additions have a finished floor level of 300mm above a 1% annual exceedance probability (AEP) event. 		Activity status where compliance not achieved: Restricted Discretionary
NH - R4	Additions and Alterations to Buildings used for Sensitive Activities	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. There is no increase in net floor area for sensitive activities. 		Activity status where compliance not achieved: For Flood Susceptibility Overlay Discretionary For Flood Severe Overlay Non-complying
Restricted Discretionary Activities		
NH - R5	New Critical Response Facilities and Additions and Alterations to Critical Response Facilities not meeting Permitted Activity Standards	
Activity Status Restricted Discretionary Discretion is restricted to: <ol style="list-style-type: none"> a. The effects of natural hazards on people and property; b. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; c. Any freeboard requirements to be included; d. The management 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.; g. Any adverse effects on the environment of any proposed natural hazard mitigation measures. 		Activity status where compliance not achieved: N/A
NH - R6	New Commercial and Industrial Buildings and Additions and Alterations to	

Commercial and Industrial Buildings not meeting Permitted Activity Standards	
Activity Status Restricted Discretionary Discretion is restricted to: a. The effects of natural hazards on people and property; b. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; c. Any freeboard requirements to be included; d. The management 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.; g. Any adverse effects on the environment of any proposed natural hazard mitigation measures.	Activity status where compliance not achieved: N/A
Discretionary Activities	
NH - R7	Flood Susceptibility Overlay - Additions and Alterations to Existing Buildings used for Sensitive Activities not meeting Permitted Activity standards and New Buildings used for Sensitive Activities
Activity Status Discretionary Where: 1. These are located in the Flood Susceptibility Overlay	Activity status where compliance not achieved: N/A
Non-complying Activities	
NH - R8	Flood Severe Overlay - Additions and Alterations to Existing Buildings used for Sensitive Activities not meeting Permitted Activity standards and New Buildings used for Sensitive Activities
Activity Status Non-complying Where: 1. These are located in the Flood Severe Overlay	Activity status where compliance not achieved: N/A

Rules - Fault Avoidance Overlays - All

Advice Note. For the avoidance of doubt "Community Facilities, Education Facilities, Medical Facilities and Energy Activity Facilities" includes jails, detention centres, buildings for power generation and public utilities. It does not include medical centres with surgery facilities.

Permitted Activities - All Fault Avoidance Overlays

Permitted Activities

NH - R9	Repairs, Maintenance, Additions and Alterations to Existing and New Unoccupied Buildings and Structures
Activity Status Permitted Where: 1. These are accessory to a Permitted Activity for the zone.	Activity status where compliance not achieved: Non-complying
Non-complying Activities	
NH - R10	Additions and Alterations to Existing Buildings and New Buildings Used for Critical Response Facilities in brownfield areas.
Activity Status Non-complying	Activity status where compliance not achieved: N/A
Prohibited Activities	
NH - R11	New Buildings and Structures not meeting Permitted or Non-complying standards in greenfield areas
No application for resource consent will be accepted for this activity	
Rules - Fault Avoidance Overlay - 20m	
Permitted Activities	
NH - R12	Repairs and Maintenance and Additions and Alterations to Existing Buildings
Activity Status Permitted Where: 1. There is no increase in the net floor area of the building used for a Critical Response Facility; and 2. The building is not reconstructed or replaced in a position that is closer to the fault than the building it replaces.	Activity status where compliance not achieved: Non-complying
Non-complying Activities	
NH - R13	Repairs and Maintenance and Additions and Alterations to Existing Buildings not meeting Permitted Activity Standards and New Habitable Buildings
Activity Status Non-complying	Activity status where compliance not achieved: N/A
Rules - Fault Avoidance Overlay - 50m	
Permitted Activities	
NH - R14	Repairs and Maintenance and Additions and Alterations to Existing Buildings
Activity Status Permitted Where:	Activity status where compliance not achieved:

<ol style="list-style-type: none"> 1. There is no increase in the area of the building used for a Critical Response Facility; and 2. The building is not reconstructed or replaced in a position that is closer to the fault than the building it replaces. 	<p>Restricted Discretionary For residential buildings</p> <p>Discretionary For commercial and industrial buildings</p> <p>Non Complying For Community Facilities, Education Facilities, Health Facilities, and Energy Activity Facilities and critical response facilities.</p>
<p>Restricted Discretionary Activities</p>	
<p>NH - R15</p>	<p>Repairs and Maintenance and Additions and Alterations to Existing Residential Buildings not meeting Permitted Activity standards</p>
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> a. These are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> 1. Implementation of recommendations in accompanying hazard risk assessment; 2. Risk to life, property and the environment from the proposal and any measures to mitigate those risks; 3. The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and 4. Any adverse effect on the environment of any proposed natural hazard mitigation measures. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>Discretionary Activities</p>	
<p>NH - R16</p>	<p>Repairs and Maintenance and Additions and Alterations to Existing Commercial or Industrial Buildings not meeting Permitted or Restricted Discretionary Standards.</p>
<p>Activity Status Discretionary</p>	<p>Activity status where compliance not achieved: N/A</p>
<p>Non-complying Activities</p>	
<p>NH - R17</p>	<p>Repairs and Maintenance and Additions and Alterations to Existing Residential Buildings where not meeting Restricted Discretionary standards and New Community Facilities, Education Facilities, Health Facilities, and Critical Response Facilities</p>

Activity Status Non-complying		Activity status where compliance not achieved: N/A
Rules - Fault Avoidance Overlay - 100m		
Permitted Activities		
NH - R18	Repairs and Maintenance to Existing Buildings	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. There is no increase in the area of the building used for Critical Response Facility; and 2. The building is not reconstructed or replaced in a position that is closer to the fault than the building it replaces 		Activity status where compliance not achieved: Restricted Discretionary For residential buildings Discretionary For commercial and industrial buildings For Community Facilities, Education Facilities and Health Facilities. Non-complying For critical response facilities and structures.
Restricted Discretionary Activities		
NH - R19	Additions and Alterations to Existing Residential Buildings, and New Residential Buildings	
Activity Status Restricted Discretionary Where: <ol style="list-style-type: none"> 1. These are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner. Discretion is restricted to: <ol style="list-style-type: none"> a. Implementation of recommendations in accompanying hazard risk assessment; b. Risk to life, property and the environment from the proposal and any measures to mitigate those risks; c. The location, design and construction materials of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and d. Any adverse effect on the environment of any proposed mitigation measures. 		Activity status where compliance not achieved: Discretionary
Discretionary Activities		
NH - R20	Additions and Alterations to Existing Residential, Commercial and Industrial Buildings, Community Facilities, Educational Facility or Health Facility	
Activity Status Discretionary		Activity status where compliance not achieved:

		NA
Non-complying Activities		
NH - R21	Additions and Alterations to Existing Community Facility, Educational Facility or Health Facility , New Community Facility, Educational Facility or Health Facility and New Critical Response Facilities	
Activity Status Non-complying		Activity status where compliance not achieved: N/A
Rules - Fault Avoidance Overlay - 150m		
Permitted Activities		
NH - R22	Repairs and Maintenance to Existing Buildings	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. There is no increase in the area of the building used for Critical Response Facility purposes; and 2. The building is not reconstructed or replaced in a position that is closer to the fault than the building it replaces. 		Activity status where compliance not achieved: Restricted Discretionary For residential buildings. Discretionary For commercial and industrial buildings & Community Facilities, Education Facilities and, Health Facilities Non Complying For critical response facilities and structures
Restricted Discretionary Activities		
NH - R23	Additions and Alterations to Existing Residential Buildings	
Activity Status Restricted Discretionary Where: <ol style="list-style-type: none"> 1. These are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner. Discretion is restricted to: <ol style="list-style-type: none"> a. Recommendations in accompanying hazard risk assessment; b. Risk to life, property and the environment from the proposal and any measures to mitigate those risks; c. The location, design and construction materials of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and d. Any adverse effect on the environment of any proposed mitigation measures. 		Activity status where compliance not achieved: Discretionary
Non-complying Activities		
NH - R24	Additions and Alterations to Existing Buildings not meeting Restricted	

		Discretionary Standards, and New Buildings
Activity Status Non-complying		Activity status where compliance not achieved: N/A
Rules - Fault Avoidance Overlay - 200m		
Permitted Activities		
NH - R25	Repairs and Maintenance to Existing Buildings	
Activity Status Permitted Where: <ul style="list-style-type: none"> a. Repairs and maintenance do not increase the area of the building used for Critical Response Facility purposes; and b. The building is not reconstructed or replaced in a position that is closer to the fault than the building it replaces. 		Activity status where compliance not achieved: Restricted Discretionary For all building types except Critical Response Facilities Non-complying For critical response facilities
Restricted Discretionary Activities		
NH - R26	Additions and Alterations to Existing Residential Buildings	
Activity Status Restricted Discretionary Where: <ul style="list-style-type: none"> 1. These are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner. Discretion is restricted to: <ul style="list-style-type: none"> a. Implementation of recommendations in the accompanying hazard risk assessment; b. Risk to life, property and the environment from the proposal and any measures to mitigate those risks; c. The location, design and construction materials of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and d. Any adverse effect on the environment of any proposed natural hazard mitigation measures. 		Activity status where compliance not achieved: Discretionary
Discretionary Activities		
NH - R27	Additions and Alterations to Existing Buildings not meeting Permitted or Restricted Activity Standards	
Activity Status Discretionary Where: <ul style="list-style-type: none"> 1. These are not Critical Response Facilities. 		Activity status where compliance not achieved: Non-complying
Non-complying Activities		

NH - R28	Additions and Alterations to Existing Critical Response Facilities and New Buildings
Activity Status Non-complying	Activity status where compliance not achieved: N/A

Rules - Land Instability Overlay	
Restricted Discretionary Activities	
NH - R29	New Buildings for Sensitive Activities
Activity Status Restricted Discretionary Discretion is restricted to: <ol style="list-style-type: none"> a. A requirement for an accompanying geotechnical assessment prepared by a suitably qualified and experienced geotechnical engineer: <ol style="list-style-type: none"> i. Specifying 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 ii. Certifying that subject to those measures specified, the proposed building or structure will not be likely to be subject to damage from slope instability during its useful life; and iii. Certifying that 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. 	Activity status where compliance not achieved: Non-complying

Rules - Lake Tsunami	
Permitted Activities	
NH - R30	Repairs, Maintenance, Additions and Alterations to Existing Buildings and Structures, or New Buildings and Structures
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. There is no increase in the area of the building used for sensitive activities. 	Activity status where compliance not achieved: Restricted Discretionary
Restricted Discretionary Activities	
NH - R31	Buildings for Sensitive Activities not Meeting Permitted Activity Standards

<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. This is accompanied by a hazard assessment prepared by a suitably qualified and experienced person. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The level of risk as assessed by suitably qualified and experienced person; b. The location and design of proposed sites, buildings, structures and vehicle access in relation to natural hazard risk; c. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk; d. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site; and e. Any adverse effect on the environment of any proposed natural hazard mitigation measures. 	<p>Activity status where compliance not achieved: Non-complying</p>
<p>Non-complying Activities</p>	
<p>NH - R32</p>	<p>Buildings for sensitive activities not meeting Permitted or Restricted Discretionary Activity Standards</p>
<p>Activity Status Non-complying</p>	<p>Activity status where compliance not achieved: N/A</p>
<p>Rules for the Coastal Severe and Coastal Alert Overlays</p>	
<p>Permitted Activities</p>	
<p>NH - R33</p>	<p>Reconstruction, Repairs and Maintenance to Existing Buildings</p>
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. For repairs and maintenance there is no increase in the area of the building; 2. For reconstruction of a building lawfully established at the time of notification of the Plan where: <ol 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 in the Coastal Alert overlay and 2 years in the Coastal Severe overlay; c. The reconstructed building is similar in character, intensity and scale to the building it replaces. 	<p>Activity status where compliance not achieved:</p>
<p>NH - R34</p>	<p>New Unoccupied Buildings and Structures</p>
<p>Activity Status Permitted</p>	<p>Activity status where compliance not achieved: N/A</p>
<p>NH - R35</p>	<p>Additions and Alterations for Commercial and Industrial Buildings and Critical Response Facilities</p>
<p>Activity Status Permitted Where:</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p>

<ol style="list-style-type: none"> 1. There is no increase to the net floor area used for any sensitive activity; and 2. Where any increase in net floor area meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) event. 	
NH - R36	Additions and Alterations of Buildings for Sensitive Activities
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. There is no increase in net floor area used for a sensitive activity. 	<p>Activity status where compliance not achieved: Discretionary for Coastal Alert Non-complying for Coastal Severe</p>
Restricted Discretionary Activities	
NH - R37	Additions and Alterations to Commercial and Industrial Buildings not meeting Permitted Activity Standards
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. There is no increase in net floor area for use by a sensitive activity. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The effects of natural hazards on people and property; b. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; c. Any freeboard requirements to be included; d. The management 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.; g. Any adverse effects on the environment of any proposed natural hazard mitigation measures. 	<p>Activity status where compliance not achieved: Discretionary for Coastal Alert Non-complying for Coastal Severe</p>
NH - R38	New Critical Response Facilities and Additions and Alterations to Critical Response Facilities not meeting Permitted Activity Standards
<p>Activity Status Restricted Discretionary</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The effects of natural hazards on people and property; b. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk; c. Any freeboard requirements to be included; d. The management 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; 	<p>Activity status where compliance not achieved: N/A</p>

<p>f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.;</p> <p>g. Any adverse effects on the environment of any proposed natural hazard mitigation measures.</p>		
Discretionary Activities		
NH - R38	Coastal Alert Overlay: New Buildings for Sensitive Activities and Additions and Alterations of Buildings for Sensitive Activities not meeting Permitted Activity Standards	
Activity Status Discretionary Where: 1. These are located in the Coastal Alert Overlay		Activity status where compliance not achieved: N/A
Non-complying Activities		
NH - R39	Coastal Severe Overlay: New Buildings for Sensitive Activities and Additions and Alterations of Buildings for Sensitive Activities not meeting Permitted Activity Standards	
Activity Status Non-complying Where: 1. These are located in the Coastal Severe Overlay		Activity status where compliance not achieved: N/A
Coastal Setback Overlay		
Restricted Discretionary Activities		
NH - R40	New Buildings for Sensitive Activities	
Activity Status Restricted Discretionary Where: 1. This is accompanied by a hazard assessment prepared by a suitably qualified and experienced person. Discretion is restricted to: <ol style="list-style-type: none"> 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 modification 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 another site; Any adverse effects on the environment of any proposed natural hazard mitigation structures. 		Activity status where compliance not achieved: N/A
Hokitika Coastal Overlay		
Permitted Activities		

NH - R41	New Buildings	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. All new buildings are protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event, as certified by the West Coast Regional Council. 2. Where new buildings are not protected by the Hokitika Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: <ol style="list-style-type: none"> a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event; b. Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise coastal event. 		Activity status where compliance not achieved: Discretionary
Discretionary Activities		
NH - R42	New Buildings not meeting Permitted Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A



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: 17 May 2022

Subject: **Te Tai o Poutini Plan – Westport Zoning and Natural Hazard Provisions**

SUMMARY

This report brings back the draft Plan feedback on the issues specific to Westport and its environs, and in particular the zoning and natural hazard provisions in Te Tai o Poutini Plan.

There were 25 pieces of feedback which seek a combination of zoning changes, and changes to the natural hazard provisions as relate to Westport.

The report considers this feedback and recommends some zoning changes, as well as bespoke Westport – specific natural hazard rules which recognise:

- The large number of buildings exposed to natural hazards in the town;
- The intention for future development of a protection scheme; and
- The current situation where there are no protection measures, or detail on what will be constructed and when.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the amended zoning for Westport as outlined in this report be included in the proposed Plan.
3. That the amended Westport Hazard Policy and Rules as outlined in the report be included in the proposed Plan.

Lois Easton

Principal Planner

INTRODUCTION

1. The exposure draft Te Tai o Poutini Plan (TTPP) was made available to the public on 26 January 2022. A series of consultation meetings and drop-in sessions were undertaken over late February. Feedback on the draft was able to be provided until 11 March and an overview of this and proposed responses was considered at the 29 March meeting of the Committee for discussion and decision around amendments to the draft Plan.
2. Eighteen people and organisations provided feedback on the Westport natural hazard provisions and ten people and organisations provided feedback on zoning matters.

KEY CONTEXT

3. Discussion and consultation on the Westport hazardscape has been underway for many years.
4. The Westport 2100 Group was convened jointly by the West Coast Regional Council (WCRC) and the Buller District Council following the 2018 Cyclone Fehi. This led to a community development process ahead of the development of TTPP looking at the major hazards in Westport and how to develop a resilient community into the 22nd Century.
5. There were a range of recommendations from this process – including specific recommendations that TTPP address the hazardscape at Westport, and that provisions for long term managed retreat were made.
6. A special rating district has been established. Through the 2021 Long Term Plan process the Westport Community was consulted, and a decision made to implement substantial protection works. A business case is currently being developed in partnership with the Department of Internal Affairs to seek central government co-funding for the establishment of the structures.

Identification of Hazards

7. Detailed modelling of the flood hazards at Westport has been undertaken by Matt Gardner of Land River Sea Ltd to inform protection structure options. This modelling was used by the WCRC Natural Hazards Analyst to identify the areas which are included in the draft Plan as Flood Severe and Flood Susceptibility overlays.
8. Detailed modelling of the coastal hazards has been undertaken by NIWA and Land River Sea so that combined hazard information at Westport is now available. This has enabled the identification of Coastal Severe and Coastal Alert areas.
9. The draft TTPP does not differentiate between the flood hazards at Westport and hazards of a similar scale but in much less developed parts of the West Coast. For example, the Severe Flood Hazard overlay was proposed over much of Westport town, as well as rural land inland from Hokitika and at Franz Josef.
10. The draft TTPP also does not differentiate between coastal hazards at Westport and those of a similar scale in similarly and less developed parts of the West Coast.
11. Consistent methodology and criteria to identify the hazards were used across all the West Coast.

Rezoning of Undeveloped Westport “Severe” Hazard Areas and Snodgrass Road

12. At the time of development of the flood hazard layers, a number of lots, currently zoned residential, but largely undeveloped, were identified within the Westport area which lay within the flood severe hazard overlay. Given the severe potential risk, these identified areas were “down-zoned” to General Rural in the draft Plan. At that stage it was not known whether these undeveloped areas would be protected by any future protection scheme, and a precautionary approach for further development was considered appropriate.
13. A similar approach was undertaken in the Snodgrass Road area – where a General Rural Zoning was included as a preliminary measure, in order to signal that future development in this location is undesirable.

Identification of Managed Retreat Options

14. Early in the Plan development process, Buller District Council staff and elected representatives advised that the Alma Road area was a preferred option for any managed retreat, and some analysis on its suitability for this purpose has subsequently been undertaken following the July 2021 storm when locations for a temporary village were being investigated. A consent for a temporary village has been lodged.

15. Alongside the Alma Road location other sites were looked at including the Sergeant’s Hill area and Cape Foulwind. While these other locations were seen as being suitable for additional development, the Alma Road location is considered the best option for large scale managed retreat, due to its proximity to the existing town, the ease of servicing by infrastructure, its elevated location away from coastal hazards and its proximity to the main transport links.
16. While the general location had been identified as suitable, infrastructure planning for the area is still underway. As an interim measure, and to seek community feedback on the proposal, a large part of the Alma Road terrace was identified in the draft TTPP as General Residential Zone with the intention that the exact rezoned area be refined once more information on constraints and servicing capacity was available.

Cape Foulwind Zoning

17. Alongside the identification of the Alma Road terrace as a new area of General Residential Zone, rezoning proposals were also provided at Cape Foulwind. These focussed on the now-vacated Holcim Cement site. A combination of Light Industrial (main cement works site), Settlement Zone – Rural Lifestyle Precinct (around Omau Village), Rural Lifestyle and General Rural Zone was applied. Again these proposals were considered interim – with community feedback sought, as well as to allow final proposals to be informed by greater certainty around infrastructure servicing.
18. The owners of the former Holcim site have undertaken significant investigations into the site – including ecological, landscape, natural hazards, urban design, planning and infrastructure investigations. These have continued through the past few months post the release of the draft TTPP for feedback.

FEEDBACK RECEIVED

19. There were 25 people and organisations that provided feedback on the provisions in the draft TTPP around Westport.
20. Feedback focussed on four key matters – Westport Natural Hazards provisions, “down zoning” of some locations, Alma Road rezoning and Cape Foulwind Rezoning. There was also one piece of feedback in relation to the zoning of land up the Buller Road.
21. The feedback is summarised in the table below.

Westport Natural Hazards	<p>Generally people opposed the draft Plan provisions for Westport Natural Hazards. Key themes were:</p> <ul style="list-style-type: none"> • That Westport-specific provisions should be developed, rather than the same rules being applied as other (less developed) flooding areas on the West Coast • That the provisions should recognise the planned Westport protection scheme • That the provisions were too harsh, given the large existing community in the area. • That the provisions need to recognise the existence of a large number of residential buildings and provide better for their ongoing modification into the future • That a lower hazard level should be provided for (i.e. 2% AEP event) • That some properties have been wrongly identified as “severe” – or in some cases as “susceptible” • That there should be mechanisms to enable modification of the hazard maps within the Plan
Westport and Snodgrass Road “down zoning”	<ul style="list-style-type: none"> • Two pieces of feedback were received, from owners of land which has been “downzoned” to General Rural. These oppose the identification of the land and seek it be returned to the residential zone.
Alma Road rezoning	<ul style="list-style-type: none"> • Three pieces of feedback were received in relation to the Alma Road rezoning.

	<ul style="list-style-type: none"> • Two were concerned about the impacts on the quarries in the area and one was concerned about the impacts on the rifle range
Cape Foulwind/Tauranga Bay rezoning	<ul style="list-style-type: none"> • Five pieces of feedback were provided on the zoning in the Cape Foulwind area • The owners of the former Holcim block generally supported the proposals but sought some amendments of the proposals. They provided detailed technical supporting information for this including planning, ecological and landscape assessments. • The owners of two blocks in the Tauranga Bay area sought that their properties be rezoned rural lifestyle • One person supported the proposals in the draft Plan for the Cape Foulwind area, but sought more rezoning around the Omau Village including retirement homes • One person sought denser zoning at Omau • One person sought the rezoning of 107 ha at Tauranga Bay and Wilsons Lead Road at Cape Foulwind for 2000m² sections.
Other Zoning Feedback	<ul style="list-style-type: none"> • One person opposed the rezoning of the Elley Drive area at Carters Beach as Residential given the coastal hazard risk • One person sought the rezoning of a property at Tuis Way to Settlement Zone – Rural Residential (as has been done for the neighbouring property) • One person sought the rezoning of land at the Nine Mile Road area for residential development

DISCUSSION

Westport Natural Hazard Provisions

General Approach

22. Staff consider that the argument that Westport be treated differently from other areas with severe flood and coastal hazards is reasonable and appropriate, given the significant existing development in the area. While Hokitika and Greymouth do have severe flood and coastal hazard areas, these affect a much smaller number of, generally rural, landowners, and do not cover an entire community as they do at Westport.
23. Staff also consider that if Westport – specific provisions are included, then these can be written in such a way that they recognise future defences planned. This is a similar approach as to how the coastal hazards at Hokitika have been dealt with in plan rules with a rule that “expires” once the planned coastal defences are completed.

Specific Matters

24. In relation to the feedback that a 2% AEP event should be used instead of a 1% event, staff advise that for District Planning purposes this is inappropriate. As has been discussed in relation to the wider natural hazards topic, the NZ Coastal Policy Statement and the West Coast Regional Policy Statement require that coastal natural hazard provisions have a 100 year view. In relation to flood hazards it is normal practice to consider a 1% event and this approach has been used across the West Coast. The use of a 1% event (as a minimum) has also been advised as a requirement from central government for any contribution towards flood defences.
25. In relation to the feedback seeking that provisions are less harsh at Westport, staff consider that while some fine tuning of the provisions (particularly where freeboard is used) is possible, the inherent risk to life and property is very substantial in Westport and a high degree of scrutiny and precautionary approach to managing these risks is needed.
26. In relation to the extent of the flood overlays, and differentiation between flood susceptibility and flood severe, with Westport-specific provisions, staff suggest that one overlay be used rather than two, with the main future differentiation needed about whether the property is protected by the defences.

27. In terms of how the Plan could allow for modifications to the hazard overlay maps, this is more difficult. Legal advice has been previously obtained which identifies that a Plan Change is the route by which planning maps should be changed, and that the overlays are required to be mapped in the Plan. However, staff note that once the final location and extent of protection of Westport properties is known, the maps will be able to be updated. The Westport Joint Committee Steering Group supported a recommendation to the West Coast Regional Council to use a designation for the structures and works. A designation has immediate legal effect, and TTPP can be updated immediately to show where and what this structure is.
28. This information is likely to become available after the TTPP is notified, but before submissions close. The business case for the defences is due with government at the end of June, and decisions should be made on this prior to the hearing of submissions (hearings are likely in early 2023). Accordingly, staff suggest that the outcome of these decisions will be able to be incorporated within the Plan, if the TTPP Committee seeks this in its submission on the proposed Plan. It is noted that it is normal for Councils to submit on their own plans, and staff would expect to bring a report to the Committee recommending a submission on the proposed TTPP in September.

Westport and Snodgrass Road "Down Zoning"

29. In the period of time since the draft Plan was prepared, it has become evident that the planned defences will protect the currently undeveloped residentially zoned land within Westport. Therefore, there is no reason to not treat these areas in a similar way to the rest of the township. Staff recommend that these areas be returned to a General Residential Zone.
30. The Snodgrass Road area is physically separate from Westport town. Staff consider that while the provisions of the General Rural Zone in terms of matters such as setbacks and other amenity standards are not appropriate, the most appropriate zone for these properties is Settlement Zone, rather than a residential zone. This would better reflect their location within the wider rural environment and character of the area and is a consistent approach to that which has been taken for other small settlements across the Buller District.

Alma Road Rezoning

31. While staff consider that the Alma Road terrace is undoubtedly the most suitable location for a progressive managed retreat for Westport, the issues raised around retaining the quarries and rifle range are important. As a consequence, a reduction in the area to be rezoned as General Residential Zone is recommended to ensure that the quarry and rifle range are protected from reverse sensitivity issues.

Cape Foulwind/Tauranga Bay Rezoning

32. With regard to the former Holcim site and associated lands around Omau Village, the landowner has provided a comprehensive range of information (landscape, natural character and ecological assessment) to support their proposals. Work to address infrastructure servicing of the sites is also well advanced. In addition the TTPP coastal natural hazards assessment and natural hazards technical report provided by the landowner confirms the area at risk from coastal hazards within a 100 year timeframe. Generally therefore, the proposals are supported.
33. In relation to the specific feedback from two people that a greater density should be provided for around Omau Village (i.e. Settlement Zone, rather than Settlement Zone – Rural Residential Precinct), generally this proposal is supported. There has been no opposition expressed through the feedback process for increasing development in the Omau village, although there are infrastructure constraints – particularly around the roading intersections. The additional development already provided for at Omau (including the amendments recommended in this report) could provide for in the order of an additional 200 lots at rural residential (4000m²) densities. If the landowners wish to see more intensive development, then a Discretionary Activity resource consent is considered appropriate.
34. In relation to the feedback seeking a rezoning of land at Tauranga Bay and Wilsons Lead Road Cape Foulwind for 2000m² section, feedback from Buller District Council staff has been sought. Generally the view is that this is a very substantial area (107ha) and that more planning and

design to consider any infrastructure requirements, natural environment issues, landscape and other matters are needed before such a proposal would be supported. It is noted that such a rezoning could result in the order of 400 dwellings being permitted in the area at close to urban densities. If the landowner wishes to continue to seek rezoning, then they would be able to make a submission to that effect and provide appropriate supporting information for consideration as part of the hearings process.

35. In relation to the feedback seeking that the Pratt and Brownlie blocks at Tauranga Bay be rezoned rural lifestyle, this is not currently supported. It is noted that the decisions of the Committee at the 29th April meeting to amend the Controlled Activity minimum lot size for the General Rural Zone to 4ha will go a long way towards addressing what is sought in terms of lot size for these sites, and that a Discretionary Activity resource consent to subdivide them to smaller sites is considered appropriate. If the landowner wishes to continue to seek rezoning, then they would be able to make a submission to that effect and provide appropriate supporting information for consideration as part of the hearings process.

Other Zoning Feedback

36. In relation to the feedback on the Elley Drive area at Carters Beach, the coastal hazard work does identify this area as lying within the Coastal Hazard Alert overlay. In addition it is separate from the Carters Beach community. The current lot sizes in the street are around 1500m² and it is surrounded by rurally zoned land. In light of this it is recommended that the area be rezoned Settlement Zone.
37. In relation to the Tuis Way feedback, this is with regard to an 11ha property bounded by Settlement Zone – Rural Residential Precinct and Loopline Road. Part of the property has a Flood Severe overlay on it. The property is also located after the turnoff to State Highway 6. The rezoning done as part of the draft Plan took State Highway 6 turnoff as a boundary and this is generally considered to be a clear approach. No information was provided for the rationale to extend the Settlement Zone – Rural Residential Precinct down the Lower Buller Gorge Road and rezoning is not recommended at this stage. If the landowner wishes to continue to seek rezoning, then they would be able to make a submission to that effect and provide appropriate supporting information for consideration as part of the hearings process.
38. One person sought the rezoning of land at the Nine Mile Road area for residential development. All of this land is covered by Flood Hazard overlays and it is not considered appropriate to further provide for development in areas with known flood hazard.

PROPOSED AMENDMENTS TO THE DRAFT PLAN

Westport – specific Natural Hazard Rules

39. In light of the discussion above draft Westport – specific Natural Hazard Rules are proposed as follow:

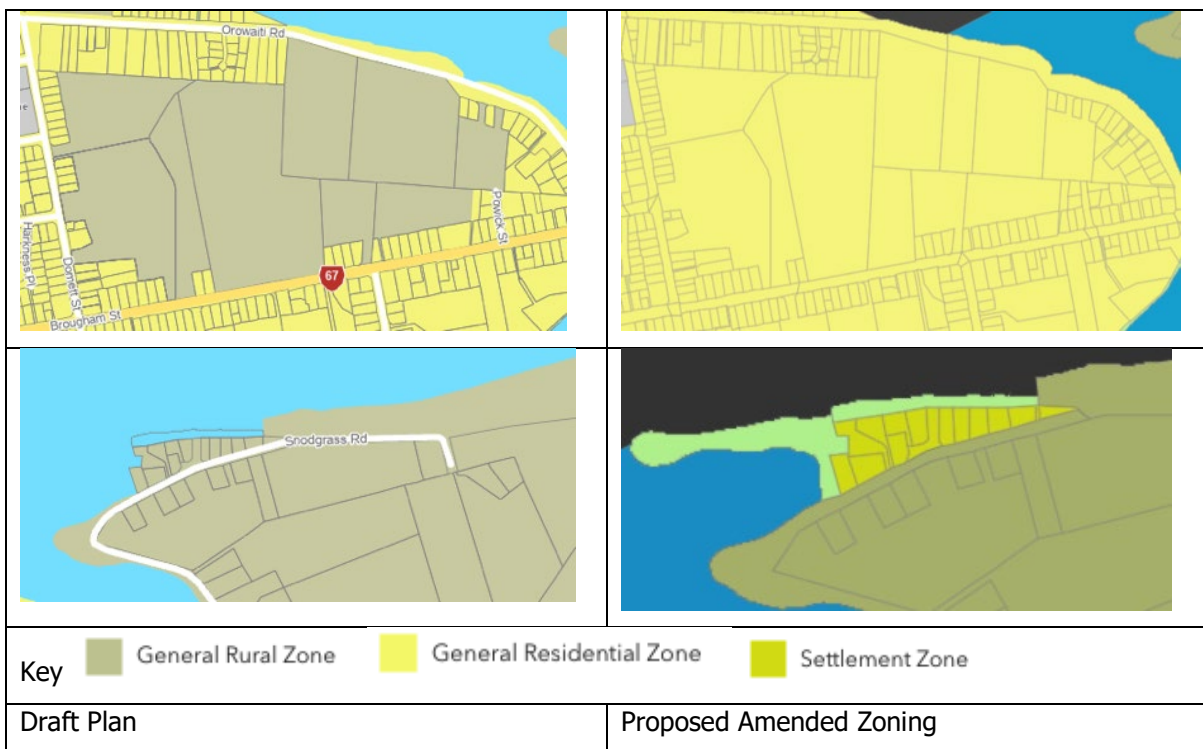
Westport Hazard Overlay	
Permitted Activities	
NH - R43	New Buildings and Additions and Alterations to Existing Buildings
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. New occupied buildings and additions and alterations to existing occupied buildings where these are protected by the Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (1%ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP) flood event as certified by the West Coast Regional Council; or 2. New occupied buildings in areas not protected by the Westport Flood and Coastal Erosion Protection Scheme from a 1%ARI plus 1m sea level rise coastal event and a 1% AEP flood event, where these are: <ol style="list-style-type: none"> a. Buildings for sensitive activities where the finished floor level is 500mm above a 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event; 	<p>Activity status where compliance not achieved: Discretionary</p>

<p>b. Commercial and industrial buildings where the finished floor level is 300mm above a 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event;</p> <p>3. These are new unoccupied buildings or additions and alterations to existing unoccupied buildings;</p> <p>4. These are additions and alterations to critical response facilities, commercial and industrial activities where there is no increase in area of building that does not meet a minimum finished floor level of 300mm above a 1% ARI plus 1m sea level rise event and a 1% AEP event;</p> <p>5. These are additions and alterations to buildings for sensitive activities in areas not protected by the Westport Flood and Coastal Erosion Protection Scheme from a 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event, where there is no increase in area of building that does not meet a minimum finished floor level of 500mm above a 1% ARI plus 1m sea level rise coastal event and a 1% AEP flood event;.</p>	
<p>NH - R44 Reconstruction of Existing Buildings</p>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. This is reconstruction of a building lawfully established at the time of notification of the Plan where: <ol 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 2 years; and c. The reconstructed building is similar in character, intensity and scale to the building it replaces. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. For reconstructed buildings, inclusion of freeboard as per Rule NH - 43 is strongly advised. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>Discretionary Activities</p>	
<p>NH - R45 New Buildings, Additions and Alterations and Repairs and Maintenance to Existing Buildings not meeting Permitted Activity Standards.</p>	
<p>Activity Status Discretionary</p>	<p>Activity status where compliance not achieved: N/A</p>
<p>SUB - R19 Subdivision of Land in the Westport Hazard Overlay</p>	
<p>Activity Status Discretionary</p>	<p>Activity status where compliance not achieved: N/A</p>

40. These rules differ from the draft Natural Hazards companion document as put out for feedback in that:
- a. The two flood overlays and two coastal hazard overlays are combined into one Westport Hazard overlay. This allows for additions and alterations and new builds where the freeboard requirements are met as a Permitted Activity. This is a significant relaxation of the proposals for the area previously identified as "severe" flood overlay in the draft Natural Hazards companion document (where it was proposed that additions and new builds be a non-complying activity).

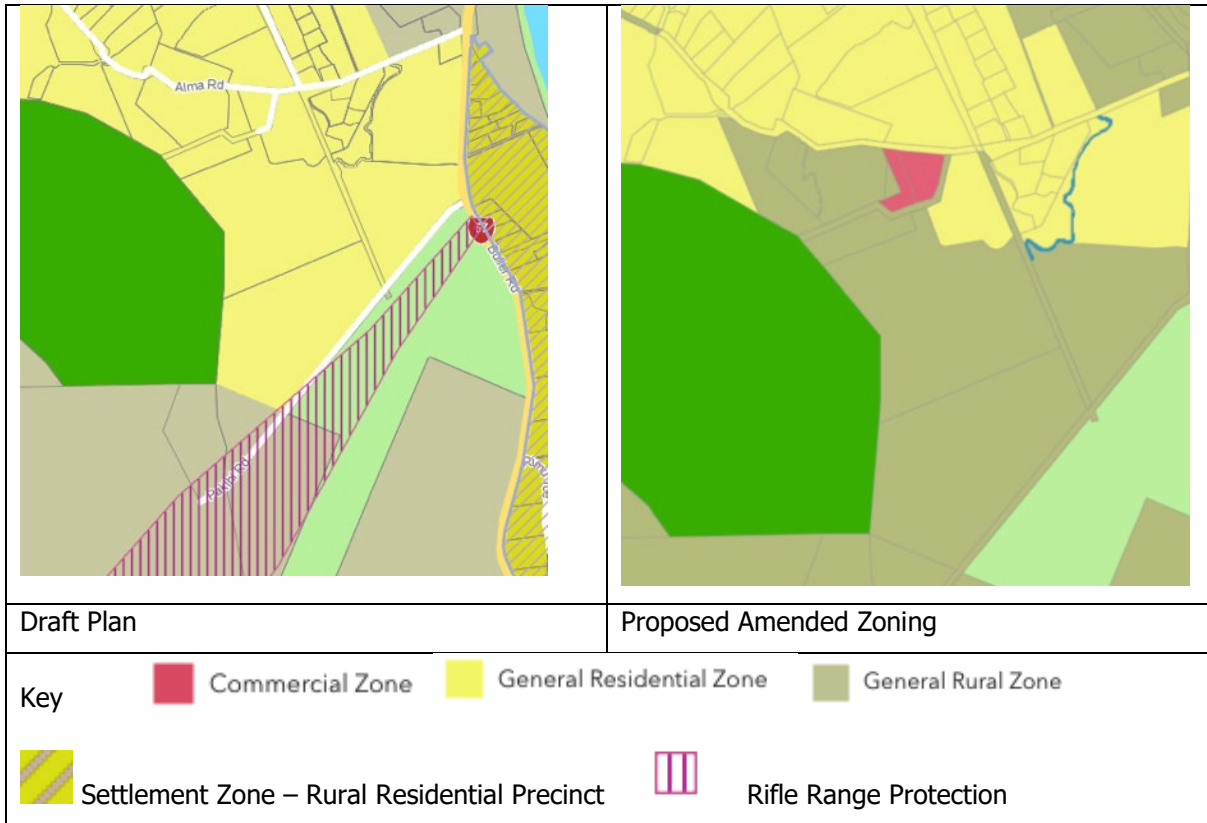
- b. The freeboard requirements provided for in the Permitted Activity rule relate to the NZS 4404: 2010 standards – with a 300mm freeboard requirement for commercial and industrial buildings and critical infrastructure and a 500mm freeboard requirement for residential buildings. Although NZS 4404: 2010 does recommend that unoccupied buildings such as garages should also have freeboard (at a level of 200mm above the 1% AEP event level) staff propose this not be regulated through the TTPP but be addressed as required at the building consent stage.
- c. The Permitted Activity rule has an “expiry clause” which relates to the construction of the protection scheme. Staff understand the current design being looked at would meet both the 1% ARI flood and 1% AEP coastal event + 1m sea level rise as specified in the rule. This is consistent with the approach taken in the Hokitika coastal hazard overlay.
- d. There is a provision for an extension of existing use rights to 2 years (instead of the statutory 1 year).
- e. The Subdivision rules are also standardised so that Subdivision is a Discretionary Activity. This replaces the Non-complying Activity that was proposed for the Westport Subdivision Control area.

Westport and Snodgrass Road Zoning



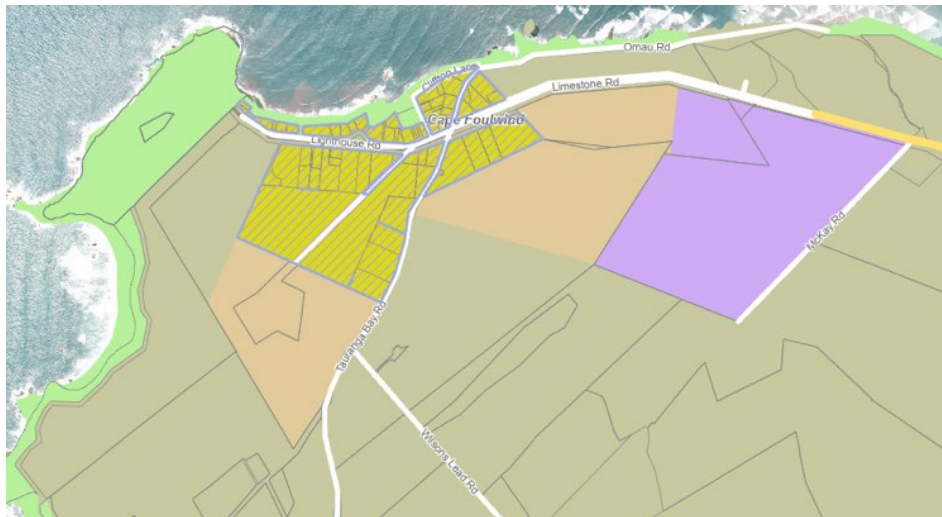
Alma Road Zoning

- 41. This amendment would put the lots accessed off Pakihi Road into the General Rural Zone as a buffer against the rifle range and put the quarry at 107 Alma Road and the land immediately south and west of it also in the General Rural Zone.
- 42. In order to provide a buffer adjacent to the 107 Alma Road quarry, and also provide for the range of types of development which would be needed in the future Alma Road community (e.g. local shops) it is proposed that the lots at 103 and 101 Alma Road be zoned as Commercial Zone rather than General Residential.



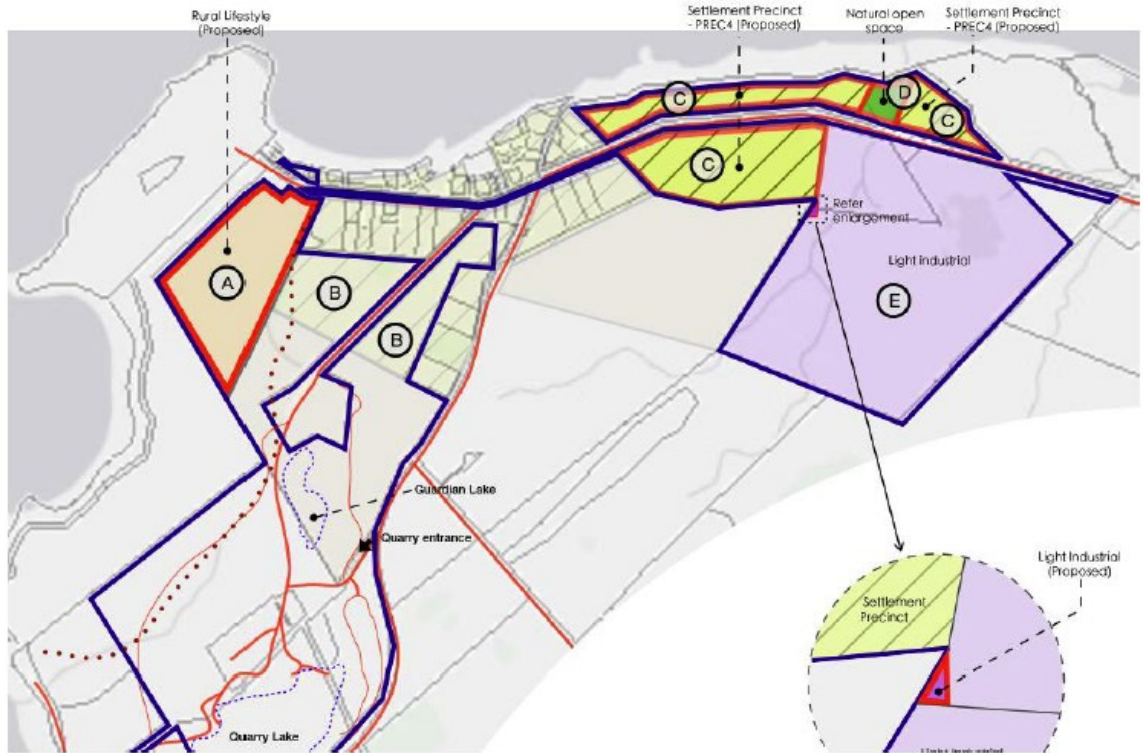
Cape Foulwind Zoning

43. This amendment would put the lots accessed off Pakihi Road into the General Rural Zone as a buffer against the rifle range and put the quarry at 107 Alma Road and the land immediately south and west of it also in the General Rural Zone.



Draft Plan

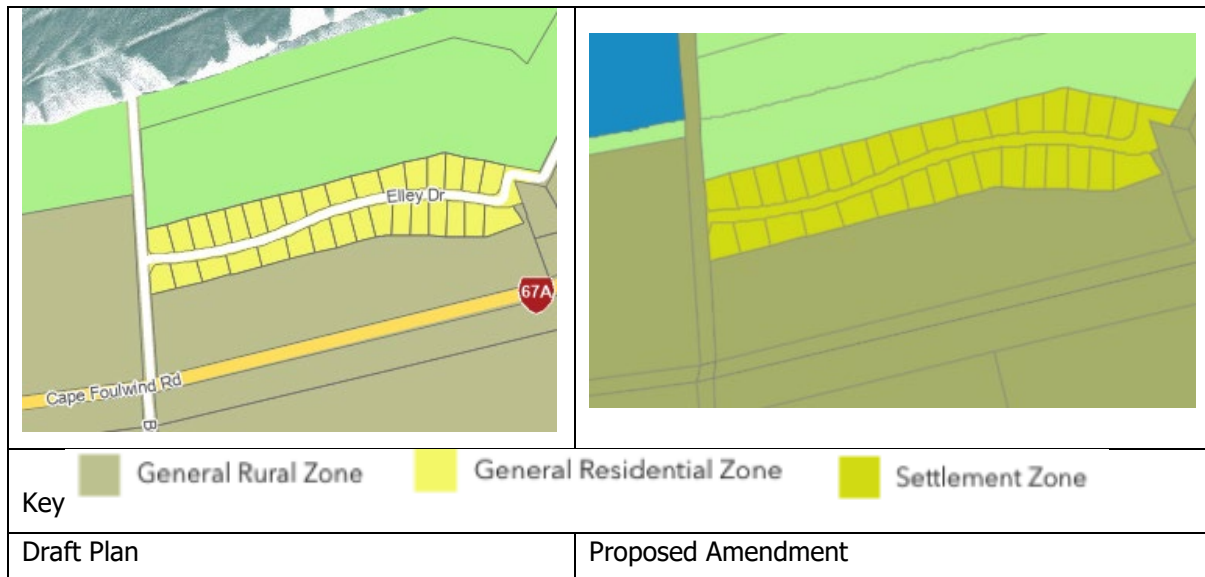




Proposed Amendments

Elley Drive Zoning

44. This amendment would put the Elley Drive properties in the Settlement Zone.



NEXT STEPS

45. The recommended Proposed Plan will come to the Committee at its meeting on the 21st June 2022. Assuming that the Committee approve its notification, the submission period is intended to run until the end of September.
46. During this time, it is expected that Westport Protection Scheme design and alignment will be finalised. It is also hoped that the funding decisions of government will be made, and a construction timeline confirmed.
47. It is intended that staff will bring a report to the Committee at a meeting in September with recommendations on its own submission on the proposed TTPP. This would include any recommendations around changes to mapping or hazard provisions around Westport in light of the finalised design and alignment.
48. Submissions are likely to be heard in the first or second quarter of 2023. If required further information to reflect the Committee position on the overlays and rules would be able to be provided at the hearing.
49. Decisions on the proposed TTPP would be likely to be made towards the end of 2023. Only once these decisions are adopted by the TTPP Committee would the Rules become operative.

Appendix One: Feedback on the Draft Plan around Westport Provisions

Topic	Name	Feedback
Westport Flood Hazards	Frank Dooley	<ul style="list-style-type: none"> • Opposes flood hazard provisions • Seeks the Plan recognise the proposed flood protection scheme • Opposes the Severe Hazard Overlay on his property (scores 3.7 whereas other properties in the "Susceptibility" Overlay score higher) • Opposes the draft Rules – seeks new rules that recognise protection works existing and proposed
Westport Flood Hazards	Ingrid Taylor	<ul style="list-style-type: none"> • Opposes flood hazard provisions • Seeks more hazard categories, some places flooded/not flooded in July not reflected in mapping. • Impacts on town of hazard overlay
Westport Flood Hazards	Richard Taylor	<ul style="list-style-type: none"> • Opposes flood hazard provisions • Impacts on town of hazard overlay
Westport Flood Hazards	Andrew Goldthorpe	<ul style="list-style-type: none"> • Seeks the Plan recognise the proposed flood protection scheme
Westport Flood Hazards	Betty Harris	<ul style="list-style-type: none"> • Seeks Westport specific rules • Draft Plan rules are too harsh and ambiguous
Westport Flood Hazards	Shaun du Plessis	<ul style="list-style-type: none"> • Seeks Westport specific rules • Draft Plan rules are too harsh and ambiguous
Westport Flood Hazards	Jennifer Sloan	<ul style="list-style-type: none"> • Oppose Severe Flood overlay in Westport. • Seek specific flood hazard provisions for Westport that engender hope for the town.
Westport Flood Hazards	Troy Scanlon	<ul style="list-style-type: none"> • 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

Westport Flood Hazards	Kevin Scanlon	<ul style="list-style-type: none"> • Should have Westport specific provisions for flooding • Maps should be based on when flood protection is in place. • Seek 2% AEP event freeboard requirements.
Westport Flood Hazards	Wendy Thompson	<ul style="list-style-type: none"> • Review flood hazards in light of proposed flood protection and ensure overlays and rules reflect the work planned.
Westport Flood Hazards	Yvonne Scarlett	<ul style="list-style-type: none"> • Seek amendments to natural hazard provisions that consider impacts on devaluing properties, financial hardship and mental anguish.
Westport Flood Hazards	Charlie Elley	<ul style="list-style-type: none"> • Opposes use of 1% AEP • Opposes use of severe hazard overlay at northern end of town • Seeks application of flood provisions on a case by case basis as is currently the case • Concerned about loss of value to property with a flood hazard identification • Seeks recognition of flood walls
Westport Flood Hazards	Warwick and Pam Blair	<ul style="list-style-type: none"> • Concerned re identification of property in Westport – severe hazard overlay •
Westport Flood Hazards	Kelly McGrath	<ul style="list-style-type: none"> • Concerned re identification of property in Westport – severe hazard overlay
Westport Flood Hazards	Buller District Council	<ul style="list-style-type: none"> • Include flood protection infrastructure in hazard modelling • provide a mechanism which would make it easy to modify the flood map • review overall approach to flood hazard identification in Westport where there are separate severe and susceptibility layers and have a separate, Westport - specific approach
Westport Flood Hazards	Margaret Montgomery	<ul style="list-style-type: none"> • Return Westport Holiday Park to General Residential Zone from downzoning to General Rural Zone. • Review identification of property in the severe hazard overlay.

Westport Zoning		<ul style="list-style-type: none"> • Clarify Westport Subdivision Control area. • Develop Westport specific flood rules taking into account the existing town infrastructure and a less onerous approach.
Westport Flood Hazards Alma Road Zoning Westport Zoning	Avery Brothers	<ul style="list-style-type: none"> • Zoning 107 Alma Road At present, we own an active and fully consented quarry on Alma Road which is currently in the Rural Zone. The exposure draft shows that this property would become zoned as General Residential Zone. • This is unacceptable. Our quarry is extremely important to our business and to the district. It would suffer from inevitable reverse sensitivity issues if this zoning were to go ahead. • We submit that this area should be zoned General Rural Zone and if there are any changes to zoning, buffer areas must be included that limit the likelihood of reverse sensitivity effects on our operation from surrounding land use and housing density changes. • 21A Domett Street, 81 Brougham Street, 99 Brougham Street and 56-106 Orowaiti Road. Our entire combined landholding located in Westport town is proposed to become General Rural Zone when it is presently zoned as Residential Zone. We submit that it should be General Residential Zone • 95 Snodgrass Road At present, 95 Snodgrass Road is zoned as Residential Zone. The proposed zone is General Rural Zone which it unacceptable given the lot sizes and connections present and required. • All of our properties in Westport town and Snodgrass have been captured in the proposed Flood Hazard – Severe overlay – oppose this. • Seek the plan recognise the planned flood protection scheme • Seek the plan allow private floodwalls to be built to protect land
Westport Flood Hazards Alma Road Zoning	Jane and Glen Duncan	<ul style="list-style-type: none"> • Opposes flood hazard provisions • Seeks the Plan recognise the proposed flood protection scheme • Seeks the Plan provide for a swift and easy process for alterations to the hazard zoning once remedial action has occurred. • Some properties flooded with over 0.5m of water in July are only in the Susceptible Overlay • Opposes new residential zoning at Alma Road – two quarries and a blast zone for Orica – concerned about impacts on employment, also concerned about Schedule 2 wetlands, riple range and farming • Oppose Elley Drive as additional residential as was impacted by Cyclone Fehi • Restrictions in the “Severe” overlay are too restrictive
Alma Road Zoning	Eric de Boer	<ul style="list-style-type: none"> • 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.

Other Zoning	Michael Duff	<ul style="list-style-type: none"> Rezone 28 Tuis Way Westport 11.5ha as General Rural Zone to Settlement Zone Rural Residential Precinct.
Cape Foulwind Zoning	Anthony Fisher	<ul style="list-style-type: none"> Rezone 107 ha at Tauranga Bay and Wilsons Lead Road at Cape Foulwind for 2000m² sections.
Cape Foulwind Zoning	Pratt and Brownlie	<ul style="list-style-type: none"> Rezone land in the Tauranga Bay area rural lifestyle.
Cape Foulwind Zoning	Cape Foulwind Staples 2	<ul style="list-style-type: none"> Supports the proposed zoning of: <ul style="list-style-type: none"> Omau Village and surrounding land to Settlement Zone; The former cement plant site as Light Industrial Zone, except for a minor adjustment to incorporate a small triangular part of the site; and The CFS land immediately to the south and east of Omau Village as Rural Lifestyle. New Rural Lifestyle Zone – Area 'A' CFS requests that Area 'A' (as shown on the rezoning map contained in Appendix 1) be rezoned from General Rural to Rural Lifestyle. This area of land is adjacent to Omau Village settlement located in a basin rising up to the ridge line next to the Lighthouse. New Settlement Zone (Rural Residential – Precinct 4) CFS requests that Area 'C' (as shown on the rezoning map contained in Appendix 1) be rezoned from General Rural / Rural Lifestyle to Settlement Zone (Rural Residential – Precinct 4) and that Area 'D' is rezoned to Natural Open Space. This area of land comprises three distinct sites and is further addressed in the report 'Potential effects on Natural Character of subdivision proposed on between Larsen Street & Omau Village, Buller District – Outline Assessment' (10 March 2022), prepared by landscape architect, Tom Carter (Appendix 2).
Cape Foulwind Zoning	Ben Smith	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.
Cape Foulwind Zoning, Other Zoning	Steve Evans	Seek managed retreat for Westport. Seek denser zoning at Omau and in the Nine Mile Road area to enable people to relocate.



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: 17 May 2022
Subject: **Te Tai o Poutini Plan – Franz Josef Zoning**

SUMMARY

This report brings back the draft Plan feedback on the issues specific to Franz Josef and its environs, and in particular the zoning of this area in Te Tai o Poutini Plan.

There were eight pieces of feedback which seek zoning changes. The report considers this feedback and recommends some zoning changes.

It is recognised that the Westland District Council is planning to continue to refine its master plan for Franz Josef and it is suggested that any changes that arise from this be accommodated via a submission on the proposed TTPP.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the amended zoning for Franz Josef as outlined in this report be included in the proposed Plan.
3. That any further amendments in relation to Cron Street, Franz Alpine Resort Tourist Zone areas or zoning for further development that are provided by the Westland District Council before 31 May 2022, be included within the proposed Plan.

Lois Easton

Principal Planner

INTRODUCTION

1. The exposure draft Te Tai o Poutini Plan (TTPP) was made available to the public on 26 January 2022. A series of consultation meetings and drop-in sessions were undertaken over late February. Feedback on the draft was able to be provided until 11 March and an overview of this and proposed responses was considered at the 29 March meeting of the Committee for discussion and decision around amendments to the draft Plan.
2. Ten people and organisations provided feedback on Franz Josef zoning matters.

KEY CONTEXT

3. Discussion and consultation on the form and location of Franz Josef township has been underway for many years. Franz Josef is located amidst a significant hazardscape – the Alpine Fault and the Waiho River are the most severe of these hazards, but there are wider issues with land instability – which is exacerbated by the risks from the Alpine Fault and severe weather.
4. The Westland District Council has been working on planning solutions to address the hazardscape at Franz Josef for more than 20 years. The Waiho River is the subject of an existing Flood Hazard Zone put in place in the Operative Westland District Plan. However with the melting of the glaciers, and subsequent increase in rock moving down the Waiho River the severity of the flooding has increased in both extent/area and degree of risk. This has been a major focus of community discussion and consultation, particularly after each event.
5. The broad outcome of the planning and consultation process for Franz Josef, is a move of the town northwards, away from the greatest natural hazards risks and the development of Cron Street as a significant commercial hub.
6. Alongside this there is strong recognition that infrastructure, particularly three waters infrastructure, is lacking at parts of Franz Josef – most notably the Franz Alpine Resort. This has created significant problems for the Westland District Council. Where there is insufficient infrastructure capacity, site size sufficient to provide for on site servicing was identified as a key issue.

Identification of Hazards

7. In order to develop the draft TTPP substantial science and research work was done – building on the very significant existing data, to identify the detailed location of areas affected by the hazards at Franz Josef. The Alpine Fault is now mapped at 1:10,000 scale and at a high level of confidence, and the flood plain of the Waiho River has been modelled enabling the identification of Severe and Alert Flood Hazards.
8. Identification of the locations of these hazards, as well as detailed planning work undertaken by the Westland District Council, led to the inclusion of the draft provisions and zoning for the Franz Josef area.

Rezoning of Areas Directly on the Alpine Fault

9. At the time of development of the Fault Avoidance layers, a number of lots, currently zoned Tourist Commercial were identified within the Franz Josef area which lay directly on the Faultline or within 20m of it. Given the severe potential risk, it was considered appropriate these identified areas be “down-zoned” to General Rural in the draft Plan to signal a strong precautionary approach for further development.

Moving the Town Northwards

10. Early in the Plan development process, Westland District Council staff and elected representatives advised that the key direction for Franz Josef was a managed retreat from the Alpine Fault and most severely flooding areas northwards towards Tatere.
11. Alongside this, Cron Street was identified as the future main street for Franz Josef and that as part of the transition to a safer Franz Josef, improvements in amenity and attractiveness of the town were to go hand in hand.
12. Westland District Council staff provided the direction on zoning for the Franz Josef area, based on the planning work that they have undertaken.

FEEDBACK RECEIVED

13. There were eight people and organisations that provided feedback on the provisions in the draft TTPP about Franz Josef zoning.
14. Feedback focussed on five key matters – “down zoning” of some locations, Cron Street zoning, New Areas zoned for development, Compensation and Existing Use Rights and the Heliport location.
15. The feedback is summarised in the table below.

Down Zoning	<ul style="list-style-type: none"> • Rural may be the best zone for down zoning around the Faultline, but that the area should be smaller and be consistently applied. • Oppose the down zoning • Clarify the exact areas for down zoning in relation to the Faultline • Oppose down zoning of Franz Alpine Resort areas
Cron Street zoning	<ul style="list-style-type: none"> • Development of Cron Street as the main street is sensible and pragmatic • The East side of Cron Street allow for further licensed restaurants and bars • Keep the town centre compact with the move North on Cron Street • Support for the zoning of the land between the Tatare River and Cron Street for commercial use • Support the emergency services being centred around the Franz Josef Medical Centre • Size of emergency services area is too large • Don't zone for light industrial next to Settlement Zone near Cron Street
New Areas for development	<ul style="list-style-type: none"> • Oppose ribbon development along the state highway and retain the bush here • Support the zoning of areas for further development of the town • Seek additional areas (Top 10 Holiday Park) be rezoned Settlement Zone • Oppose the zoning of the Scenic Reserve as Future Urban Zone – is an important forested gateway and screens the gravel riverbed and stopbanks.
Compensation and Existing Use Rights	<ul style="list-style-type: none"> • Existing Use Rights need to be recognised • What compensation is there for down zoning.
Heliport location	<ul style="list-style-type: none"> • One piece of feedback sought that the heliport be relocated. Another sought that the heliport be retained in its current location.

DISCUSSION

Down Zoning

16. There are three main areas where down zoning has occurred –
 - a. *Around the southern end of town south of Cowan Street and around the Main Road, Cron St South, and Graham Place and two lots at Batson Place – downzoned to General Rural from Tourist Commercial (most properties) and Tourist Residential (Batson Place).*
17. On careful consideration of the exact properties to be downzoned – and reflecting the level of hazard that results from the fault splitting around southern Cron Street, generally down zoning is considered appropriate. However it is agreed that the two lots at Batson Place are unnecessarily down zoned and that Settlement Zone as per the surrounding properties is appropriate.
18. Discussion with Westland District Council staff, and feedback from the community at community meetings however is that in the areas that are currently zoned Tourist Commercial, General

Rural Zone may not be appropriate – as it allows for a range of rural activities not suitable in the location.

19. All these properties fall within the 20 or 50m Fault Avoidance overlays (or are located directly on the Faultline) so any development would be heavily restricted regardless of zoning. It is therefore proposed that instead of zoning these General Rural Zone, a Settlement Zone would be more appropriate to the activities on these properties.

b. Franz Alpine Resort – Tourist Zone down zoning to Settlement Zone – Rural Residential Precinct.

20. This down zoning due to the unavailability of infrastructure in the area. This means that a dense development as currently allowed for in the Tourist Zone would not be able to be supported by appropriate water infrastructure and have negative public health implications. Allowing for this area to be developed to Rural Residential (4000m² lot sizes) will allow for some development but recognises the infrastructure constraints in the area. The area is currently undeveloped.

c. Stony Creek – Residential Zone downzoned to General Rural.

21. The Alpine Fault lies across the area that has been down zoned. Given that the area is currently undeveloped, this is considered entirely appropriate.

Cron Street Zoning

22. Many of the proposals in the draft plan for this area are supported. The feedback where changes are sought on the Cron Street area primarily relate to three matters:
 - a. The emergency services area and whether it needs to be as large as identified.
 - b. The East side of Cron Street and the specific control around bars in this location adjacent to residential
 - c. Light industrial zoning at the end of Cron Street.
23. In relation to these matters, staff consider that direction from the Westland District Council is required. The overall detail of the development of the Cron Street area is something that has come from the Master Planning exercise that the Westland District Council has been undertaking. It is recommended that the current zoning approach in the draft Plan be retained, unless there is direction from the Westland District Council otherwise. Provided this direction is provided to the TTPP team by the end of May, there would be sufficient time to reflect any zoning changes in the proposed Plan.

New Areas for Development

24. There are two key matters raised here – the identification of the Scenic Reserve as Future Urban Zone, and the request to rezone the Top 10 Holiday Park as Settlement Zone. The identification of the Scenic Reserve as Future Urban Zone was a direction from the Westland District Council. In relation to this it is recommended that the current zoning approach in the draft Plan be retained, unless there is direction from the Westland District Council otherwise. Provided this direction is provided to the TTPP team by the end of May, there would be sufficient time to reflect any zoning changes in the proposed Plan.
25. In relation to the rezoning of the Top 10 Holiday Park, this area is currently zoned Rural in the Westland District Plan. The General Rural Zone in the draft TTPP is therefore essentially a “rollover” provision. The site is opposite an area which has been rezoned Settlement Zone and is just outside the Severe Flood Hazard Overlay. However the infrastructure implications of including Settlement Zone to the western side of the State Highway have not been considered and at this time no zoning change is recommended. If the landowner wishes to continue to seek rezoning, then they would be able to make a submission to that effect and provide appropriate supporting information for consideration as part of the hearings process.

Compensation and Existing Use Rights

26. Several pieces of feedback relate to compensation and existing use rights. These are matters that are generally poorly understood by the community.


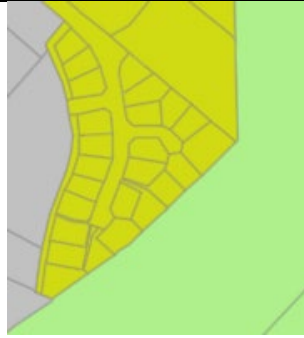


27. In relation to existing use rights it is proposed to include a specific information sheet with the release of the draft Plan. Existing use rights exist for activities and development lawfully established under the Westland District Plan. The rezoning proposals in the TPPP will not become operative until submissions have been heard and decisions released. Any activities seeking to establish prior to this, will largely be considered in relation to the Westland District Plan.
28. In relation to compensation, the RMA does not provide for the payment of compensation or betterment for zoning changes. The zoning decisions made reflect the circumstances and legal framework currently facing the West Coast Councils and Committee and are made within that context. There has been extensive rezoning across Te Tai o Poutini Plan – some landowners will gain significant benefit from this, others will not.

Heliport Location

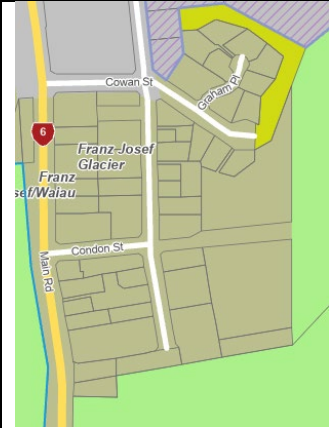



29. This is a matter where there has been significant discussion within the Franz Josef Community and the advice from the Westland District Council staff is that the location is settled at its current site – hence the Airport Zone identification and provisions.

PROPOSED AMENDMENTS TO THE DRAFT PLAN

Batson Place Zoning

	
<p>Key  General Rural Zone  Settlement Zone</p>	
Draft Plan	Proposed Amended Zoning

Main Road Zoning

	
<p>Key  General Rural Zone  Settlement Zone</p>	
Draft Plan	Proposed Amended Zoning

NEXT STEPS

30. The recommended Proposed Plan will come to the Committee at its meeting on the 21st June 2022.
31. TTPP staff have advised the Westland District Council that should it wish to see changes to the Franz Josef Zoning, these could be accommodated provided they reach the TTPP no later than the end of May. If there are changes sought by the Westland District Council in relation to the Cron Street zoning, Franz Alpine Resort Settlement Zone – Rural Residential Precinct or additional rezoning for development, then it is recommended that these amendments be incorporated into the proposed Plan.

Appendix One: Feedback on the Draft Plan around Franz Josef Zoning

Topic	Name	Feedback
Down zoning Cron Street New areas zoned for development	Logan Skinner	<ul style="list-style-type: none"> • Need to ensure that the town provides an enjoyable visitor experience • Rural "may" be the best Zone for the down zone areas but this zone should be smaller and confined to the old FRAZ zone. The current plan does not consistently apply this rural zone the same distance from the fault line at Franz Alpine Retreat / Stony Creek and Brason place- this pragmatic treatment should be used for the land not directly on the fault line but in the town centre - ie only a small area in the Franz Josef CBD should be zoned rural. Specifically the land on the West Side of Graham Place should not be zoned rural. • Currently the East side of Cron street has 3 licensed restaurants/ bars - this should be permitted on the East side of Cron street for it' entire length. • Ribbon development along the state highway in Franz Josef should be avoided. This includes retaining the bush along the state highway. • Every effort should be made to ensure the town centre of Franz Josef remains compact with a move North on Cron street including more buildings around the Glacier Guides "anchor" building and visitor friendly on both wet and Sunny days. • I support creating a second link bridge over the Tatara river and the zoning of the land between the Tatara river and Cron street for commercial use. • I support emergency services being centred around the Franz Josef Medical centre
Compensation and Existing use rights Down zoning Heliport New areas zoned for development	Scenic Circle Hotels	<ul style="list-style-type: none"> • Opposes the proposed zone changes as concerned will limit the ability to develop future projects such as Hotel extensions, Conference Centre, Auditorium or Community Centre all of which would benefit the town and region economically. • Scenic is concerned that the proposed changes could negatively impact valuations, raise property owners' costs thus reducing the likely hood of important future development that will bring economic growth to the region. Should any of these changes that restrict development be adopted then financial assistance or compensation, in conjunction with central government agencies, needs to be investigated as appropriate. • The exposure draft plan does not appear to include any reference to existing land use rights. It is imperative existing rights are preserved. • Scenic will oppose the proposed planning to rezone from Tourist Commercial Zone to General Rural Zone. • In relation to the Heliport: We note that the Heliport is located within the riverbed and appears to be at high risk of inundation in a flood event. Is this an appropriate location from as safety perspective? Its location also brings noise generation very close to the township. There is a site just north of Franz Josef at the 55 km corner ripe for redevelopment – could other sites be assessed as more appropriate for this use? An emergency management plan for the village and surrounds should be material to the planning of this area. For example: A modern Helicopter facility in a safe place could be included in future planning.

		<ul style="list-style-type: none"> • The development of a multi-purpose building housing Emergency Services for Police, Fire and Ambulance could be associated with this location. This safe place could house the Civil Defense headquarters in the event of a disaster. Residents could assemble to this building in the event of a disaster and the helicopters would be employed to get people out with ease should they need to evacuate the town. • How the community grows and changes over time. We support the idea of creating appropriately placed zones for further development of the town. • The use of these zones should be compatible with those adjacent to them and therefore Scenic does not support light industrial land being developed alongside the proposed Settlement Zone near Cron Street.
<p>Cron Street</p> <p>Existing use rights</p> <p>Down zoning</p> <p>Heliport</p>	<p>Bernie and Gerard Oudemans</p>	<ul style="list-style-type: none"> • The development of Cron Street over time in addition to the current main street of the town is a sensible and pragmatic option for tourism • The potential for wider damage to Franz Josef needs to be balanced when setting zones and the main street and areas already developed should remain as Tourist residential. • Existing occupied buildings should be permitted to remain and be repaired and maintained with existing rights preserved. • Future development for residential retail and industrial services can be centered on land North of Franz Josef. We own 72 hectares at Stony Creek which is correctly zoned for this purpose. This was part of the Franz Alpine Resort project and adjacent to the residential area already occupied. We are open to developing this area working with council and government to provide for the long-term growth of Franz Josef. • Regarding rezoning the undeveloped land behind Highlander Drive from Tourist Residential to General Rural Zone. The maps are not clear on the exact areas and the location of the Alpine Fault in relation to specific areas. • Separating out tourism retail and services from local residential retail and industrial services is a common model found in many tourism destination. • We do not support the relocation of the Heli Port. The land we own North of Franz is somewhere we plan to seek consent to operate from should the Franz Heliport not be available. A proposed major Heli Port was consented for this area in the past. However, this is not the best option for the town or our operations. If the helicopter operations move so will the customers who have in the past provided revenue and time in the town. Past surveys have shown a high percentage of business owners, residents and visitors support the current location as it provides convenience and attracts activity in the town.
<p>Down zoning</p> <p>Compensation and existing use rights</p>	<p>Gavin Molloy</p>	<ul style="list-style-type: none"> • Of concern particularly is the rezoning of the development known in the current Westland District Plan as Franz Alpine Resort 4 kilometres north of Franz Josef Village. This 75 ha of land was rezoned in 2003 to a mixture of 50 ha Tourist Settlement and 25 ha Residential status. Approximately 12 ha has been developed into approx. 85 lots since 2003 to the requirements of the current WDC plan and RMA. I am surprised to see the status is changed to Rural Residential in the proposed TTPP. • Obviously there will be a significant financial loss of asset value to numerous parties including myself as a result of this change. Please outline what compensation will be offered. Is this covered somewhere in the plan that I have

		missed.? There will be many people in Franz Josef adversely affected financially by all the changes I believe. Some of these changes appear detrimentally radical to me that are a significant departure from the status quo that is working.
Cron Street New Areas Zoned for development	Grant Gibb	<ul style="list-style-type: none"> • This plan denotes an area that is to be set aside for Emergency services. The size of this “special” zone appears to encompass 4 large sections that are currently being sub-divided. Whilst this seems practical it does not reflect the need in Franz Josef as we have been negotiating (unsuccessfully) over at least 10 years with the only two emergency services that are required in Franz. These two being the Fire department and Police. Both these services are happy to co-exist on one site but currently already have their own sections and the fire brigade is looking at 5-6 other sections in the Franz Josef area. So I feel that to change this zoning over four sections for just one potential joint customer who is not in a hurry to purchase would put a hold on any developments for many years. For this reason I believe this zoning should be scrapped. • There is an area of scenic reserve/ stewardship land that forms a corridor down the West and North sides of the town that has a proposed “Future Development zoning”. This area is currently managed by DOC and the local community see this as an important forested gateway corridor to Franz Josef with the added benefit of hiding the gravel river bed & stop banks from view. For this reason I feel the area along the state highway should be retained as a Native forest corridor and the area to the North should be re-zoned as an “open space zone” • It is suggested that Cron Street could over time become the main Street of town. So at what stage do the rules regarding the “main street” kick in? Such as the SVZ rule regarding 80% coverage • An area of land on the “South East” side of Cron street in the SVZ which is to have a specific control for no Licensed premises. It’s unclear if this is intended to be on the Western or South East side of Cron Street
Compensation and Existing Use Rights	Neil Matchett	<ul style="list-style-type: none"> • Zones and Development Areas (Zone Change) • That compensation be offered to the land owners whose historical and existing property rights will be compromised with the new proposed zone change and which in turn decreases the value of the owners property.
Down zoning	Freehold Properties Limited	<ul style="list-style-type: none"> • Opposes the proposed General Rural zoning proposed for the property at 2902 Franz Josef Highway – site of Top 10 Holiday Park, Franz Josef – seeks Settlement Zone. The established use of the site is not rural in nature and is not adequately recognised by General Rural zoning, noting that zone fails to adequately provide for the Top 10 Holiday Park activity and its ongoing use and development. Land directly to the east of the above site (on the opposite side of Franz Josef Highway) is proposed to be zoned Settlement zone, and includes the existing Westwood Lodge at 2919 State Highway for short term accommodation. Furthermore, the adjacent land to the immediate south is not of a rural nature and is recognised as such by way of its designation for Franz Josef Glacier School (ref. MEDU26) As such and accounting for relative costs and benefits, Settlement zoning is considered to be more efficient, effective and appropriate for the Top 10 Holiday Park site, and would provide a means to effectively service the submitter’s property.



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: 17 May 2022
Subject: **Consultation Plan and Schedule for the Proposed Te Tai o Poutini Plan**

SUMMARY

The 21 June 2022 Committee meeting will be presented with the proposed TTPP for your approval to notify. It is intended that notification will occur on or around 14 July 2022, followed by an official submissions period finishing on 30 September 2022.

This report outlines the plans for advertising, making available and consulting on and the proposed TTPP.

RECOMMENDATIONS

1. That this report is received
2. That the Committee discuss and approve the consultation plan and schedule for the proposed TTPP.

Jo Armstrong

Project Manager

INTRODUCTION

1. This Committee is finalising the proposed Te Tai o Poutini Plan (TTPP) at its 21 June 2022 meeting.
2. Approval to notify the proposed Plan will begin the RMA Schedule 1 consultation process.
3. Schedule 1 sets out the process required for informing and consulting with all ratepayers and specifically with identified affected property owners.
4. Affected local authorities we share borders with must also be consulted.
5. In addition to this consultation required upon notification, we must share a copy with the Ministry for the Environment and local iwi authorities prior to notification so that the Committee can consider their feedback.
6. This consultation is subsequent to the input from iwi partners, key stakeholders and the community that we have received throughout development of TTPP.
7. Schedule 1 also gives direction about the submissions, hearings, appeals and decisions processes, all of which will have papers presented at the appropriate times.
8. Planners have worked closely with the Technical Advisory Team (TAT) members from each council and Poutini Ngāi Tahu to develop provisions in TTPP that best reflect their communities' interests. The TAT have been integral in the Plan development process, sharing their current practices and requirements, discussing every provision before it is presented to the Committee, and updating and advising members on Plan content.
9. Feedback from the Exposure Draft has been used to inform Planning Team recommendations to the TTPP Committee.
10. The proposed Plan will be publicly notified on or around 14 July 2022. A summary of submissions will be compiled once the submission period finishes on 30 September.

Proposed Plan Consultation Process

11. Consultation will include advertising in all West Coast papers. There will be public meetings to summarise the Plan, look at local issues, answer questions and encourage submissions. We will provide a variety of place-based and Plan user information sheets. Some radio advertising is also being considered.
12. Importantly, a comprehensive information sheet will be mailed to every West Coast ratepayer at notification.
13. TTPP is primarily an e-plan to be accessed online. This makes Plan navigation and map viewing much easier.
14. For those who prefer paper copies, or without internet access, hard copies of the proposed Plan and submissions forms will be placed at the 19 venues listed below:
 - Karamea Information Centre
 - Granity/Ngakawau Resource Centre
 - Reefton Service Centre
 - Westport Library
 - Buller District Council
 - Punakaiki Visitor Centre
 - Moana Store
 - Grey District Council
 - West Coast Regional Council
 - Greymouth Library
 - Arahura Marae
 - Hokitika Library
 - Westland District Council
 - Ross Store
 - Okarito Store
 - Franz Josef Community Centre
 - Fox Glacier Community Centre

- Te Tauraka Waka a Maui Marae, Mahi Tahī
- Haast Food Centre

15. Map books will also be produced in hard copy to accompany the proposed Plan at these venues.
16. Public meetings will be scheduled for many of the places that have displayed the hard copies, and pop-up information booths may be utilised in the main centres at well used public facilities such as libraries and supermarkets.
17. Plans for advertising the launch and submission process for the proposed Plan are included in the TTPP Draft Consultation Plan. A table from the Consultation Plan, the *Communication channels and delivery of consultation collateral*, detailing this process, is at Appendix One.
18. We anticipate running two separate weeks of public meetings during August. The TTPP Exposure Draft Consultation Schedule at Appendix Two shows the proposed venues and times for the meetings.
19. Please attend the public meetings close to you, especially in the main centres.
20. Approval of the Consultation Delivery Plan and Schedule below is being sought from the Committee.

Appendix One

Communication channels and delivery of consultation collateral

The following table identifies the communication channels for engagement and proposed TTPP consultation. The timeline following this section summarises when these channels will be utilised over the course of the consultation process.

Timeframe/Date	Task	Actions	Channels/Actioned by	Location
May 2022	Initiate public display promotion material for plan	<ul style="list-style-type: none"> - Poster design for public displays summarising TTPP content 	<ul style="list-style-type: none"> - Nook Design - WCRC comms support - TTPP team 	Greymouth/online meeting
May 2022	Plan cover design and contents page	<ul style="list-style-type: none"> - Prepare cover and contents pages for plan 	<ul style="list-style-type: none"> - Nook Design - WCRC comms support - TTPP team 	
May 2022	Prepare submission form	<ul style="list-style-type: none"> - Access standardised content 	<ul style="list-style-type: none"> - Nook Design - WCRC comms support - TTPP team 	
May 2022	Discuss plan and submissions form publication details and timeframe with publishers	<ul style="list-style-type: none"> - Initiate meeting with James Print - Ascertain numbers of ratepayers in region 	<ul style="list-style-type: none"> - TTPP team - WCRC comms support - Nook Design - James Print 	Greymouth /online meeting
May – June 2022	Social Media	<ul style="list-style-type: none"> - Scope out local Facebook administrators/editors to share FB posts. 	<ul style="list-style-type: none"> - WCRC comms - Local contacts 	
May-June 2022	Arrange mail-out	<ul style="list-style-type: none"> - Arrange a summary document for mailing out to communities, with links to on-line detailed information and hard copies. - Publicise meetings 	<ul style="list-style-type: none"> - James Print?/source other printers for maps and mail-out 	

Timeframe/Date	Task	Actions	Channels/Actioned by	Location
June 2022	Plan content ready for publication	<ul style="list-style-type: none"> – Content drafted and ready for document design 	<ul style="list-style-type: none"> - Nook Design - WCRC comms support – TTPP team 	
June 2022	Content/summarise content for TTPP website	<ul style="list-style-type: none"> – Create landing page for Plan, submission tool and summary of info 	<ul style="list-style-type: none"> – E-baby – TTPP team – WCRC comms support 	
Mid-July-September 2022	Submissions consultation period	<ul style="list-style-type: none"> – Newspaper advertisements. Radio ads. Facebook posts. Community contacts for posts & messages. Publicly notify consultation and timeframe for submissions. Include brief summary of info and how to provide submissions. 	<ul style="list-style-type: none"> – TTPP Team – Nook design – WCRC support – Greymouth Star, Westport News, Hokitika Guardian, The Messenger (published by Grey Star). – Radio channels – Local newsletters: Karamea Chronicle, Reefton Clarion, Buller Bay Bulletin. 	

Timeframe/Date	Task	Actions	Channels/Actioned by	Location
May-July 2022	Provide information displays in district councils/libraries/service centres, and at identified settlements	<ul style="list-style-type: none"> – Include Plan, submission form, submissions forms, and posters for display. 	<ul style="list-style-type: none"> – TTPP team – District libraries/service centres: – District and regional council public areas 	<ul style="list-style-type: none"> – Grey, Westport, Hokitika Library, Reefton Service Centre, Grey, Buller and Westland District Council, WCRC, Arahura Marae, Te Tauraka Waka a Maui Marae, Okarito, Karamea Info Centre, Northern Buller Resource Centre, Punakaiki Visitor Centre, Franz Josef Community Hall, Fox Glacier Community Hall, On the Spot food centre Haast, Moana Store
July 2022	Website pages and links	<ul style="list-style-type: none"> – TTPP consultation and submission form live on TTPP website and links to council websites. – Hero tile and brief summary as well as link to TTPP consultation page. 	<ul style="list-style-type: none"> – TTPP team – E-baby – WCRC comms support – Buller, Grey and Westland DC web support 	<ul style="list-style-type: none"> – TTPP website – WCRC website – Buller, Grey, Westland District Councils
July - September 2022	Media Releases	<ul style="list-style-type: none"> – 1. Media release to announce the launch of the consultation period, available timeframe for submissions, key issues and information 	<ul style="list-style-type: none"> – 	

Timeframe/Date	Task	Actions	Channels/Actioned by	Location
		<ul style="list-style-type: none"> – 2. Media release to counter any media coverage that is less favourable e.g. promoting the positive reasons people should provide their submissions for this. – 3. Media release to remind the public to provide submissions before date close out. 		
July - September 2022	Social Media	<ul style="list-style-type: none"> – Facebook posts at regular intervals throughout the consultation period. – Monitor and respond to any queries – Use of TTPP logos and images 	WCRC comms support, Grey, Buller and Westland District Council Facebook share original post to their own Facebook pages.	Online
August	Public meetings	<ul style="list-style-type: none"> – Public meetings around region to discuss any issues with public. – Local community halls and centres – Advertise online and in papers if /when these will take place. 	<ul style="list-style-type: none"> – TTPP team – Web support from all Councils to advertise on social media and on their web pages. – 	
August 2022	Organise pop-up events at various public venues	<ul style="list-style-type: none"> – Ad hoc dates/events/locations 	TTPP team	

Timeframe/Date	Task	Actions	Channels/Actioned by	Location
		<ul style="list-style-type: none"> – Materials available for public viewing 		
July - September 2022	Publicity opportunities	<ul style="list-style-type: none"> – Check for any radio broadcasting opportunities, social clubs and groups that encourage speakers. E.g. Senior Citizen organisations, schools etc. 	<ul style="list-style-type: none"> – TTPP team – WCRC Comms 	
30 September 2022 5pm	Remove consultation web links and collate results	<ul style="list-style-type: none"> – Close-out consultation material online – Collate submissions results 	<ul style="list-style-type: none"> – TTPP team – E-baby – 	Online

Appendix Two

August 2022 Proposed Plan Community Meetings

Date	Time	Venue
Week 1		
Tuesday 9 August	Midday	Ross
	5pm	Franz Josef
Wednesday 10 August	10am	Okarito
	5pm	Haast
Thursday 11 August	Midday	Arahura
	5pm	Runanga
Friday 12 August	Midday	Reefton
Saturday 13 August	10am	Moana
	9.30am	Karamea
Tuesday 23 August	Midday	Springs Junction / Maruia Springs
Week 2		
Monday 29 August	Midday	Blackball
	2.30pm	Ahaura
	5pm	Nelson Creek
Tuesday 30 August	Midday	Hokitika
	5pm	Greymouth
Wednesday 31 August	Midday	Barrytown
	5pm	Punakaiki
Thursday 1 September	Midday	Ngakawau
	5pm	Westport



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: 17 May 2022
Subject: **Te Tai o Poutini Plan – Sites and Areas of Significance to Māori**

SUMMARY

This report brings back the updated Sites and Areas of Significance to Māori provisions and the Schedule of sites and areas identified for inclusion in the overlay chapter.

Identification of the sites and areas of significance to be included in the Schedule (Schedule 3) has been undertaken by Poutini Ngāi Tahu who have spent significant time and effort identifying and mapping these sites and area locations.

In addition to the sites identified by Poutini Ngāi Tahu, it is proposed to also include within a separate Appendix the Māori sites recorded in the existing NZ Archaeological Association records for the West Coast.

The draft policies and rules have also been updated to reflect the types of sites and what activities are appropriate in these locations.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That draft Sites and Areas of Significance to Māori Objectives, Policies, Rules and Schedule as appended to this report, subject to any minor and technical amendments identified by Te Rūnanga o Ngāi Tahu and Poutini Ngāi Tahu as part of the RMA Schedule 1 pre-notification consultation process, be included within the proposed Te Tai o Poutini Plan.

Lois Easton
Principal Planner

INTRODUCTION

1. Sites and areas of Significance to Māori is required as a separate overlay chapter within the National Planning Standards. This is separate from Historic Heritage, although most sites will also fall within the definition of Historic Heritage under the Resource Management Act, as they are wāhi tapu and taonga.
2. The framework and provisions for Sites and Areas of Significance to Māori were developed over the 2020-2021 period. However, given the Committee's decision to reduce the plan development timeframe, at that time the Schedule of sites that the provisions will apply to had not been completed.

IDENTIFICATION OF SITES AND AREAS OF SIGNIFICANCE TO MĀORI

3. Sites and Areas of Significance to Māori were not identified in any of the existing West Coast District Plans, so this has involved a detailed process of identifying sites and areas for scheduling, and collating information on their values and mapping these sites and areas.
4. Poutini Ngāi Tahu were engaged to undertake this work on behalf of the Committee. Poutini Ngāi Tahu staff along with the Kaiwhakahaere of the two hapū and other kaumatua, have been undertaking this work over the last year. It is a very significant piece of work and has resulted in the identification of 215 sites and areas for inclusion within the Plan. All these sites have been mapped and shape files provided. The Schedule is attached at Appendix One.
5. Recently, we have also undertaken a review of the NZ Archaeological Association (NZAA) database, given this also includes archaeological sites associated with Māori on the West Coast. This has identified 218 sites of which 79 sites are not included within the sites and areas identified by Poutini Ngāi Tahu. All 218 sites are proposed to be included in an Appendix within the Plan, for landowner information and given the role that Heritage New Zealand Pouhere Toanga plays in their protection. Accurate mapping has not yet been produced by the NZAA and accurate mapping of the locations of these sites is a further piece of work identified to be undertaken in the future.

TYPES OF SITES IDENTIFIED

Wāhi Tapu

6. Wāhi tapu, or sacred sites, are identified within the Schedule. However in the interests of protecting the values of these sites, more detail on them is not included.

Māori Reserves

7. Many of the sites identified are Māori Reserves – land which has been held in continuous ownership by Poutini Ngāi Tahu, and which holds significant value because of their continuous and uninterrupted association with the land.

Pa, Kainga, Gardens and other Occupation Areas

8. Most of the sites identified are locations of former and recent Poutini Ngāi Tahu settlements. Many of these have been modified over time (e.g. the Māwhera pa and gardens at Greymouth) however they retain important values for Poutini Ngāi Tahu.

Mahinga Kai and Waterway Sites

9. Important food gathering sites (mahinga kai) and waterways of significance to Poutini Ngāi Tahu.

Ancestors in the Landscape

10. There are eleven areas that are identified as "ancestors in the landscape" - significant maunga (mountains) and ridgelines that embed the traditions of Poutini Ngāi Tahu.

Pounamu and Aotea Overlays

11. The Pounamu and Aotea overlays represent the areas where there are significant Pounamu and Aotea resources. All Pounamu on the West Coast is owned by Poutini Ngāi Tahu, and Aotea is a significant taonga (treasure) of Ngāti Mahaki ki Makaawhio.

SITES AND RULES PROPOSED TO APPLY

12. TTPP Staff have worked with Poutini Ngāi Tahu staff to update the draft Rules to reflect the different types of sites and areas identified.
13. These recognise that for some of these sites there is development and ongoing activities (such as grazing) that Poutini Ngāi Tahu does not want to restrict and that it is only major

activities (such as significant earthworks, building or location of infrastructure) that are managed in relation to these areas.

14. In terms of Permitted Activities, sites have been categorised according to impacts being managed. Where there are restrictions proposed, these require consultation with and approval from Poutini Ngāi Tahu in preference to a resource consent process.
15. The updated Rules are attached in Appendix Two and are generally less restrictive than those proposed in the draft Plan.
16. In relation to the Māori archaeological sites identified in the NZAA database, these sites are proposed to be included within a separate appendix for information only at this stage. There is a degree of uncertainty with the information about many listed around heritage NZAA sites (including accuracy of location and extent). No Rules are proposed to apply at this time, as the information held in the NZAA database is currently insufficient to specifically locate them and apply additional rules, however rules could be introduced via a plan change as more accurate mapping is undertaken. The sites are all protected under the Heritage New Zealand – Pouhere Taonga Act.

OWNERSHIP OF SITES

17. The majority of the sites and areas of significance to Māori identified by Poutini Ngāi Tahu are located on either Poutini Ngāi Tahu lands or land administered by the Department of Conservation. However there are a number of sites on private land.

NEXT STEPS

18. As part of the Resource Management Act Schedule 1 pre-notification process Te Rūnanga o Ngāi Tahu and Poutini Ngāi Tahu have a full copy of the Plan to provide any additional comments on. Due to the very tight timeframes to prepare this current report, this may include further feedback on the Sites and Areas of Significance to Māori Provisions.
19. It is recommended that the updated provisions and schedule for Sites and Areas of Significance to Māori, subject to any minor and technical additional changes requested by Te Rūnanga o Ngai Tahu or Poutini Ngāi Tahu as part of the Schedule 1 pre-notification consultation process be included in the proposed Plan.
20. Where private landowners are affected, it is proposed that they be specifically notified by letter alongside notification of the Proposed Plan, so that should they wish to they can contact Poutini Ngāi Tahu to find out more about the site and how it should be managed, and/or they can make a submission on the proposed Plan.

APPENDIX ONE – DRAFT SITES AND AREAS OF SIGNIFICANCE TO MĀORI SCHEDULE

SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI				
Unique Identifier	Name	Values	Category	Relevant Permitted Activity Rules
SASM 1	Kahurangi Point	Wāhi tohu	Wha (4)	Temporary Activities - Rule SASM - R5
SASM 2	Whakapoai / Heaphy	Māori Reserve	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 3	Whakapoai Native Reserve 7B	Māori Reserve		Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures
SASM 4	Karamea (township) Native Reserve	Māori Reserve, Kāinga	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 5	Karamea Native Reserve	Māori Reserve		
SASM 6	Karamea (Pā point)	Pā site, Kāinga	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 7	No. 47 Kongahu Native Reserve	Māori Reserve	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 8	Mokihinui Native Reserve	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 9	Waimangaroa Native Reserve	Māori Reserve, Kāinga	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 10	Kawatiri Pā	Pā site		
SASM 11	Carters Beach Kāinga	Kainga, Mahinga Kai		
SASM 12	Kawatiri Town Reserve	Current and former Māori Reserve		
SASM 13	No.36 Kawatiri South Bank Native Reserve	Māori Reserve, Kāinga site		

SASM 14	No. 43 Orowaiti Native Reserve	Māori Reserve	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 15	No. 42 Kawatiri (Township) Native Reserve	Former Māori Reserve		
SASM 16	Tauranga Bay	Pā site, Kāinga, Mahinga kai, Tauranga waka	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 17	No. 37 Kawatiri South Bank Native Reserve	Wāhi Tapu	Wha (4)	Minor Earthworks - Rule SASM - R2, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 18	No. 38 Kawatiri North Bank Native Reserve	Former Māori Reserve, Kāinga	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 19	Ōkari	Kāinga, Mahinga kai	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 20	Te Kuha	Former & Current Māori Reserve		
SASM 21	No. 46 Oweka Native Reserve	Māori Reserve, Traditional nohoanga, Cultivations, Mahinga kai	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 22	Ōkari Lagoon	Statutory Acknowledgement, Mahinga kai	Rua (2)	Grazing Rule SASM - R1, Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 23	No. 45 Watarakau Native Reserve	Māori Reserve, Mahinga kai	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 24	Totara River	Urupā		
SASM 25	Tiroroa	Pā site	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 26	Tiropahi - Silent File	Wāhi tapu		

SASM 27	Fox River	Kāinga, Cultivations, Mahinga kai, Ara tāwhito	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 28	Te Ana Matuku	Traditional nohoanga, Cave	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 29	Pahautane Beach	Wāhi taonga, Ara tāwhito	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 30	Te Miko	Ara tāwhito		
SASM 31	Punakaiki Area	Kāinga, Cave, Mahinga kai, Ara tāwhito		
SASM 32	Punakaiki River Nohoanga	Nohoanga, Mahinga kai		
SASM 33	Pakiroa Beach	Kāinga sites	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 34	Te Nikau Scenic Reserve - Silent File	Wāhi tapu	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 35	Maukurunui (17 Mile Bluff)	Tohu whenua		
SASM 36	Totara Bush Native Reserve	Former Māori Reserve, Mahinga kai		
SASM 37	Kararoa Māori Reserve 35	Māori Reserve, Cultivations		
SASM 38	Kararoa - Silent File	Wāhi tapu	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 39	Kararoa	Mahinga kai		

SASM 40	Ōhinetaketake	Pā site, multiple Kāinga		
SASM 41	Kotorepi (Nine Mile) - Silent File	Wāhi tapu	Tahi (1)	Grazing Rule SASM - R1, Minor Earthworks - Rule SASM - R2, RB, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 42	Ahaura Township - Silent File	Wāhi tapu		
SASM 43	Ahaura Native Reserve	Māori Reserve		
SASM 44	Rapahoe to Nine Mile	Ancestors embedded in the landscape.		
SASM 45	Rapahoe	Māori Reserve		
SASM 46	Point Elizabeth	Tohu whenua, Wāhi taonga		
SASM 47	Māwheranui Native Reserve	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 48	Brunner	Wāhi taonga		
SASM 49	Kōtukuwhakaoko River Mouth - Silent File	Wāhi tapu	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 50	Aromahana	Kāinga, Urupā	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 51	No. 34 Kōtukuwhakaoko Native Reserve	Māori Reserve	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 52	Cobden Native Reserve	Māori Reserve		Indigenous vegetation clearance - Rule SASM - R4
SASM 53	Nga Moana e Rua - Silent File	Wāhi tapu		
SASM 54	Motutapu	Wāhi tapu	Rua (2)	Minor Earthworks - Rule SASM - R2, Indigenous vegetation clearance - Rule SASM -

				R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 55	Māwhera Burial Cave Site	Burial cave	Tahi (1)	Grazing Rule SASM - R1, Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM - R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 56	Māwhera Pā 1	Pā site, Kāinga	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 57	Māwhera Gardens	Pā site, Cultivations		
SASM 58	Greymouth Railway Land	Pā site, Māori Reserve		
SASM 59	Māwhera Pā 2	Pā site		
SASM 60	Māwhera Kāinga	Kāinga	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 61	Victoria Park	Māori Reserve		
SASM 62	No 31. Māwhera Native Reserve	Māori Reserve, Pā site, Urupā, Cultivations		
SASM 63	No. 32 Nga Moana e Rua Native Reserve	Māori Reserve		
SASM 64	Blaketown Part Reserve - Silent File	Wāhi tapu	Wha (4)	Demolition Removal or Alteration of Structures - Rule SASM - R3, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 65	Eruaerua Moana Lagoon	Mahinga kai		
SASM 66	No. 33 Kaiata Native Reserve	Māori Reserve	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 67	Kōtukuwhakaoko/Arnold River	Mahinga kai		Temporary Activities - Rule SASM - R5

SASM 68	Paroa Lagoon	Mahinga kai, Ara tāwhito		
SASM 69	Taramakau North Bank Reserve	Māori Reserve		
SASM 70	Taramakau River Nohoanga	Nohoanga, Mahinga kai, Cultivations		
SASM 71	Taramakau - Silent File	Wāhi tapu	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 72	Taramakau Kāinga	Pā site, Kāinga, Urupā, Cultivations	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 73	Taramakau Kāinga	Kāinga, Cultivations		
SASM 74	Lake Haupiri Nohoanga	Nohoanga, Mahinga kai	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 75	Taramakau Mussel Bed	Mahinga kai		
SASM 76	Taramakau Pā	Pā site, Māori Reserve	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 77	Kotukuwhakaoko (Moana) Nohoanga	Nohoanga, Mahinga kai	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 78	Lady Lake Nohoanga	Nohoanga, Mahinga kai	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 79	Cashmere Bay, Te Kinga	Pā site		
SASM 80	Pah Point - Silent File	Wāhi tapu	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 81	Takataka Islands	Pā site	Tahi (1)	Grazing Rule SASM - R1, Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM -

				R4 TA, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 82	Kōtukuwhakaoko/Lake Brunner (Moana)	Statutory Acknowledgement, Mahinga kai		
SASM 83	Ōhonu Kāinga	Kāinga		
SASM 84	Knoll Point	Pā site	Tahi (1)	Grazing Rule SASM - R1, Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM - R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 85	Ta Kinga, Kōtukuwhakaoko	Urupā		
SASM 86	Ōrangipuku Creek Mouth	Tauranga waka		
SASM 87	Kapukapuka Lagoon	Mahinga kai		
SASM 88	Timuaki Pā	Pā site	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 89	Arahura Pā South Bank	Pā site, Cultivations		
SASM 90	Māori Point	Traditional nohoanga, Kāinga		
SASM 91	Arahura Pā	Pā site		
SASM 92	Arahura Urupā	Urupā		
SASM 93	Arahura Marae	Marae		
SASM 94	No. 30 Arapura Native Reserve	Māori Reserve, Ancestors embedded in the landscape		Temporary Activities - Rule SASM - R5
SASM 95	No. 28 Waimea Native Reserve	Former Māori Reserve		

SASM 96	Taramakau River	Statutory Acknowledgement, Mahinga kai, Ara tāwhito		
SASM 97	Inchbonnie Quarry	Urupā		
SASM 98	Māhinapua Pā	Old Pā site		
SASM 99	Pakihi Native Reserve	Former Māori Reserve, Kāinga		
SASM 100	Tauotikirangi	Pā site		
SASM 101	Hokitika Pā	Pā site, Cultivations	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 102	No.24 Hokitika Native Reserve	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM - R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 103	No. 25 Kaniere Native Reserve	Māori Reserve, Mahinga kai		
SASM 104	Kawhaka Creek Catchment	Pounamu legends, Ancestors embedded in the landscape		
SASM 105	Tuwharewhare (Māhinapua Creek)	Wāhi tapu		
SASM 106	Ōtira	Traditional nohoanga on pounamu trail		
SASM 107	Island Hill/Raparapahoi	Maunga, Ancestors embedded in the landscape	Toru (3)	Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 108	Kāurupātaka	Mahinga kai on Ara tāwhito		
SASM 109	Pyramid Hill/Tumuaki Hill	Maunga, Ancestors embedded in the landscape	Toru (3)	Indigenous vegetation clearance - Rule SASM - R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6

SASM 110	Māhinapua	Pā site, Battle site	Rua (2)	Minor Earthworks - Rule SASM - R2, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 111	Lake Māhinapua	Wāhi tapu		
SASM 112	Arahura River at Tūhua	Ancestors embedded in landscape		
SASM 113	Lake Kaniere Nohoanga	Nohoanga, Mahinga kai		
SASM 114	Tara o Tama	Ancestors embedded in the landscape	Toru (3)	Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 115	Pukehika Pā	Pā site		
SASM 116	Mt Tūhua	Maunga, Ancestors embedded in the landscape	Toru (3)	Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 117	Waitaiki Catchment	Ancestors embedded in the landscape	Toru (3)	Indigenous vegetation clearance - Rule SASM - R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 118	Lake Kaniere	Statutory Acknowledgement, Mahinga kai, Ancestors embedded in the landscape		
SASM 119	Orautahi (Eel Creek)	Mahinga kai		
SASM 120	Tōtara Lagoon	Mahinga kai, Ara tāwhito		
SASM 121	Waitaiki Historic Reserve	Pounamu legends, Ancestors embedded in the landscape	Rua (2)	Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM -R4, Temporary

				Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 122	Kowhitirangi - Silent File	Wāhi tapu		
SASM 123	Mikonui River, North Bank Nohoanga	Nohoanga, Mahinga kai		
SASM 124	Mikonui River, South Bank Nohoanga	Nohoanga, Mahinga kai		
SASM 125	Lake Matahi/Lake Ianthe	Mahinga kai		
SASM 126	Pouerua-hāpua/Saltwater Lagoon	Statutory Acknowledgement, Mahinga kai, Ara tawhito		
SASM 127	Ulipa - Silent File	Wāhi tapu	Tahi (1)	Grazing Rule SASM - R1, Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 128	Whataroa Native Reserves Sec 22	Māori Reserve		
SASM 129	Waitangirotu Nature Reserve	Former Māori Reserve, Mahinga kai		
SASM 130	Whataroa Native Reserves Secs 21 - Silent File	Wāhi tapu	Rua (2)	Minor Earthworks - Rule SASM - R2, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 131	Ōkārito Lagoon	Statutory Acknowledgement, Mahinga kai, Mātaitai, Ancestors embedded in the landscape		Temporary Activities - Rule SASM - R5

SASM 132	Ōkārito Mātaitai Reserve	Mahinga kai		
SASM 133	No.19 Ōkarito Native Reserve	Māori Reserve, Kāinga	Tahi (1)	Grazing Rule SASM - R1, Minor Earthworks - Rule SASM - R2, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 134	Ōkārito River/Lagoon Nohoanga	Nohoanga, Mahinga kai		
SASM 135	Ōkārito (No. 18 Koamaru Native Reserve) - Silent File	Wāhi tapu	Tahi (1)	Grazing Rule SASM - R1, Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 136	No. 15 Omoeroa Native Reserve	Māori Reserve, Traditional nohoanga		
SASM 137	No. 17 Waiahope Native Reserve	Māori Reserve, Traditional nohoanga		
SASM 138	No. 16 Waikohai Native Reserve	Māori Reserve, Traditional nohoanga, Kāinga		
SASM 139	Gillespies Beach	Māori Reserve, Kāinga		
SASM 140	Lake Matheson	Mahinga kai		
SASM 141	No. 14 Wehenga Native Reserve	Māori Reserve, Traditional nohoanga		
SASM 142	Pawaiuru/Malcolms Knob	Wāhi tapu	Toru (3)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 143	Kairaumati	Former Māori Reserve, Traditional nohoanga		

SASM 144	Karangarua Lagoon	Statutory Acknowledgement, Mahinga kai	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 145	Kā Roimata-a-Hinehukatere / Franz Josef Glacier	Ancestors embedded in the landscape		
SASM 146	Puketahi - The Sugar Loaf		Toru (3)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 147	Karangarua River Nohoanga	Nohoanga, Mahinga kai		
SASM 148	Te Moeka-o-Tuawe / Fox Glacier	Ancestors embedded in the landscape		
SASM 149	No.12 Manakaiaua Native Reserve	Māori reserve, Mahinga kai	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 150	Hunts Beach Kāinga	Kāinga, Cultivations, Mahinga kai	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 151	Bruce Bay/Manakaiaua	Māori Reserve		
SASM 152	Manakaiaua Mātaitai Reserve	Mahinga kai		
SASM 153	Hunts Creek	Mahinga kai		
SASM 154	Hunts Beach Mussel & Pāua Bed	Mahinga kai		
SASM 155	Hunts Beach Māori Reserve - Silent File	Wāhi tapu	Tahi (1) Toru (3)	Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 156	Te Puku o te Wairapa	Maunga, Ancestors embedded in the landscape	Toru (3)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6

SASM 157	No. 10 Makāwhio Native Reserve	Māori Reserve, Pā site, Urupā	Tahi (1)	Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 158	No. 8 Makāwhio and No. 9 Makāwhio	Māori Reserve, Pā site, Urupā, Mahinga kai	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 159	Tikitiki o Rehua	Maunga, Ancestors embedded in the landscape	Toru (3)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 160	Te Tauraka Waka ā Māui Marae	Marae		
SASM 161	No. 7 Mahitahi Native Reserve	Māori Reserve, Kāinga, Urupā		
SASM 162	Heretaniwha - Silent File	Wāhi tapu	Toru (3)	Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 163	Māori Beach Kāinga	Kāinga, Cultivations	Rua (2)	Minor Earthworks - Rule SASM - R2, Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 164	Mahitahi Mātaitai Reserve	Mahinga kai		
SASM 165	No. 7 Mahitahi Beach Native Reserve - Silent File	Wāhi tapu	Rua (2)	Minor Earthworks - Rule SASM - R2, Indigenous vegetation clearance - Rule SASM

				-R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 166	Makāwhio River (Jacobs River)	Statutory Acknowledgement, Ancestors embedded in the landscape, Wāhi taonga, Wāhi tapu, Mahinga kai		
SASM 167	Mahitahi Mussel & Pipi Bed	Mahinga kai		
SASM 168	No. 4 Heretaniwha Native Reserve - Silent File	Wāhi tapu	Tahi (1)	Grazing Rule SASM - R1, Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 169	No. 5 Mahitahi Native Reserve	Māori Reserve, Kāinga	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 170	Porangirangi to Mahitahi	Kāinga		Minor Earthworks - Rule SASM - R2, Demolition Removal or Alteration of Structures - Rule SASM - R3, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 171	Mahitahi River Nohoanga	Nohoanga	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 172	Pāpākeri Creek	Mahinga kai		

SASM 173	Mahitahi River	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 174	Bruce Bay Sites 1, 2, 3	Māori Reserve		
SASM 175	No.6 Mahitahi - Silent File	Wāhi tapu	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 176	Mahitahi Reserve Lot 1-3 DP 346435	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 177	Copland Track	Ara tāwhito		
SASM 178	Makarata Creek	Mahinga kai		
SASM 179	No. 6 Mahitahi Reserve	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 180	No. 3 Paringa Native Reserve	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 181	Paringa River Reserve - Rural Section 727A	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 182	Paringa River Reserve - Lot 1 DP 3785	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 183	Makāwhio River Catchment (Jacobs River)	Ancestors embedded in the landscape, Wāhi taonga, Wāhi tapu, Mahinga kai		
SASM 184	Lake Pāringa	Statutory Acknowledgement, Mahinga kai		

SASM 185	Lake Moeraki Reserve	Māori Reserve, Mahinga kai	Rua (2)	Minor Earthworks - Rule SASM - R2, Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 186	Whakapoai	Māori Reserve		
SASM 187	Arnott Point	Traditional nohoanga, Cave, Battle site, Wāhi tapu		
SASM 188	Tauparikaka Mātaitai Reserve	Mahinga kai		
SASM 189	Waita River Nohoanga	Nohoanga		
SASM 190	Waita River	Kāinga, Urupā, Mahinga kai	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 191	Tawharekiri Lake (Māori Lakes)	Mahinga kai		
SASM 192	Awarua	Māori Reserve		Indigenous vegetation clearance - Rule SASM -R4
SASM 193	Awarua/Haast River South Bank	Pā site	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 194	Popotai/Taumaka Rāhui	Mahinga kai		
SASM 195	Taumaka/Popota (Open Bay Islands)	Māori Reserve, Mahinga kai		
SASM 196	Ōkuru River Nohoanga	Nohoanga		
SASM 197	Ōkuru	Kāinga, Nohoanga, Urupā, Mahinga kai.		Indigenous vegetation clearance - Rule SASM -R4
SASM 198	Ōkuru Mātaitai Reserve	Mahinga kai		
SASM 199	Mussel Point - Silent File	Wāhi tapu	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 200	Jacksons Bay - Okahu Village	Pā site, Kāinga, Mahinga kai		

SASM 201	Ōkahu Rāhui	Mahinga kai		
SASM 202	Waiatoto Lagoon, North Bank Nohoanga	Nohoanga, Mahinga kai		
SASM 203	Arawata Native Reserve 752	Māori Reserve		
SASM 204	Waiatoto Lagoon, South Bank Nohoanga	Nohoanga, Mahinga kai		Indigenous vegetation clearance - Rule SASM -R4
SASM 205	No. 2 Waiatoto Native Reserve	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 206	Arawata Beach Reserve	Māori Reserve	Wha (4)	Earthworks, Buildings, Structures - Rule SASM - R6
SASM 207	Arawata Reserve at River Mouth - Silent File	Wāhi tapu	Tahi (1)	Grazing Rule SASM - R1, Minor Earthworks - Rule SASM - R2, Indigenous vegetation clearance - Rule SASM -R4, Temporary Activities - Rule SASM - R5, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 208	Arawhata Pā Site	Pā site, Urupā		
SASM 209	No. 1 Arawata Native Reserve - West Reserve Block	Māori Reserve	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 210	Arawata River blocks	Māori Reserve blocks		
SASM 211	Cascade River Nohoanga	Nohoanga, Mahinga kai	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 212	Cascade River	Kāinga, Mahinga kai, Traditional nohoanga		

SASM 213	Barn Bay	Kāinga, Urupā	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 214	Huruhuru Manu/Spoon River	Traditional nohoanga, Mahinga kai	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6
SASM 215	Hautai	Kāinga, Mahinga kai	Rua (2)	Indigenous vegetation clearance - Rule SASM -R4, Earthworks, Buildings, Structures - Rule SASM - R6

Additional Sites Identified in NZ Archaeological Association Database – to be included in a separate Appendix (Rules do not apply to these sites which are protected under the Heritage New Zealand - Pouhere Taonga Act)

Unique Identifier	NZAA Association Reference	Description
SASM AA1	E37/6	MIDDEN
SASM AA2	E38/12	OVENS
SASM AA3	E38/9	Midden and flaking area. Findspot for flakes.
SASM AA4	F37/16	MIDDEN
SASM AA5	F37/6	FIND SPOT
SASM AA6	G36/5	FIND SPOT
SASM AA7	H34/1	Shelter, about 4.5m long, 1.65m from the mouth to the back wall, test pit showed a scatter of charcoal lumps at 1.35m depth, in dark, moist soil, which below 15cm, graded into a lighter silt. One thin greywacke spawl 8cm x 5cm was found.
SASM AA8	H34/14	MIDDEN/PITS
SASM AA9	H34/3	Historic Maori settlement/pa. Recorded from historical accounts. Not confirmed by fieldwork.
SASM AA10	H35/37	Reported ovens, no detail. Found during works to widen road on the approach to The Forks bridge about 20 years ago.
SASM AA11	I34/12	FIRE AREA
SASM AA12	I34/2	VILLAGE
SASM AA13	I34/27	CANOE
SASM AA14	I34/3	Historical village, recorded from historical documents.

SASM AA15	I34/36	Adze, found in a pit dug to bury possums. Creamy coloured argillite with a thin quadrangular section. Cutting edge half blunted with chips with most of the surface ground smooth, pitted along the mid sides and at the butt end.
SASM AA16	I34/37	Findspot for nephrite boulder fragment, source probably Arahura area, translucent, fractured and contains asbestos flaws; natural surface at one end. Both sides smooth with opposing scarf cuts.
SASM AA17	I34/4	Maori fishing summer residence, recorded from historical accounts. Thomas Brunner reached the Poerua River 21/10/1847.
SASM AA18	I34/8	MIDDENS
SASM AA19	I34/9	FINDSPOT
SASM AA20	J31/19	MIDDEN
SASM AA21	J31/20	MIDDEN
SASM AA22	J31/4	VILLAGE
SASM AA23	J32/1	VILLAGE
SASM AA24	J32/56	FNDSPOT
SASM AA25	J32/6	VILLAGE
SASM AA26	J32/7	Maori village, recorded from historical accounts.
SASM AA27	J33/1	OVENS
SASM AA28	J33/28	OVENS/FLAKING
SASM AA29	J33/3	OVENS/ARTEFACTS
SASM AA30	K29/10	Village
SASM AA31	K29/34	Originally recorded as four or five well defined pits, approximately 1m deep and rectangular (2 x 1m).
SASM AA32	K29/35	Three pieces of greenstone and small adzes (greenstone and argillite) were found at this site.
SASM AA33	K29/7	Historic settlement. Recorded from reports of early explorers. Not field checked, and considered probably washed away by time of recording (in 1965).
SASM AA34	K29/9	Midden

SASM AA35	K30/79	Possible gold working in the form of a curvilinear depression up to 60 cm wide, 40 cm deep and running for 10 m.
SASM AA36	K30/89	No information
SASM AA37	K31/11	FINDSPOT
SASM AA38	K31/12	Findspot for a shaped greenstone (brown trout) pendant (?), reported in 1980. Finder possesses some 30 pieces of greenstone pebbles found along the beach, among the greenstone is the patu piece and two greenstone chisels
SASM AA39	K31/30	ARTEFACTS
SASM AA40	K31/5	?PA
SASM AA41	K31/60	CANOE FIND
SASM AA42	K32/10	OVEN
SASM AA43	K32/11	OVENS
SASM AA44	K32/12	OVENS
SASM AA45	K32/3	OCCUPATION
SASM AA46	K32/4	OVENS
SASM AA47	K32/6	WORKSHOP
SASM AA48	K32/79	Large Water Race
SASM AA49	K32/8	ARTEFACT FINDSPOT
SASM AA50	K32/9	OVENS
SASM AA51	K33/1	Pa or village reported as abandoned in 1825 in W.A. Taylor's "Lore and History of South Island Maori" but has never been located with any confidence.
SASM AA52	K33/17	QUARRY
SASM AA53	K33/3	ADZE FINDSPOT
SASM AA54	K33/5	VILLAGE
SASM AA55	L25/1	Pit
SASM AA56	L25/7	Adze findspot. Area of ovenstones, also containing quartz and some quartzite flakes.
SASM AA57	L26/1	Village site with midden, artefacts, paving.
SASM AA58	L26/10	Limestone cave -The only evidence of previous visitation were bone fragments lying in the dust over a limited area of camp site. These identified as two kea or kaka, a kakapo, a kiwi, and a kokako.

SASM AA59	L26/2	A possible late small midden, consisting largely of pipi <i>Amphidesma australe</i> with occasional oven stones. Site disturbed by nikau roots, has been briefly fossicked, has a track running through it.
SASM AA60	L26/4	Burial caves-reputed to be practically covered by landslide debris.
SASM AA61	L26/6	Cliff burials
SASM AA62	L26/9	Midden
SASM AA63	L27/1	Middens. Adze findspot.
SASM AA64	L27/3	Adze findspot. Stone uprights.
SASM AA65	L28/1	Findspot. Several adzes were found in this area, which was subsequently recorded as a shell midden.
SASM AA66	L28/37	Oven features comprising fire cracked rock and charcoal exposed in eroding river bank.
SASM AA67	L29/10	Greenstone Adze findspot.
SASM AA68	L29/6	Boundary marker
SASM AA69	L30/112	Tree has been scarfed for felling.
SASM AA70	L30/158	A benched track.
SASM AA71	L31/1	Findspot - recorded as an adze of light argillite and a small core of obsidian.
SASM AA72	L31/10	Adze findspot.
SASM AA73	L31/11	Recorded as stone heaps and possible adze findspot.
SASM AA74	L31/2	Artificial cave. Julius von Haast in 1860 found a small cavern excavated in the clay, with the roof still bearing marks of implements used to hollow it out.
SASM AA75	L31/8	Stone adze findspot
SASM AA76	L31/9	Artefact (obsidian piece) findspot
SASM AA77	L32/3	Track. This was the route used by Maori between Kaiapoi and the Grey River, later walked by Harper.
SASM AA78	L32/4	Stone adze findspot.
SASM AA79	L32/5	Stone adze findspot.

APPENDIX TWO UPDATED OBJECTIVES, POLICIES AND RULES FOR SITES AND AREAS OF SIGNIFICANCE TO MĀORI

Sites and Areas of Significance to Māori Objectives	
SASM - O1	Sites and areas of significance to Poutini Ngāi Tahu are recognised and identified and Poutini Ngāi Tahu are actively involved in decision making that affects their values.
SASM - O2	Poutini Ngāi Tahu are able to access, maintain and use areas and resources of cultural value within identified sites, areas and cultural landscapes.
SASM - O3	The values of sites of significance to Māori and cultural landscapes are protected from inappropriate subdivision, use and development including inappropriate modification, demolition or destruction.

Also the Strategic Objectives and Policies

Sites and Areas of Significance to Māori Policies	
<i>Cultural Landscapes</i>	
SASM - P1	Protect Poutini Ngāi Tahu cultural landscapes from adverse effects of subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use.
<i>Identification and access to significant sites</i>	
SASM - P2	Work with Poutini Ngāi Tahu to identify and list sites and areas of significance to Poutini Ngāi Tahu in Schedule Three and protect the identified values of the sites and areas.
SASM - P3	Upon accidental discovery of kōiwi (skeletal remains) or urupā ensure that the Accidental Discovery Protocol in Appendix Four is followed.
SASM - P4	Promote the provision or development of access for Poutini Ngāi Tahu to the identified sites and areas of significance to Poutini Ngāi Tahu listed in Schedule Three, including through: <ol style="list-style-type: none"> a. Formal arrangements, such as co-management, joint management or relationship agreements, easements and land covenants, or access agreements; and/or b. Informal arrangements or understandings between landowners and local Poutini Ngāi Tahu hapū and/or marae.
<i>Poutini Ngāi Tahu Roles</i>	

SASM - P5	Recognise and provide for the exercise of tino rangatiratanga and kaitiakitanga by Poutini Ngāi Tahu in decisions made in relation to identified sites and areas of significance in Schedule Three.
SASM - P6	Within the Pounamu and Aotea Management overlay, enable tino rangatiratanga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu and avoid the disturbance or removal of this resource by non-hapū members.
<i>Management of Activities on Sites</i>	
SASM - P7	Protect and maintain sites and areas of significance to Māori from adverse effects by: <ul style="list-style-type: none"> a. Ensuring identified sites and areas of significance to Māori are not disturbed, destroyed, removed and/or visually encroached upon by inappropriate activities; and b. Requiring activities on sites and areas of significance to Māori to minimise adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to tangata whenua.
SASM - P8	Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that: <ul style="list-style-type: none"> a. Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood; b. The accidental discovery protocol in Appendix Four is adopted for any earthworks; c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional or operational needs of the activity it is not possible to avoid all adverse effects; and d. Any residual effects that cannot be practicably avoided are mitigated in a way that protects, maintains or enhances the values of the site or area.
SASM - P9	Require that activities within identified sites and areas of significance to Poutini Ngāi Tahu that support taonga species and mahinga kai resources as identified in Schedule Three: <ul style="list-style-type: none"> a. Minimise adverse effects on indigenous habitats and waterbodies; b. Enable the maintenance and enhancement of these areas; and c. Maintain and where appropriate improve access for Poutini Ngāi Tahu to these areas.
<i>Inappropriate Activities</i>	
SASM - P10	Restrict buildings, structures, forestry, network utility structures, roading, mining and earthworks on the upper slopes and peaks of ancestral maunga as identified in Schedule Three.

SASM - P11	<p>Recognise the significance to Poutini Ngāi Tahu of the sites and areas of significance to Māori listed in Schedule Three and protect the identified values of these areas by avoiding the following activities in, or in close proximity to, these areas;</p> <ul style="list-style-type: none"> a. Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea; b. Landfills and waste disposal facilities, hazardous facilities and offensive industries; c. Incompatible rural industry; d. Intensive primary production; e. Cemeteries and crematoria; and f. Wastewater treatment plants and disposal facilities.
SASM - P12	<p>Avoid the demolition or destruction of sites and areas of significance to Māori included in Schedule Three.</p>
<i>Appropriate Activities</i>	
SASM - P13	<p>Enable activities in sites and areas of significance to Poutini Ngāi Tahu included in Schedule Three where the cultural and spiritual values of the site or area are protected. This includes:</p> <ul style="list-style-type: none"> a. Maintenance and restoration; b. Alterations to existing buildings and structures; c. Maintenance, operation, repair and upgrading of existing network utility structures and critical infrastructure; d. Customary harvest and other cultural practices in accordance with tikanga; e. Small-scale earthworks for burials within an existing urupā; f. Animal grazing where identified values are maintained.
SASM - P14	<p>Allow subdivision of sites or areas of significance to Māori listed in Schedule Three where it can be demonstrated that:</p> <ul style="list-style-type: none"> a. The values identified in Schedule Three are maintained and protected; b. Sufficient land is provided around the site or area listed Schedule Three to protect identified values; c. The remainder of the site is of a size which continues to provide it with a suitable setting to the values identified Schedule Three; and d. Practical mechanisms are incorporated to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for mahinga kai, karakia, monitoring, cultural activities and ahi kā roa.
SASM - P15	<p>Allow any other use and development on sites and areas of significance to Māori in Schedule Three where it can be demonstrated that the identified values of the site or area are protected and maintained, having regard to:</p> <ul style="list-style-type: none"> a. Whether there are alternative methods, locations or designs that would avoid or reduce the impact on the values associated with the site or area of significance; b. The functional or operational need for the activity to be undertaken in the location;

	<ul style="list-style-type: none"> c. Outcomes articulated by Poutini Ngāi Tahu through an assessment of environmental effects, cultural impact assessment or iwi planning documents; d. The potential to enhance the values of the site of significance and the relationship of Poutini Ngāi Tahu with their taonga, commensurate with the scale and nature of the proposal; e. How values of significance to Poutini Ngāi Tahu, including tikanga, kaitiakitanga and mātauranga Māori may be incorporated; and f. Any practical mechanisms to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for karakia, monitoring, cultural activities and ahi kā roa.
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Effects of Natural Hazards

SASM - P16	Where there is a high risk of significant damage to a site of significance to Māori from natural hazards and where the relevant hapū authority is supportive, allow for activities to translocate materials or preserve the taonga tuku iho of the site of significance to Māori.
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Sites of Significance to Māori Rules

Advice Notes:

1. There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity are provided in General Approach.
2. Under the Pounamu Vesting Act all pounamu is owned by Te Rūnanga o Ngāi Tahu. Please contact a Poutini Ngāi Tahu Rūnanga or the Department of Conservation if any raw pounamu finds, not discovered on beaches open to public fossicking, are made.
3. Poutini Ngāi Tahu may place a restriction on fossicking to protect pounamu resources or for cultural reasons. These restrictions may limit both the activity and the locations available for collection.
4. Fossicking for pounamu on the beaches of the West Coast/Te Tai o Poutini is limited to what an individual can physically lift by themselves and take unaided within a 24 hour period.

Permitted Activities

SASM -R1	Grazing of Animals on Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori	
Activity Status Permitted	<ol style="list-style-type: none"> 1. Where this is not in the following Sites and Areas of Significance to Māori as identified in Schedule Three: <ul style="list-style-type: none"> a. SASM 22 Ōkari Lagoon; SASM 41 Kotorepi (Nine Mile); SASM 55 Māwhera Burial Cave Site; SASM 81 Takataka Islands; SASM 84 Knoll Point; SASM 127 Ulipa; SASM 133 No. 19 	Activity status where compliance not achieved: Discretionary

<p>Ōkārito Native Reserve; SASM 135 Ōkārito (No. 18 Kaomaru Native Reserve); SASM 168 No. 4 Heretaniwha Native Reserve; or SASM 207 Awawhata Reserve at River Mouth.</p>	
<p>SASM - R2</p>	<p>Minor Earthworks on Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori</p>
<p>Activity Status Permitted</p> <ol style="list-style-type: none"> 1. These are earthworks associated with: <ol style="list-style-type: none"> i. Burials at urupā; or ii. Archaeological survey by Pouhere Taonga - Heritage New Zealand, Poutini Ngāi Tahu or authorised representatives; or iii. Installing fence posts and the replacement of poles for overhead network utility lines provided that: <ol style="list-style-type: none"> a. The area of land disturbed is limited to what is necessary to maintain an existing fence or line along its existing alignment; and b. The activity does not involve installation or digging of new holes for overhead network utility lines; or iv. Maintaining roads/tracks within the footprint or modified ground compromised by the existing road/track; and 2. In relation to standards ii., iii. and iv. these earthworks are not undertaken at the following Sites and Areas of Significance to Māori identified in Schedule Three except with the written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided to the relevant District Council at least 10 working days prior to the activity commencing: <ol style="list-style-type: none"> i. SASM 17 Kawatiri South Bank Native Reserve; SASM 41 Kotorepi (Nine Mile); SASM 54 Motutapu; SASM 55 Māwhera Burial Cave Site; SASM 82 Takataka Islands; SASM 110 Māhinapua; SASM 127 Ulipa; SASM 130 Whataroa Native Reserves Secs 21; SASM 133 No. 19 Ōkārito Native Reserve; SASM 135 Ōkārito (No. 18 Kaomaru Native Reserve); SASM 155 Hunts Beach Māori Reserve; SASM 157 No. 10 Makāwhio Native Reserve; SASM 162 Heretaniwha; SASM 168 No. 4 Heretaniwha Native Reserve; SASM 170 Porangirangi to Mahitahi; SASM 185 Lake Moeraki Reserve; or SASM 207 Awawhata Reserve at River Mouth; and 3. An Accidental Discovery Protocol commitment has been completed and the form submitted to Council 10 working days prior to the commencement of any earthworks. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>SASM - R3</p>	<p>Demolition, removal of, or alterations to a structure on Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori</p>

<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. No land disturbance is involved; 2. There is no change to the size or location of the structures foundation or building footprint occupied by the structure; 3. All Zone Permitted Activity standards are complied with; 4. The activity does not occur on the following Sites and Areas of Significance to Māori identified in Schedule Three, except with the written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided to the relevant District Council at least 10 working days prior to the activity commencing: <ol style="list-style-type: none"> i. SASM 55 Māwhera Burial Cave Site; SASM 64 Blaketown Part Reserve; SASM 81 Takataka Islands; SASM 84 Knoll Point; SASM 121 Waitaiki Historic Reserve; SASM 127 Ulipa; SASM 135 Ōkārito (No. 18 Koamaru Native Reserve); SASM 155 Hunts Beach Māori Reserve; SASM 157 No. 10 Makāwhio Native Reserve; SASM 162 Heretaniwha; SASM 168 No. 4 Heretaniwha Reserve; and SASM 170 Porangirangi to Mahitahi, 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>SASM - R4 Indigenous vegetation clearance on Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori</p>	
<p>Activity Status Permitted Where:</p> <p>The activity does not occur on the following Sites and Areas of Significance to Māori identified in Schedule Three, except with the written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided to the relevant District Council at least 10 working days prior to the activity commencing:</p> <ol style="list-style-type: none"> i. All sites identified in Category Tahi(1) and Category Rua(2) in Schedule Three; ii. SASM 52 Cobden Native Reserve; iii. SASM 109 Pyramid Hill/Tumuaki Hill; iv. SASM 117 Waitaiki Catchment; v. SASM 156 Te Puku o te Wairapa; vi. SASM 159 Tikitiki o Rehua; vii. SASM 192 Awarua; viii. SASM 197 Ōkuru; ix. SASM 204 Waiototo Lagoon, South Bank Nohoanga; and x. SASM 214 Huruhuru Manu/Spoon River. <p>Advice Note: Indigenous vegetation clearance is also subject to the provisions in the ECO - Ecosystems and Biodiversity Chapter.</p>	<p>Activity status where compliance not achieved: Discretionary</p>

SASM - R5	Temporary events on Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. These are Poutini Ngāi Tahu cultural events in accordance with tikanga; or 2. They are temporary events and activities in accordance with the Temporary Activities Chapter, that only occur on the following Sites and Areas of Significance to Māori identified in Schedule Three with the written approval from the relevant Poutini Ngāi Tahu rūnanga that is provided to the relevant District Council at least 10 working days prior to the activities commencing: <ol style="list-style-type: none"> i. All sites identified in Category Tahi (1) in Schedule Three; ii. SASM 1 Kahurangi Point; iii. SASM 3 Whakapoai Native Reserve 7B; iv. SASM 34 Te Nikau Scenic Reserve; v. SASM 67 Kōtukuwhakaoko/Arnold River including on the surface of its waters; vi. SASM 94 No. 3 Arahura Native Reserve; vii. SASM 107 Island Hill/Raparapahoi; viii. SASM 109 Pyramid Hill/Tumuakai Hill; ix. SASM 110 Māhinapua; x. SASM 114 Tara o Tama; xi. SASM 116 Mt Tūhua; xii. SASM 117 Waitaiki Catchment; xiii. SASM 121 Waitaiki Historic Reserve; xiv. SASM 130 Whataroa Native Reserves Secs 21; xv. SASM 131 Ōkarito Lagoon; xvi. SASM 165 No.7 Mahitahi Beach Native Reserve; and xvii. SASM 205 No. 2 Waiototo Native Reserve. 	<p>Activity status where compliance not: Discretionary</p>	
SASM - R6	Earthworks Buildings and Structures not Provided for in SASM - R2 in Schedule Three - Sites and Areas of Significance to Māori	
<p>Activity Status Permitted</p> <ol style="list-style-type: none"> 1. Except that without written approval from the relevant Poutini Ngāi Tahu rūnanga which is provided to the relevant District Council 10 working days prior to the activity commencing, the activity does not occur on the following Sites and Areas of Significance to Māori identified in Schedule Three: <ol style="list-style-type: none"> i. All sites identified in Category Tahi (1), Category Rua (2), Category Toru (3) and Category Wha (4) in Schedule Three; provided that 	<p>Activity status where compliance not achieved: Discretionary where Standard 1 is not complied with. Non - complying where Standard 2 is not complied with</p>	

- ii. No earthworks, buildings or structures are located on the upper slopes, ridgelines or peaks of ancestral maunga identified in Category Toru (3) in Schedule Three.

SASM - R7

Farm Quarries and Mineral Extraction Activities within the Pounamu and Aotea Overlay Areas

Activity Status Permitted

Where:

1. In relation to extraction of Aotea:
 - i. Any extraction of Aotea is only undertaken by Te Rūnanga o Makaawhio or their authorised representatives or contractors;
 - ii. Where an Aotea Management Plan prepared by Te Rūnanga o Makaawhio exists, any extraction of Aotea is in accordance with that plan;
 - iii. Where this is Aotea extraction in the Aotea overlay, notice of the activity is provided to the Westland District Council by Te Rūnanga o Makaawhio, at least 10 working days prior to the activity occurring.
2. In relation to extraction of Pounamu:
 - i. Any extraction of Pounamu is only undertaken by Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio or their authorised representatives or contractors;
 - ii. Where a Pounamu Management Plan prepared by Poutini Ngāi Tahu exists, any extraction of Pounamu is in accordance with that plan;
 - iii. Where this Pounamu extraction is within the Pounamu overlay, notice of the activity is provided to the relevant district council by the relevant Poutini Ngāi Tahu rūnanga, at least 10 working days prior to the activity occurring;
3. In relation to other mineral extraction and quarrying activity:
 - i. Written approval is provided by the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio, that the activity can occur within the Pounamu and/or Aotea overlay(s) and the written confirmation shall be provided to the relevant district council at least 10 working days prior to the activity occurring.

Advice Note: Under the Pounamu Vesting Act, all pounamu is owned by Te Rūnanga o Ngāi Tahu. Any pounamu or Aotea disturbed shall be returned to the relevant Poutini Ngāi Tahu papatipu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio.

Activity status where compliance not achieved:

Prohibited where standard 1 or 2 is not complied with
 Discretionary where standard 3 is not complied with

SASM - R8

Fossicking of Aotea by Ngāti Mahaki whanui within the Aotea Overlay

<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Any fossicking of Aotea stone is only undertaken by Ngāti Māhaki ki Makaawhio whanui and only occurs seaward of the State Highway Bridge on the Makaawhio (Jacobs) River within the Aotea overlay area; 2. Any fossicking of Aotea is in accordance with: <ol style="list-style-type: none"> i. An Aotea Management Plan prepared by Te Rūnanga o Makaawhio; or ii. Where there is no Aotea Management Plan, the fossicking is limited to what an individual can hold within one hand within any 24 hour period. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Te Rūnanga o Makaawhio do not allow public fossicking for Aotea to protect the Aotea resource and for cultural reasons. 		<p>Activity status where compliance not achieved: Non-complying</p>
Controlled Activities		
SASM - R9	Maintenance, Repair and Upgrading of Network Utility Structures on or within Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori	
<p>Activity Status Controlled Where:</p> <ol style="list-style-type: none"> 1. Notice of works is provided to the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio, 10 working days prior to any earthworks commencing; and 2. The work is in an area that has previously been disturbed by the network utility; and <ol style="list-style-type: none"> a. For the maintenance, repair and upgrading of above ground structures any earthworks involves no more than 0.3m² to a maximum depth of 450mm at the base of the above ground structure; and b. For underground structures, a maximum area of 10m² or a maximum volume of 5m³ of land; or 3. The work is installing customer connections to an existing network, provided that any associated earthworks are limited to the extent that is necessary to install the connection; or 4. The work is the trimming or removal of trees or vegetation for the purpose of protecting the integrity of a structure or is otherwise undertaken in accordance with the Electricity (Hazards from Trees) Regulations 2003. 		<p>Activity status where compliance not achieved: Discretionary</p>

Matters of control are:		
<ul style="list-style-type: none"> a. Area and depth of earthworks for above ground structures; b. Area and volume of earthworks for underground structures; c. Extent of earthworks for new customer connections; d. Extent of any vegetation trimming or removal; e. Impacts of the activity on the cultural values on any site or area of significance to Māori; f. Implementation of any advice received from the relevant Poutini Ngāi Tahu rūnanga on ways to manage the effects on cultural values of the proposed maintenance works. 		
Discretionary Activities		
SASM - R10	Farm Quarries and Mineral Extraction Activities within the Pounamu and Aotea Overlay Areas not meeting Rule SASM - R7.	
Activity Status Discretionary Where: 1. This does not involve mineral extraction of Aotea or Pounamu that does not comply with Permitted Activity standards.		Activity status where compliance not achieved: Prohibited
SASM - R11	Earthworks, Buildings and Structures, including demolition and removal on or within Sites and Areas in Schedule Three - Sites and Areas of Significance to Māori not meeting Permitted Activity Standards.	
Activity Status Discretionary Where: 1. These are not located on the upper slopes, ridgelines or peaks of ancestral maunga identified in Category Toru (3) in Schedule Three; 2. This is not Mineral Extraction subject to Rule SASM - R14; and 3. This will not result in the destruction of a Site or Area of Significance to Māori. Notification: Applications for earthworks on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.		Activity status where compliance not achieved: Non-Complying
SASM - R12	Maintenance, Repair, Upgrade and New Network Utility Structures on or within Sites and Areas of Significance to Māori in Schedule Three not compliant with Controlled Activity standards	
Activity Status Discretionary Where:		Activity status where compliance not achieved:

<p>1. There are no new structures on the upper slopes, ridgelines or peaks of ancestral maunga identified in Category Toru (3) in Schedule Three.</p> <p>Notification: Applications for activities on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.</p>	<p>Non-Complying</p>
<p>SASM - R13 Grazing, Indigenous Vegetation Clearance and Temporary Events on Sites and Areas of Significance to Māori in Schedule Three not compliant with Permitted Activity Standards.</p>	
<p>Activity Status Discretionary</p> <p>Notification: Applications for activities on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.</p>	<p>Activity status where compliance not achieved: N/A</p>
<p>Non-complying Activities</p>	
<p>SASM - R14 Mineral Extraction by other than Poutini Ngāi Tahu in Sites and Areas of Significance to Māori</p>	
<p>Activity Status Non-complying</p> <p>Notification: Applications for activities on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.</p>	<p>Activity status where compliance not achieved: N/A</p>
<p>SASM - R15 Plantation forestry or planting of shelterbelts or woodlots on sites and areas in Schedule Three - Sites and Areas of Significance to Māori</p>	
<p>Activity Status Non-complying</p> <p>Notification: Applications for activities on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.</p>	<p>Activity status where compliance not achieved: N/A</p>
<p>SASM - R16 Landfills, waste disposal facilities, hazardous facilities, intensive indoor primary production, wastewater treatment plants, or disposal facilities, on or within 50m of sites and areas in Schedule Three - Sites and Areas of Significance to Māori</p>	
<p>Activity Status Non-complying</p> <p>Notification: Applications for activities on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.</p>	<p>Activity status where compliance not achieved: N/A</p>

SASM - R17	Earthworks, Buildings or Structures in Schedule Three - Sites and Areas of Significance to Māori meeting Permitted, Controlled Restricted Discretionary or Discretionary Standards	
Activity Status Non-complying	Notification: Applications for activities on sites and areas of significance to Māori will always be limited notified to the relevant Poutini Ngāi Tahu rūnanga.	Activity status where compliance not achieved: N/A
Prohibited Activities		
SASM - R18	Fossicking or mineral extraction of Pounamu or Aotea by anyone other than Poutini Ngāi Tahu whanui in the Pounamu - Aotea Overlay area not meeting Rule SASM - R14	
No application for resource consent will be accepted for this activity.		



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: 17 May 2022
Subject: **Te Tai o Poutini Plan – Noise Provisions**

SUMMARY

This report brings back the draft Plan feedback on the issues relating to noise provisions in Te Tai o Poutini Plan.

There were twelve pieces of feedback which while quite technical raise some substantive policy matters around the approach to management of noise, in particular:

- Providing for health and wellbeing of people and communities in relation to noise
- Exclusions from noise standards
- Specific requirements in the Port, Airport and General Rural Zones.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the amended Noise provisions as contained in Appendix Two be included in the proposed Te Tai o Poutini Plan.

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. Feedback on the draft was able to be provided until 11 March and an overview of this and proposed responses was considered at the 29 March meeting of the Committee for discussion and decision around amendments to the draft Plan.
2. Twelve people and organisations provided feedback on the draft Noise provisions. Because this is a matter which has had only a small amount of consideration by the Committee during the development of the draft Plan, this report brings the feedback back and seeks direction from the Committee on these matters.

KEY CONTEXT

3. The generation of noise is often an intrinsic part of the operation and function of the diverse range of activities that operate on the West Coast, but it may cause adverse effects on character, amenity and the health and wellbeing of people and communities, such as causing sleep disturbance. Noise is often identified as an annoyance and is a common cause of complaint and issues of reverse sensitivity with noise are very prevalent nationally.
4. The three current District Plans have a fairly similar approach to Noise - currently there are no objectives or policies and the rules are very similar with the same noise standards– the main difference relating to the hours of “quiet” vs hours of “more noise”.
5. The National Planning Standards contain substantial detail and complexity around noise, which is normally an area where external expertise is used in drafting planning provisions. Due to the limited resources and priority for consultant work on TTPP, acoustic consultants Marshall Day were engaged only to provide advice on Airport Noise and plan provisions were drafted internally.

FEEDBACK ON THE DRAFT TTPP

6. Twelve individuals and stakeholders provided feedback on the Noise provisions.
7. Feedback focussed on a range of matters in relation to the Objectives, Policies and Rules. The detailed feedback is provided in Appendix One and is summarised in the table below.

Objectives	<ul style="list-style-type: none"> • Amend to specifically address public health or provide a new objective
Policies	<ul style="list-style-type: none"> • Amend to specifically address public health • Amend to recognise noise generated by critical infrastructure
Rules – General Rural Zone	<ul style="list-style-type: none"> • Amend to refer to notional boundary as per the planning standards • Amend to exclude infrequent landing areas used for rural production purposes • Amend to exclude aerial topdressing of farmland and helicopter movements • Amend to ensure seasonal farming activities are excluded (e.g. weaning stock) • Ensure power stations and associated infrastructure can operate within Permitted standards – including in the Open Space and Recreation Zones
Rules – Airport Zone	<ul style="list-style-type: none"> • Seek that aircraft be specifically required to operate in accordance with a Noise Management Plan for the airport • Oppose the range of exemptions • Noise monitoring at Franz Josef should be annual or biennial • For all facilities in addition to the five-yearly requirement, monitoring should also be required if there is any significant change in aircraft types or numbers.
Rules – Port Zone	<ul style="list-style-type: none"> • Opposition to the omission of noise standards for daytime activities in the Port Zone – should reference standards in NZS 6809

Rules – All Zones	<ul style="list-style-type: none"> • Technical amendments to NOISE – R1 and R2 to separate measurement and assessment standards, performance standards and exclusions • Amendments to the exclusions – some seeking removal of some exclusions and other seeking additions of exclusions • Amendments to reflect public health • Provide for Noise from Operational and Training for Emergency Services (7am – 10pm) • Provide for noise from live and blank firing activities from Temporary and Military Training Activities
Rules – Acoustic requirements	<ul style="list-style-type: none"> • Amend to reflect the National Planning Standards • Define where the measurement is taken from • Seek additional ventilation requirements to ensure thermal comfort • Seek a Vibration control • Seek that the rules specify a design report is required and that road noise is to be measured or predicted value plus 3dB

DISCUSSION

Objectives and Policies

8. Generally it is accepted that the draft Provisions do not sufficiently address public health. Staff propose that this is best addressed by the addition of a specific objective, as well as amendments to some of the policies. It is also recommended that the policies specifically recognise critical infrastructure. Recommended amended Objectives and Policies are attached at Appendix Two.

Rules – All Zones

9. Several people and organisations provided feedback on changes needed to comply with the National Planning Standards or to make the rules clearer. These are accepted.
10. In terms of exclusions the following additional exclusions from noise provisions were sought:
 - a. Infrequent aircraft landing areas for rural production purposes on an intermittent basis and topdressing aircraft and helicopter movements. This was already provided for to some extent in Rule NOISE – R1 3.g but it is suggested it be specifically identified as an exclusion.
 - b. Emergency services operation and training between 7am and 10pm. This was already provided for in NOISE – R1 3.k.
 - c. Seasonal farming activities – this was already provided for in Rule NOISE – R1.3g
 - d. Construction and maintenance of roads with appropriate management controls in place – this is recommended to be included in the exclusions.
11. One person sought that non-commercial motorised watercraft be removed from the exclusions list. Staff consider that a general removal of the exclusion is inappropriate although there may be locations where motorised watercraft noise should meet general standards, more information than was provided in the feedback is required on this.
12. The NZ Defence Force sought that temporary military training activities be dealt with in a specific rule. They also sought amendments to the requirements for their activities around noise. After discussion about the implications of these with the acoustic consultants Marshall Day, it is recommended that these changes be included.

Rules – Specific Zones

13. With regard to the General Rural Zone provisions, amendments propose would align the rule with the national planning standards and provide for aerial topdressing and other seasonal farming activities as Permitted Activities. With regard to the feedback from Trustpower, no information was provided as to whether the noise standards would be difficult to meet for the activities. It is noted that the standards are similar to those in other districts. In the absence of further information about what, if anything is a specific issue, no amendment to the noise standards in relation to this issue are proposed.
14. With regard to the Port Zone, the draft Plan does not include any noise standards for daytime activities. Rather than specifying noise limits and boundaries, it is suggested that the rule

defer to NZS 6809: 1999 Acoustics Port Noise Management and Land Use Planning. This standard was developed in conjunction with Port authorities across New Zealand and reflects a realistic practice for this area. This approach would be consistent with how the Plan manages other types of noise (e.g. Helicopter landing, construction noise). It is also consistent with the advice provided by the Council acoustic consultants.

15. With regard to the Airport Zone minor wording changes to meet national planning standards and a reduction in the exemptions from noise standards are proposed, however generally substantive modifications are not recommended as a result of feedback. The rule has been updated in accordance with recommendations from the TTPP acoustic consultants Marshall Day.
16. Regional Public Health sought an increase in frequency of noise monitoring at the Franz Josef Heliport to annually or biennially. They also sought that noise monitoring should be undertaken if there is a significant change in aircraft types or numbers.
17. The noise analysis and subsequent noise contours at Franz Josef heliport were based on the maximum usage – 2017 aircraft movements. Current helicopter movements are a small fraction of this, and are not expected to increase quickly. Given this it seems unreasonable to place additional noise monitoring requirements on the heliport, unless usage has recovered and the first five yearly monitoring record identifies any issues.
18. In relation to the airports within the airport zone, the noise contours show that there are limited noise effects beyond the airport boundaries at any of the airports. The calculation of noise contour boundaries took into account provision for expansion of the number and type of flights into all the airports looked at. Therefore it is not considered necessary to increase the noise monitoring and reporting at these airports beyond the 5 year requirement included in the draft TTPP.

Rules – Acoustic Requirements

19. Acoustic requirements are a new provision in TTPP, and have arisen as a result of requirements from NZTA, Kiwirail and the extent of the noise contours for Franz Josef heliport and the decision to allow more residential activities within noisier environments such as town centres and commercial zones.
20. In terms of the distance from the state highway/rail where acoustic measures are required in the draft Plan, these were the minimum that staff considered defensible – recognising that acoustic requirements within 200m of a state highway are commonly required in districts with more traffic.
21. There were three detailed pieces of feedback on these requirements – from Regional Public Health, Mr Kennedy and Waka Kotahi – NZTA.
22. Mr Kennedy's feedback is principally concerned with from where the distance from the road is measured and it is recommended that it be clarified that the measurement point for state highways is from the edge of the carriageway, and in the case of rail, the edge of the tracks.
23. NZTA have confirmed that the acoustic requirements proposed are acceptable to them but have provided detailed feedback on how the rule needs to be written and the metrics used to comply with the national planning standards. These changes are recommended to be accepted.

NEXT STEPS

24. Proposed amended provisions are attached at Appendix Two. These are recommended for inclusion in the Proposed Plan.

Appendix One: Summary of Feedback Received on Noise Provisions

Key Matters	Name/Organisation	Feedback
Rules – General Rural Zone	Kate McKenzie	<ul style="list-style-type: none"> Seek noise in the General Rural Zone be measured at the notional boundary rather than property boundary – this is in accordance with the national planning standards
Definitions Objectives Rules – All Zones, Airport Zone, Port Zone	Regional Public Health	<ul style="list-style-type: none"> Noise Definitions - minor amendments to be consistent with the national planning standards. Seek that NOISE O1 and NOISE O2 be amended to protect the health of people from environmental noise. Seeks an additional policy or redrafting of policy to specifically protect health and to manage noise effects by setting noise limits and controls on locations, times and durations of activities. Seeks amendment to NOISE - R1 and NOISE R2 to separately address measurement and assessment standards, performance standards and exclusions. Notes specific points in relation to the exclusions. NOISE R3, supports aspects of the rule, seeks technical amendments to the wording of the rule to better reflect the intent and comply with national planning standards, NOISE R4,5,6,7,8 and R10 seeks amendments to better public health in terms of times and receiving zones and comply with national planning standards. Suggests adopting a similar approach to Selwyn District. NOISE - R8 opposes the omission of noise standards for daytime activities in the Port Zone. NOISE - R9 detailed feedback on noise provisions in the Airport Zone to better protect public health. NOISE R11 seeks a matter of discretion to be included - effects on the wellbeing of people.
Rules – General Rural Zone	Aviation NZ and NZ Agriculture Association	<ul style="list-style-type: none"> Support NOISE R1. Amend NOISE-R2 to exclude infrequent landing areas used for rural production purposes on an intermittent basis.
Rules – Acoustic Requirements	Martin Kennedy	<ul style="list-style-type: none"> Paroa Noise Setback from State Highway Subdivision Lot Size and Residential Development We note requirements to acoustically design a dwelling when within an 80m setback of a State Highway with a 70km/hr speed limit. We considered we were a reasonable distance from the State Highway until dependent on where the measurement is taken from. We could find no reference to this in the plan, ie, is it; (a) from the road reserve boundary, (b) the edge of the carriageway, or (c) the centreline of the carriageway? We were surprised to find that if the measurement point was the road reserve boundary then part of our property is within that limit. To assist, we attached three maps giving a very rough estimate of distance to each of (a)-(c) above. We think that this needs to be clearly defined in the plan to enable people to be able to understand development costs. There is also a rail line between the State Highway reserve and our property and while we are outside the setback we had the same question regarding measurement point.

		<ul style="list-style-type: none"> Were these limits set based on the volume of vehicle and train traffic? Have the additional costs to building design and construction been considered? Has specific input been sought from building designers in this regard to assess the impact of the proposed regulation?
Rules – General Rural Zone	Ravensdown	<ul style="list-style-type: none"> General District-Wide Matters – Noise Rules – Permitted Activities – Rule NOISE-R1 General Standards In the context of the nature of Aerowork’s operations (i.e., topdressing), policies in support of this objective, as discussed previously in Ravensdown feedback on the Draft Plan, aim to provide for aircraft and helicopter movements within rural areas where these activities are ancillary to rural production. Topdressing of farmland is an activity that is ancillary to rural production activities. Ravensdown therefore seeks amendments to NOISE-R1(3)(g) that clearly identify, and thus exempt, topdressing aircraft and helicopter movements. The proposed amendments are consistent with the aims of Objective RURZ-O1 and Policies RURZ-P26 and RURZ-P28
Rules – All Zones	FENZ	<ul style="list-style-type: none"> Provide for Noise from Operational and Training as well as emergency sirens as a Permitted Activity Training may take place anywhere between 7:00am and 10:00pm. Cleaning and maintenance will generally take place during the day; however, it can take place after a call out which can occur at any time. Generally, Fire and Emergency has assessed that a fire station will be capable of meeting the standards set out in NZS 6802:2008 (Table 3 - Guideline residential upper noise limits), with the exclusion of noise created by emergency sirens.
Rules – All Zones	Lynn Brooks	<ul style="list-style-type: none"> Fire Stations - Could there be any issues such as siren noise ... and so on if the places where emergency response units are not identified with rules to suit?
Rules – All Zones	Hans Wiskerke	<ul style="list-style-type: none"> Noise -remove exemption for non-commercial watercraft Concern around cost/process to demonstrate compliance with acoustic requirements.
Rules – All Zones	New Zealand Defence Force	<ul style="list-style-type: none"> Temporary Military Training Activities In many respects are identical to day- to-day and training activities carried out by other emergency services and civilian organisations, such as the Police Force, search and rescue organisations and Fire and Emergency NZ. TMTA may include (but are not restricted to) activities such as, search and rescue, driver training, medical and dental services, camp setup, including field kitchens and ablutions, mall construction tasks, signals (radio communications) exercises, medevac simulation, Civil Defence support and emergency response, Improvised Explosive Device Disposal exercises and dog training. Live and blank firing activities are much less likely to take place than the aforementioned activities and are only carried out subject to very stringent and site-specific safety controls. Noise resulting from discharge of ammunition or explosives is the only unique effect of TMTA that warrants specific management through the District Plan. Activities involving the discharge of ammunition generate noise that has quite specific characteristics and requires specific management to mitigate noise effects.

		<ul style="list-style-type: none"> NZDF wishes to make sure that the noise standards included in the District Plan are up-to-date, appropriate for the type of noise generated, and are reasonably simple to understand, to plan for compliance and to assess compliance with.
Rules – General Rural Zone	Federated Farmers	Noise In regards emission of noise in the GRUZ, ensure that seasonal farming activities are inadvertently captured – ie some seasonal farming activities can produce noise that can be difficult to control over certain time periods (eg weaning stock).
Rules – General Rural Zone, Open Space and Recreation Zones	Trustpower	NOISE R4/R5 -Trustpower requests that the Plan provide for the continued operation of Trustpower assets in various locations throughout the West Coast. This includes the operation of power stations and associated infrastructure within the Rural, Natural Open Space and Open Space zones. It requests that these standards are reviewed to ensure that Trustpower can continue to operate its assets in an efficient manner.
Objectives Policies Rules – All Zones Rules – Acoustic Requirements	Waka Kotahi - NZTA	<p>Supports:</p> <ul style="list-style-type: none"> Overview, NOISE – O1, NOISE – P4, NOISE – R11 <p>Amend: NOISE – O2 or provide a new objective to refer to protecting health. Amend NOISE – P1 to include recognition of noise generated by critical infrastructure Amend NOISE – P2 or provide a new policy to refer to protecting health Amend NOISE – R1 to provide for construction and maintenance of roads with appropriate management controls in place. Amend NOISE – R3 to address the following concerns:</p> <ul style="list-style-type: none"> While the fundamental issue is the same for sensitive development near all noise sources, the relevant criteria and metrics vary. Different metrics are mandated by the National Planning Standards. If this remains as a single rule, then the criteria will need to be split up in part 2 of the rule. The distances for controls from the State Highway (80m/40m) are appropriate in these Districts given the relatively low traffic flows (albeit with heavy vehicles). Waka Kotahi should soon (in the next few months) have the national noise contour dataset. This could be used to provide a variable width overlay in place of the fixed 80m/40m distances. It is anticipated that this would reduce the area for application of controls. Waka Kotahi would support the use of these contours when they are available. The criteria in part 2 needs to be 40 dB LAeq(24h) for State Highway noise in habitable rooms. Other values in other types of sensitive spaces need to be explicitly included as per Waka Kotahi standard provisions. To cover all the different noise sources (road, rail, gun fire, airports/heliports and commercial/industrial) probably requires a table/matrix here. The issue is that different metrics are required for different noise sources (as mandated by the National Planning Standards Noise and Vibration Metrics Standard). The rule needs to specify that a design report is required, and that road noise is to be measured or predicted value plus 3 dB.

		<ul style="list-style-type: none"> • The ventilation requirement in part 3 is not adequate to provide thermal comfort and should be consistent with the Waka Kotahi s32 report (as provided). The Selwyn District Plan, NOISE-R3.3.d and 3.3.c are good examples of how the appropriate controls are implemented to address this. • A vibration control is needed either here or as a separate rule. This should require buildings for sensitive activities within 20m of State Highways to be designed and constructed so that a level of 0.3 mm/s $v_{w,95}$ is not exceeded. <p>Amend NOISE – R12 Amend the rules by removing matter (a), excluding State Highways in matter (b), and including matters from the Waka Kotahi s32 report for State Highway noise.</p>
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**APPENDIX TWO – AMENDED NOISE PROVISIONS RECOMMENDED FOR INCLUSION IN THE PROPOSED PLAN
(Amended provisions are highlighted in **YELLOW**)**

Noise Objectives	
NOISE - O1	The benefits of noise generating activities are provided for in a way that is compatible with the role, function and character of each zone and does not compromise community health, safety and wellbeing.
NOISE - O2	The function and operation of existing and permitted noise generating activities and community infrastructure are not compromised by adverse effects, including reverse sensitivity effects, from noise-sensitive activities.
NOISE - O3	The health and wellbeing of people and communities are protected from significant levels of noise.
Noise Policies	
NOISE - P1	<p>Enable the generation of noise when it is of a type, character, scale and level that is appropriate to the zone, having regard to:</p> <ol style="list-style-type: none"> The purpose, character and qualities of the zone that the activity is located in; The nature, frequency and duration of the noise generating activity; Whether the noise generating activity is critical infrastructure; Methods of mitigation; and The sensitivity of the surrounding environment.
NOISE - P2	<p>Require noise sensitive activities located in higher noise environments to be located and designed so as to minimise adverse effects on the amenity values, public health and wellbeing and the safety of occupants and minimise sleep disturbance from noise, while taking into account:</p> <ol style="list-style-type: none"> The type of noise generating activity; and Other noise sources in the area; and The nature and occupancy of the noise sensitive activity; and Mitigation measures, including acoustic insulation, screening and topography. <p>For the purpose of NOISE - P2 higher noise environments include:</p> <ol style="list-style-type: none"> CMUZ - Commercial and mixed use zones; INZ - Industrial zones, PORTZ - Port Zone, AIRPZ - Airport Zone, STADZ - Stadium Zone, BCZ - Buller Coalfield Zone, MINZ - Mineral Extraction Zone and HOSPPZ - Hospital Zone; and

Commented [LE1]: This is a new objective

	3. Locations in close proximity to a State Highway and the Railway Corridor.
NOISE - P3	Within the Airport Noise Contour Boundary overlay avoid noise sensitive activities, unless noise mitigation measures are implemented that avoid sleep disturbance and minimise other adverse effects on the amenity values of occupants.
NOISE - P4	<p>Ensure noise effects generated by an activity are of a type, scale and level that are appropriate for the predominant role, function and character of the receiving environment and protect the health and wellbeing of people and communities by having regard to:</p> <ol style="list-style-type: none"> maximum noise limits to reflect the character and amenity of each zone; type, scale and location of the activity in relation to any noise sensitive activities; hours of operation and duration of activity; the temporary or permanent nature of any adverse effects; and the ability to internalise and/or minimise any conflict with adjacent activities.

Permitted Activities

NOISE - R1

General Standards

All activities must comply with the following relevant standards.

- Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Acoustics - Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise except where more specific requirements apply.
- The noise from any construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics – Construction noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.
- Noise from mobile noise sources shall comply with the noise limits set out in Tables 2 and 3 of NZS6803:1999 Acoustics - Construction Noise, with reference to "construction noise" taken to refer to "mobile noise sources";
- Noise from wind turbines shall be measured in accordance with section 7.7 of NZS 6808: 2010 Acoustics Wind Farm Noise;

Activity status where compliance not achieved:

[Restricted Discretionary](#)

Commented [LE2]: NOISE – R1 and R2 standards have been re-ordered and re-grouped

5. Noise from Helicopter Landing areas shall be managed in accordance with and comply with the noise standards and limits of NZS 6807: 1994 Noise Management and Land Use Planning for Helicopter Landing Area.	
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NOISE - R2	Emissions of Noise in All Zones
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<p>Activity Status Permitted Where the following activities are exempted from meeting Zone noise standards:</p> <ol style="list-style-type: none"> 1. Intermittent residential activities, use of lawn mowers, vehicles, machinery or equipment operated and maintained in accordance with the manufacture's specifications and used on an intermittent basis (e.g. spraying, harvesting, etc); 2. Any warning device or siren used by emergency services for emergency purposes (and routine testing and maintenance of these); 3. Activities at emergency service facilities associated with emergency response and emergency response training; 4. Helicopters used for an emergency and as an air ambulance; 5. The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 2 weeks in duration, where they are operated by emergency services or lifeline utilities; 6. People noise at recreational activities, such as sporting events or the noise from children at school or daycare facilities. This does not include any amplified noise; 7. Vehicles being driven on a road (within the meaning of Section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity; 8. Trains on rail lines (public or private) and crossing bells within road reserve, including at railway yards, railway sidings or stations. However, this exemption does not apply to the testing (when stationary), maintenance, loading or unloading of trains; 9. Road construction work where management controls are in place to mitigate the emission of noise; 10. Any residential activity on the same site as a noise source being assessed; 11. Agriculture, horticulture and pastoral farming activities undertaken for a limited duration, including using agricultural vehicles, machinery, aircraft or equipment used on a seasonal or intermittent basis in the General Rural and Rural Lifestyle zones; 12. Infrequent aircraft landing for rural production purposes on an intermittent basis, including aerial topdressing and helicopter movements; 13. Non-commercial motorised watercraft operating on the surface of waterbodies; 14. Rifle ranges located within the Rifle Range Protection Area; 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
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15. Impulsive sounds (such as hammering and bangs) and dog barking noise which are poorly assessed by reference to NZS 6802:2008 Acoustics Environmental Noise;
16. The noise is emitted from an audible bird scaring device **between the hours of half an hour before sunrise and until half an hour after sunset**, not used at a frequency of more than 12 events per hour; and
17. The noise is from a Temporary Activity where the temporary activity occurs between 7:00am and 10:00pm only, and if operating outside of these hours complies with the underlying noise standards of the zone.

NOISE - R3	Acoustic Insulation Requirements for New Buildings for Use by a Noise Sensitive Activity	
Activity Status Permitted Where: <ol style="list-style-type: none"> 1. The building will be used by a sensitive activity and is located within: <ol style="list-style-type: none"> i. 80m of the edge of the carriageway of a State Highway with a speed limit of 70kph or greater; or ii. 40m of the edge of the carriageway of a State Highway with a speed limit of less than 70kph; where <ol style="list-style-type: none"> I. Any habitable room used for a sensitive activity must be designed and constructed to achieve a minimum internal noise limit of 40dB $L_{Aeq(24h)}$; and II. Compliance with I. above must be achieved based on an existing noise level with 3 decibel addition adjacent to State Highways allowing for future traffic increase; and III. Any building must be designed, constructed and maintained to achieve vibration limits not exceeding 0.3mm/s (Class C criterion Maximum Weighted Velocity, $V_w,95$); iii. 40m of the edge of the tracks of a railway line where: <ol style="list-style-type: none"> I. Any habitable room used for a sensitive activity must be designed and constructed to achieve a minimum internal noise limit of 35 dB $L_{Aeq(1h)}$; II. Compliance with I. above must be achieved based on an assumption of 70 $L_{Aeq(1h)}$ at a distance of 12m from the railway track and shall be deemed to reduce at a rate of 3 dB per doubling of distance up to 40m; III. Any building must be designed, constructed and maintained to achieve vibration limits not exceeding 0.3mm/s (Class C criterion Maximum Weighted Velocity, $V_w,95$); iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport or the 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome; where: <ol style="list-style-type: none"> I. Any habitable room must be designed and constructed to achieve a minimum indoor design noise level of 40 dB L_{dn}; 	Activity status where compliance not achieved: Restricted Discretionary	

- v. Any CMUZ - Commercial and Mixed Use Zone, INZ - Industrial Zone or AIRPZ - Airport Zone, PORTZ - Port Zone, STADZ - Stadium Zone, HOSZ - Hospital Zone, BCZ - Buller Coalfield Zone or MINZ - Mineral Extraction Zone; where
 - I. The building is designed and constructed to ensure that the following indoor design noise levels are not exceeded:
 - A. 35dB LA_{eq} inside bedrooms;
 - B. 40dB LA_{eq} inside any other habitable room, except for bedrooms; and
- vi. Where windows need to be closed to achieve the internal noise levels specified in i. to v. above an alternative ventilation system shall be provided which achieves the following requirements:
 - I. Satisfies clause G4 of the New Zealand Building Code;
 - II. Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
 - III. Provides relief for equivalent volumes of spill air; and
 - IV. Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and
 - V. Does not generate more than 35 dBLA_{eq(30s)} when measured 1m away from any grille or diffuser.

Advice Note:

- 1. Compliance with Rule NOISE - R3 will be achieved if, prior to the construction of any building containing a habitable room, an acoustic design certificate from a suitably qualified acoustic engineer is provided to the relevant district council stating that the design will achieve compliance with the relevant standard. The building shall be designed, constructed and maintained in accordance with the design certificate.

NOISE - R4 Emission of Noise for Temporary Military Training Activities

Activity Status Permitted

Where the following noise standards are complied with:

- 1. Weapons firing and/or the use of explosives:
 - i. Notice is provided to the Council at least 5 working days prior to the commencement of the activity;
 - ii. The activity complies with the following minimum separation distances to the notional boundary of any building housing a sensitive activity:
 - I. 7am to 7pm: 500m;

Activity status where compliance not achieved:

[Restricted Discretionary](#)

Commented [LE3]: This is a new Rule

<ul style="list-style-type: none"> II. 7pm to 7am: 1.250m iii. Where the minimum separation distances specified above cannot be met, the activity shall comply with the following peak sound pressure level when measured at the notional boundary of any building housing a sensitive activity: <ul style="list-style-type: none"> I. 7am to 7pm: 95 dBC; II. 7pm to 7am: 85 dBC. 2. Mobile noise sources: <ul style="list-style-type: none"> i. Shall comply with the noise limits set out in Tables 2 and 3 of NZS6803:1999 Acoustics - Construction Noise, with reference to "construction noise" taken to refer to mobile noise sources. 3. Fixed (stationary) noise sources: <ul style="list-style-type: none"> i. Shall comply with the noise limits set out below when measured at the notional boundary of any building housing a sensitive activity: <ul style="list-style-type: none"> I. 7am to 7pm 55 dB L_{Aeq} (15 min) II. 7pm to 10pm 50 dB L_{Aeq} (15 min) III. 10pm to 7am 45 dB L_{Aeq} (15 min) and 75 dB L_{AFmax} 	
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NOISE- R5	Emission of Noise in the RESZ -Residential Zones and NOSZ - Natural Open Space Zone
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<p>Activity Status Permitted Where:</p> <ul style="list-style-type: none"> 1. Noise generated by any activity shall not exceed the following noise limits at any point within another site in the RESZ - Residential Zones, SETZ - Settlement Zone and NOSZ - Natural Open Space Zone: <ul style="list-style-type: none"> a. 7:00am to 7:00pm Monday to Friday and 8:00am to 5:00pm weekends and public holidays: 55 dB L_{Aeq} (15 min) b. 7:00pm to 7:00am Monday to Friday and 5:00pm to 8:00am weekends and public holidays: 45 dB L_{Aeq} (15 min) c. 7:00pm to 7:00am all days - 70 dB L_{AFmax} 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
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NOISE - R6	Emission of Noise in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, SETZ - Settlement Zone, MPZ - Māori Purpose Zone, FUZ - Future Urban Zone, SARZ - Sport and Recreation Zone and OSZ - Open Space Zone.
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<p>Activity Status Permitted Where:</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
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<p>1. Noise generated by any activity shall not exceed the following noise limit at any point within the notional boundary of any sensitive activity within any site receiving noise:</p> <ul style="list-style-type: none"> a. 7:00am to 10:00pm Monday to Friday and 8:00am to 8:00pm weekends and public holidays: 55 dB L_{Aeq} (15 min) b. 10:00pm to 7:00am Monday to Friday and 8:00pm to 8:00am weekends and public holidays: 45 dB L_{Aeq} (15min) c. 10:00pm to 7:00am all days - 75 dB L_{AFmax} 	
<p>NOISE - R7 Emission of Noise in all CMUZ - Commercial and Mixed Use Zones, HOSZ - Hospital Zone, STADZ - Stadium Zone and SETZ - PREC2 - Settlement Zone - Settlement Centre Precinct.</p>	
<p>Activity Status Permitted Where:</p> <p>1. Noise generated by any activity shall not exceed the following noise limit at the notional boundary of any sensitive activity within any site receiving noise:</p> <ul style="list-style-type: none"> a. 6:00am to 11:00pm Monday to Friday and 7:00am to 10:00pm weekends and public holidays: 55 dB L_{Aeq} (15 min) b. 11:00pm to 6:00am Monday to Friday and 10:00pm to 7:00am weekends and public holidays: 45 dB L_{Aeq} (15 min) c. 11:00pm to 6:00am all days - 75 dB L_{AFmax} 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
<p>NOISE - R8 Emission of Noise within the GIZ - General Industrial and LIZ - Light Industrial Zone</p>	
<p>Activity Status Permitted Where:</p> <p>1. Noise generated by any activity shall not exceed the following noise limit at the notional boundary of any sensitive activity within any site receiving noise:</p> <ul style="list-style-type: none"> a. 7:00am to 10:00pm Monday to Friday and 7:00am to 10:00pm weekends and public holidays: 60 dB L_{Aeq} (15 min) b. 10:00pm to 7:00am Monday to Friday and 10:00pm to 7:00am weekends and public holidays: 45 dB L_{Aeq} (15 min) c. 10:00pm to 7:00am all days - 75 dB L_{AFmax} 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>

NOISE - R9		Emission of Noise within the PORTZ - Port Zone
Activity Status Permitted Where: <ol style="list-style-type: none"> The maximum noise generated from activities is in accordance with the limits, control boundaries and methods of measurement as outlined in NZS 6809: 1999 Acoustics Port Noise Management and Land Use Planning. 		Activity status where compliance not achieved: Restricted Discretionary
NOISE - R10		Emission of Noise within the AIRPZ - Airport Zone
Activity Status Permitted Where: <ol style="list-style-type: none"> Noise from aircraft operations at Hokitika and Westport Airports and Greymouth and Karamea Aerodromes must be measured and assessed in accordance with NZS 5805: 1992 Airport Noise Management and Land Use Planning; Noise from helicopter operations at Franz Josef Heliport must be measured and assessed in accordance with NZS 6807: 1994 Noise Management and Land Use Planning for Helicopter Landing Areas; The maximum noise levels from aircraft engine testing at any point within the boundary of a site within a RESZ - Residential Zone, MPZ - Māori Purpose Zone or RURZ - Rural Zone shall not exceed: <ol style="list-style-type: none"> on any day 7.00am to 10.00pm exceed 55 dB L_{Aeq} (9 hour) on any day 10.00pm to 7.00am not exceed 45 dB L_{Aeq} (9 hours) and 75 dB L_{Amax}; and The maximum noise generated from aircraft operations at Hokitika Airport over any 90 continuous days shall not exceed: <ol style="list-style-type: none"> 55 dB L_{dn} at or beyond the noise contour boundary shown on the planning maps; and The maximum noise generated from helicopter operations at Franz Josef Heliport over any 7 continuous days, shall not exceed: <ol style="list-style-type: none"> 50 dB L_{dn} at or beyond the noise contour boundary shown on the planning maps; and Standards 4 and 5 above does not apply to: <ol style="list-style-type: none"> Aircraft landing or taking off in an emergency; and Emergency flights required to rescue persons from life threatening situations or to transport patients, human organs or medical personnel in medical emergency situations; and Aircraft undertaking firefighting duties; and 		Activity status where compliance not achieved: Restricted Discretionary

Commented [LE4]: This list has been shortened to remove activities that should be able to comply with the standards above or are exempt under law

<p>d. Military aircraft movements; and</p> <p>e. Aircraft using the Hokitika Airport in preparation for and participation in air shows.</p> <p>7. In order to audit compliance with this rule, noise level monitoring must be carried out for a minimum of three months every five years with the resulting report forwarded to the Council within one month of that monitoring being completed.</p>		
<p>NOISE - R11 Emission of Noise within the BCZ - Buller Coalfield Zone and MEZ - Mineral Extraction Zone</p>		
<p>Activity Status Permitted Where:</p> <p>1. The maximum noise generated from activities does not exceed the following limit at at any point within the notional boundary of any sensitive activity within any site receiving noise:</p> <ol style="list-style-type: none"> 1. 7:00am to 10:00pm Monday to Friday and 7:00am to 10:00pm weekends and public holidays: 55 dB LAeq (15 min) 2. 10:00pm to 7:00am Monday to Friday and 10:00pm to 7:00am weekends and public holidays: 45 dB LAeq (15 min) 3. 10:00pm to 7:00am all days - 75 dB LAfmax 		<p>Activity status where compliance not achieved: Restricted Discretionary</p>
<p>Restricted Discretionary Activities</p>		
<p>NOISE - R12 Emission of Noise not meeting Permitted Activity Standards</p>		
<p>Activity Status Restricted Discretionary Discretion is restricted to:</p> <p>a. Effects on the health and wellbeing of people;</p> <p>b. Ambient noise levels and any special character noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities;</p> <p>c. The level, hours of operation, duration and nature of the noise;</p> <p>d. The primary purpose and the frequency of use of the activity;</p> <p>e. Proximity and nature of nearby activities and the adverse effects they may experience from the noise;</p> <p>f. Effects on character and amenity values on the surrounding environment; and</p> <p>g. Effects on the health and wellbeing of people;</p> <p>h. The temporary or permanent nature of any adverse effects;</p>		<p>Activity status where compliance not achieved: N/A</p>

i. Any noise reduction measures.	
NOISE -R13	New Buildings for Use by a Noise Sensitive Activity and Additions to Existing Buildings for Use by a Noise Sensitive Activity not meeting Acoustic Insulation Requirements of Rule NOISE - R3
Activity Status Restricted Discretionary Discretion is restricted to: a. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site; and b. The impact of any sensitive activity that does not provide the required acoustic insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.	Activity status where compliance not achieved: N/A



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: 17 May 2022
Subject: **Te Tai o Poutini Plan – Ecosystems and Biodiversity**

SUMMARY

This report brings back the discussion on the draft Plan feedback on the issue of Ecosystems and Biodiversity.

The report considers the range of feedback on the objectives, policies, rules and definitions, alignment with the West Coast Regional Policy Statement (RPS) as well as the overall approach to significant natural area (SNA) identification within the Plan.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Ecosystems and Biodiversity Chapter as amended in Appendix Two, and with any further changes from this meeting, be included within the proposed Plan.

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. Feedback on the draft was able to be provided until 11 March and an overview of this and proposed responses was considered at the 29 March meeting of the Committee for discussion and decision around amendments to the draft Plan.
2. 25 people and organisations provided feedback on the Ecosystems and Biodiversity provisions. Because this is a such a significant matter, with such a wide ranges of feedback, this report brings the feedback back and seeks direction from the Committee on these matters.
3. A report to the 29 April 2022 Committee outlined the feedback and the recommended responses. This is attached at Appendix One.
4. The Westland and Buller District Council members sought to discuss further with their respective Councils the issue of consistency of the General Vegetation Clearance approach in their districts with the Regional Policy Statement (RPS), and what direction around this they wanted to see included in the proposed Plan.

IDENTIFICATION OF SIGNIFICANT NATURAL AREAS IN BULLER AND WESTLAND

5. The draft Plan proposes that Significant Natural Areas (SNAs) will be identified in Buller and Westland through the resource consent process. Alongside this there are a range of Permitted Activities that provide for native vegetation clearance without resource consent. Feedback on the draft Plan is that these provisions do not meet the requirements of the RPS, which the Committee is required to "give effect" to. "Give effect" has been determined by the Environment Court to mean "to implement".
6. The relevant RPS policy is Policy 7(1)(a) of the West Coast Regional Policy Statement (RPS). It states:

"Areas of significant indigenous vegetation and significant habitats of indigenous fauna will be identified using the criteria in Appendix 1; they will be known as Significant Natural Areas (SNAs) and will be mapped in the relevant regional plan and district plans."

OPTIONS

7. TTPP staff consider that there are three options available to the Committee to respond to this feedback as follows:

Option One: Do nothing – don't amend the TTPP – leave this matter to be dealt with at submissions and appeals

8. The main disadvantage of this option is that TTPP is clearly non-compliant with the RPS. The feedback on this has come from a number of stakeholders including conservation organisations, utilities and Federated Farmers. It can be expected that these groups will all make this point in submissions and that the requirement to undertake this work will make its way into the Plan either at the Decisions or Appeals stage. The later in the Plan development that wording and process of including provisions to undertake SNA identification are added, the less affected landowners are likely to be able to be involved and the less influence that the Committee will have over the process.
9. Staff cannot envisage a scenario where the Court will agree with the current approach in the draft Plan.

Option Two: Include a policy saying that SNA identification will be undertaken in the future – propose a 5 year timeframe.

10. This option has the advantage of identifying that the Committee intends to eventually comply with the RPS – and proposes a realistic timeframe for SNA identification. Staff note that the Grey SNA identification process has led to very few objections, almost certainly because of the high quality process that was undertaken to do the work. Staff consider that a 5 year timeframe to do the work would be realistic and deliver a good degree of time to work through issues with affected landowners.
11. Costings were obtained in mid 2021 to undertake the next stage of SNA identification (field assessment) with the best quote being in the order of \$250,000. The responsibility for SNA

identification will rest with the TTPP Committee, funded by the West Coast Regional Council, not the individual district councils.

Option Three: Include the "potential SNA" maps in the TTPP and amend policies and rules to relate to these.

12. This option was canvassed with the Committee when the decision to proceed with a General Vegetation Clearance approach was made. Staff consider that it would potentially meet with the form of the RPS requirements. However a risk is that the mapping is still high-level and identifies a considerable area of both Westland and Buller as potentially SNAs, and submitters on the proposed Plan are likely to seek additional restrictions (beyond the current Rules) in relation to these areas.
13. However there would be potential benefit for landowners outside of those areas if it removed resource consent requirements for vegetation clearance on their land.

RECOMMENDATIONS

14. Staff recommend Option 2. A draft policy is outlined below.

Identify areas of significant indigenous vegetation and fauna habitat:

1. *In the Grey District these areas are identified in {Link,10041,Schedule Four};*
2. *In the Buller and Westland Districts:*
 - i. *The criteria set out in Appendix 1 of the West Coast Regional Policy Statement will be used to assess significance;*
 - ii. *Areas of significant indigenous vegetation and fauna habitat will be identified through the resource consent process until such time as district wide identification and mapping of significant natural areas is undertaken;*
 - iii. *Buller and Westland district wide assessment, identification and mapping of significant natural areas will be undertaken and completed by June 2027; and*
 - iv. *Identified areas of significant indigenous vegetation and fauna habitat will be added to Schedule Four through a Plan Change.*
15. Alongside the proposed amended Policy 1, staff have made changes to the draft Plan provisions in accordance with the recommendations of the 29 April 2022 report and the March 2022 report and recommend these amended provisions for the proposed TTPP. Proposed amended provisions are attached in Appendix Two.

APPENDIX ONE: 29 APRIL 2022 PAPER ON ECOSYSTEMS AND BIODIVERSITY

INTRODUCTION

16. 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. Feedback on the draft was able to be provided until 11 March and an overview of this and proposed responses was considered at the 29 March meeting of the Committee for discussion and decision around amendments to the draft Plan.
17. 25 people and organisations provided feedback on the Ecosystems and Biodiversity provisions. Because this is a such a significant matter, with such a wide ranges of feedback, this report brings the feedback back and seeks direction from the Committee on these matters.

DRAFT TTPP APPROACH

18. As required by the National Planning Standards, the draft TTPP considers matters of indigenous vegetation and fauna management within the Ecosystems and Biodiversity Chapter. Alongside two objectives and 9 policies, there are a cascade of rules across the Permitted – Controlled- Restricted Discretionary and Discretionary Activities. In the Grey District a core component of the rule framework is the identification of SNAs. Within Westland and Buller a “general” vegetation clearance approach is taken, as SNAs have not been identified.

CONSULTATION

19. Because of the significance of the topic, specific consultation Zooms with key stakeholders were held so that they could ask questions in relation to plan provisions. In relation to the Grey SNA identification, a letter was sent to every affected landowner advising them of the draft Plan provisions and the feedback process. Several landowners attended the drop in session at the Grey District Council.

FEEDBACK ON THE DRAFT TTPP

20. 27 individuals and stakeholder organisations provided feedback on the Ecosystems and Biodiversity provisions. Alongside this there was feedback provided at the drop in sessions and also through the Zoom stakeholder meetings.
21. This feedback is outlined in Appendix One. There are a number of key themes to the feedback and this is summarised in the table below.

Theme	Feedback
Grey SNAs	<p>There was feedback from five people specifically in relation to the Grey SNAs.</p> <ul style="list-style-type: none">• Four of these were landowners with SNAs with three of the landowners supporting the identification of the SNA on their property and one seeking a copy of the s32 analysis.• The other feedback received also supported the Grey SNAs being included in the Plan.
SNA identification in Buller and Westland	<p>One organisation expressed support for the draft plan approach but 16 people and organisations sought that SNAs be identified within Buller and Westland as part of the Plan process and not be left to the resource consent stage.</p> <p>There were several key points to the feedback seeking SNAs to be identified in Buller and Westland.</p> <ul style="list-style-type: none">• That the Permitted Activity rules could enable significant areas to be cleared – and that SNAs need to be identified so they are excluded from Permitted Rules• That not identifying SNAs in Buller and Westland places an onerous requirement over landowners to undertake the assessment at the time of any resource consent.

	<ul style="list-style-type: none"> • That the lack of certainty about the location of SNAs makes it difficult for infrastructure providers and landowners to manage the effects of their activities. • Identification and mapping of SNAs is a requirement of the West Coast Regional Policy Statement that TTPP is required to give effect to.
Policy Changes	<p>A range of amendments to the policies were sought. The key points from the feedback are:</p> <ul style="list-style-type: none"> • Add “protection” into Objective 1 • Clearer protection of species that are totally protected under the Wildlife Act in policy • Policies need to address Maintenance of indigenous biodiversity (s31) • Policies need amendment to give effect to the RPS including by identifying that SNAs should meet the criteria in the RPS • Policies should recognise the value of lowland forest ecosystems • Mixed views on biodiversity offsetting (from total opposition to support) – also feedback seeking greater consistency with the RPS
Rule Changes	<p>A range of amendments to the rules were sought. The key points from the feedback are:</p> <ul style="list-style-type: none"> • Amendments seeking that activities should not put protected wildlife or indigenous threatened species at risk • ECO-R1 and R2 are considered by several submitters to be too permissive for Buller and Westland, or too permissive coast-wide and that effects will be more than minor – particularly in relation to lowland forest remnants, however these rules are also supported by other submitters • Need for some standards to go alongside removal of windthrown timber – as some removal methods can have significant adverse effects • Need for permitted activities to have a maximum cleared area – not be additive • Identification that a standard “per site” clearance approach may not be appropriate where there are small sites (e.g. in Settlement or Residential areas) • Minerals sector submitters seek a lower level of restriction within the the Mineral Extraction Zone, than applies for other activities and a clear consenting pathway where minerals activities occur within SNAs and ONLs
Definition Changes	<p>Key amendments sought</p> <ul style="list-style-type: none"> • Altering the definition of SNA to align with the WCRPS and to include reference to Schedule 4

DISCUSSION

General Policy Approach – SNAs in Grey/General Vegetation Clearance in Buller and Westland

22. The Ecosystems and Biodiversity topic is acknowledged to be one of the most contentious in the draft TTPP. Generally the feedback on the policy provisions are largely supportive, subject to a range of relatively minor amendments.
23. However the lack of identification of SNAs in Buller and Westland is exceedingly problematic. As has been previously discussed at the Committee this is ultra vires (not in accordance with the law) – specifically in that the West Coast RPS requires SNA identification. This will make defending these draft provisions difficult, and there is a high likelihood that their identification will eventually be forced onto the WCRC and TTPP Committee by the Court.

24. However the identification of SNAs in Buller and Westland is now not possible to be undertaken prior to notification of the proposed TTPP.
25. In order to address the feedback, and to take some steps towards meeting the West Coast RPS requirements it is recommended that a Policy 1 (how SNAs will be identified) be amended to specifically state that a district wide process for SNA identification will be undertaken in Buller and Westland with a clear timeframe under which such identification will be undertaken. A timeframe of 5 years from Plan Notification to undertake this work is suggested to be included in the policy.

Grey SNAs

26. All landowners who own land with a Grey SNA on it were sent a letter to advise them that the SNAs were being included in the draft TTPP. While only four landowners have provided written feedback, there was also good attendance by SNA landowners to the drop in session in Greymouth. Generally the combined feedback is that the approach is largely supported by landowners.

Objectives and Policies

27. There are a range of changes sought to policies and objectives, many of which are not substantive in terms of their change in intent and generally it is proposed to accept these where possible.
28. There was a range of feedback seeking that the policies be worded more in alignment with those of the West Coast RPS. In originally drafting the policies the technical team had not wanted to include the complexity of wording found in the RPS – where many ecological terms are used. Given however that the feedback from stakeholders across the spectrum seeks greater alignment in wording it is recommended that this is undertaken.
29. In terms of making the policies more or less “protective” or “enabling” no changes are recommended as it is considered there is fair balance in the current wording.
30. In terms of the matters of protection of threatened species and lowland ecosystems, these are matters that it is recommended are expanded on in the policy. In the case of Grey District, almost all of the identified SNAs are lowland ecosystems and this was a key objective (to protect threatened ecosystem types) in the SNA identification process in that district.

Rules

31. The key focus of feedback is the Permitted Activity rules, with a strong theme that they are too permissive, or insufficiently prescriptive to meet RMA tests. Staff have considered the feedback and arguments carefully and consider that there are some changes that should be made to make the provisions more robust. Specifically:
 - a. Make reference to, and make provisions less permissive where this is clearance of the habitats of threatened species and land environments – and provide for these areas to be identified in an Appendix. While the Councils do not hold the information on locations of key threatened species as this is generally the remit of DOC, DOC has been approached to provide information for the appendix, which could be incorporated through a submission on the proposed Plan. This would better align the Permitted Activity standards with the RPS.
 - b. Include some standards alongside the removal of windthrown timber to mitigate any effects so they are less than minor.
 - c. Review the Permitted Activity “exemptions” from the maximum 5000m²/3 years so that activities that are likely to be confined to a single site (as opposed to activities such as tracks that are undertaken in a corridor) are excluded from the exemption.
32. It is not recommended to provide for exemptions or reductions in stringency of rules specifically for particular activities or zones where these activities are not identified in National Direction such as an NPS or NES. However advice notes are recommended to be used to cross reference specifically to the Mineral Extraction and Connections and Resilience Strategic Objectives.
33. It is recommended to combine Rule 1 and Rule 2 – these were kept separate in the draft mainly to highlight the differing approach in the three districts.

RECOMMENDED CHANGES TO THE DRAFT TTPP

34. Based on the discussion above the following amendments are recommended to the ecosystems and biodiversity provisions in the draft TTPP:
- a. Amend Policy 1 to state that a district wide process for SNA identification will be undertaken in Buller and Westland within 5 years of Plan Notification.
 - b. Minor amendments to objectives and policies where these do not change the substantive direction of the provision
 - c. Amend policies to better reflect RPS wording.
 - d. Include advice notes that specifically reference the mineral extraction and connections and resilience strategic objectives from Rules.
 - e. Make reference to, and make Rules less permissive where this is clearance of the habitats of threatened species and land environments – and provide for these areas to be identified in an Appendix.
 - f. Include some standards alongside the removal of windthrown timber to mitigate any effects so they are less than minor.
 - g. Review the Permitted Activity “exemptions” from the maximum 5000m²/3 years so that activities that are likely to be confined to a single site (as opposed to activities such as tracks that are undertaken in a corridor) are excluded from the exemption.
 - h. Amend the definition of significant natural area to align with that in the RPS

Appendix One: Summary of Feedback Received on Ecosystems and Biodiversity

Name/Organisation	Sub Topic	Feedback
Mark Hurst	Grey SNAs Rules	<ul style="list-style-type: none"> • Support Grey SNAs • Provide more detailed information on the SNAs to help explain their values for landowners. • Provide for walkways and other conservation activities in SNAs • Provide for more information around what is needed for ecological studies to support resource consents. • Clearly identify what is and isn't permitted in an SNA
Don and Dianne Bradley	Grey SNAs	<ul style="list-style-type: none"> • Support the draft Grey SNA approach
John McKinnon	Grey SNAs Rules	<ul style="list-style-type: none"> • Supports SNA on his land • Seeks to be able clear a small area (footprint 120m²) for a bach – recognising there is currently no building on the property.
West Coast Penguin Trust	Policy Rules	<ul style="list-style-type: none"> • Seeks that Objective 1 be amended to include protection of all species absolutely protected under the Wildlife Act 1953. • Seeks policies be amended to take into account s31 of the RMA to “maintain indigenous biodiversity” – with either P3 or P7 being amended, or a new policy which specifically relate to protected wildlife. • Seeks amendment to the Rules to ensure that any activity, Permitted, Controlled, Restricted Discretionary or Discretionary, cannot put protected wildlife at risk, whether or not the vegetation is significant, indigenous or otherwise.
Kathy Gilbert	Policy Rules Buller/ Westland SNAs	<ul style="list-style-type: none"> • Considers the chapter is overly permissive and does not give effect to s6 or s31 of the RMA • Seeks that ECO - P7 be amended to give effect to the RPS • Considers that ECO - R1 is too permissive for Buller and Westland - standards are too ambiguous - particularly clearance for building/access/parking where no dwelling, Removal of windthrow timber needs to define methods and location and 5000m² clearance/3 years is too permissive. • Considers that using the consenting process to establish significant biodiversity is inappropriate - particularly in mineral extraction zones. • SNAs should be identified in Buller and Westland

NZ Coal and Carbon		<ul style="list-style-type: none"> • The Significant Natural Areas (SNA) and Outstanding Natural Landscapes (ONL) provisions will have legal effect upon notification. Many of these provisions and overlays will apply to mineral extraction activities both within and outside of the Mineral Extraction Zone. We seek a consenting pathway and access to the management or mitigation hierarchy for our current and future activities such that they are not unnecessarily restricted. • ECO - O2, ECO-P2 and ECO – P6 should allow for mitigation • ECO – R1 and R2 should specifically provide for lawfully established activities
Inger Perkins	Policy Rules Buller/ Westland SNAs	<ul style="list-style-type: none"> • Considers that the chapter needs to emphasise the value of lowland forest ecosystems, which are underrepresented and easily lost or diminished through permitted clearance rules. • Seeks that ECO-O1 –should be extended to add 'protect', thus: To protect and maintain the range and diversity of ecosystems and indigenous species found on the West Coast/Tai o Poutini. • ECO-P7 and ECO – P4 should also be extended this to protect species, e.g., The impact of the activity on protected wildlife and how any potential impact could be avoided, remedied or mitigated. • ECO P9 – seeks in relation to biodiversity offsets that TTPP needs to be clear on which guidance and that it is sufficiently robust. • ECO – R1 - 5000m²/3 years could mean death by a thousand cuts to lowland forest remnants. Considers that such permitted activity has no justification in the context of protecting indigenous vegetation and habitat as required by section 6 of the RMA - "areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected". Some means to protect more valuable areas needs to be found and implemented. • ECO-R1 as drafted allows for the clearance of indigenous vegetation when it is the removal of windthrow timber. When DOC explored the adverse effects of removing windthrow timber, one of the clear early findings of Manaaki Whenua Landcare Research, acting in a consulting capacity, was that a significant and long lasting potential impact on the forest was the compaction of forest soil by vehicles carrying out the removal. Such removal by vehicle was only allowed when adjacent to existing tracks; removal was otherwise carried out by helicopter. This adverse effect needs to be taken into account in this rule.
Frida Inta	Policy	<ul style="list-style-type: none"> • Seeks two new objectives – one to recognise the benefits of ecosystem services and one that relates to natural character • Opposes Policy 1 as being insufficient for protection of biodiversity • Seeks Policy 2 be amended so that there are no adverse effects on SNAs • Seeks Policy 3 be amended to refer to natural indigenous character and Seeks clarification of wording around additional subdivision rights • Opposes Policy 4 • Opposes Maori considerations in Policy 5 • Policy 6 – seeks reference to the information in Appendices 1 and 2 of the RPS • Policy 7 – seeks reference to the resource consent process rather than subdivision, use and development

		<ul style="list-style-type: none"> • Rule 1 – seeks that no mature trees be felled as part of permitted walking tracks, Opposes 5ha per site – as some sites are old ¼ acre sections, would like to see 15 years for manuka/kanuka/bracken reduced to 10 or 5 years, permitted maximum clearance needs to be tightened • ECO R-6 – if SNA spans more than 1x 4000m² allotment is too restrictive • Seeks that the chapter recognise Section 31 of the RMA and protects indigenous biodiversity that is not recognised or classified as an SNA • Clearance for utilities needs conditions as such clearance can be destructive • Opposes permitted fencelines within an SNA
Federated Farmers	Buller/ Westland SNAs	<ul style="list-style-type: none"> • FFNZ supports the principle of a planning approach that identifies SNAs using robust methodology and targeted land use controls as being more appropriate than general catch all rules which elevate all indigenous vegetation to a significance status until proven otherwise. • We are concerned for areas in Buller and Westland where the SNA mapping has only occurred at a desktop level, that now the approach is for SNA's to be ground truthed when landowners apply for a resource consent. • From looking at other councils methodology, there are various methodologies for Council to meet their s6 obligations under the RMA. We would request that the Council ensure that the process is not a cost burden on the landowner. • We would also like to see more information made available to landowners as to what criteria their sites meet.
Michael Orchard	Grey SNAs Buller/ Westland SNAs	<ul style="list-style-type: none"> • I fully support the provision and evaluation of Grey District SNA's • Buller and Westport Districts should include identification of SNAs • Identify some specific locations as SNAs • Seeks that DOC biodiversity values be included in the Plan
Greg Maitland	Buller/ Westland SNAs Rules	<ul style="list-style-type: none"> • ECO R1 Indigenous Vegetation Clearance – opposes the rule as the identification of SNAs has not been undertaken in Buller and Westland and the costs of SNA identification will lie with landowners. • In regards to ECO- R1, X.5 Removal of Bracken , Manuka , Kanuka under 15 years old . There should also be provision for the acceptance of a signed affidavit from a seperate witness for verification. As photographic evidence may not be verifiable . Bracken for example can be cleared on year and grow back the next showing no difference. • No 6 I agree with the right to remove wind-throw timber. • No 7 I would like this to be extended to 1 Hectare over 3 years if the natural vegetation has ben cut over or previously logged and is an altered non pristine state . verifiable by witnessed affidavits and recent photographs.
Brian Anderson	Policy	

	Rules Westland/ Buller SNAs	<ul style="list-style-type: none"> • Policy - All mention of biodiversity offsetting should be removed from the plan. • Rules All indigenous vegetation clearance should be a Discretionary Activity Permitted and controlled rules for indigenous vegetation removal should be removed. They are undesirable because of the biodiversity and climate change implications, and untenable without identification of Significant Natural Areas. • The TTPP fails to identify SNAs in Buller and Westland but one of the fundamental requirements under s6 of the RMA. Maps of potential SNAs should be included within the Plan.
DOC	Objectives Rules Definitions	<ul style="list-style-type: none"> • ECO – O4 should include reference to maintaining the extent of indigenous biodiversity. • Amend definition of SNA to align with the WCRPS. • Permitted rules are too permissive • Identify areas of kiwi habitat that may require additional protection from residential development and pests. • Permitted vegetation clearance of up to 5,000m² per site can be undertaken in accordance with rule ECO - R1 and ECO - R2 without verifying what type of vegetation is being removed with the exception of manuka, kanuka and bracken. These rules should exclude clearance of indigenous threatened species to give effect to Policy ECO - P6. • Delete the permitted activity standard that allows clearance for building, access, parking and manoeuvring where no practical alternative development area as is not enforceable. • The way the rules are drafted it is not clear if the 5,000m² limit for permitted clearance applies to this activity or the likes of the construction of up to 2.5m wide cycling tracks and new fences. • All these activities potentially could require large scale vegetation clearance and there needs to be clarity of the limits that apply within the permitted activity rules. • There is a permitted activity to remove windthrown trees but no caveat of the damage which could be inflicted as part of the extraction process. • Manuka/kanuka are now all threatened species because of the risk posed from myrtle rust. The rules specific to removal of manuka/kanuka may therefore be in conflict with the assessment criteria for SNAs. This was addressed in the draft NPS-IB by excluding natural areas of manuka/kanuka where the myrtle rust qualifier was the only trigger for the SNA to be identified. The Department would be comfortable if the same wording in the draft NPS-IB was used. • This vegetation type could also occur in pakihi wetland and it would be important make the point clearly in the Plan that while it may be a permitted activity to clear this vegetation in certain circumstances, the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 contains controls on the clearance of vegetation and earthworks within natural wetlands.
Garry Hill	Buller/ Westland Rules	<ul style="list-style-type: none"> • ECO measures to manage vegetation clearance in Buller and Westland are too vague and permissive.

Linda Grammer and Ian Mulholland	Policy Rules Buller/ Westland SNAs	<ul style="list-style-type: none"> • Insufficient emphasis on Biosecurity in the draft Plan.. • GE/GMOs (Genetically Modified Organisms) Genetically Modified Organisms/ Gene Drive should be addressed in the Plan • The polices with clear direction to protect threatened and at risk species are good ECO - Policy 7 sets some useful and clear considerations, but the provisions don't go far enough to give effect to the West Coast Regional Policy Statement. • The rule framework in the ECO chapter is overly permissive and does not appear to give effect to the RMA s 6 or s 31 • ECO - R1 is concerning, where SNAs have not yet been identified and mapped (in Buller and Westland districts). The permitted activity standards are too permissive and lack clarity, for example : It is clearance for building, access, parking and manoeuvring areas where there is no practical alternative development area on the site – who decides? It is the removal of windthrow timber – does not specify how or where It is a maximum area of 5000m2 per site, in total, over any continuous three year period – seems to apply anywhere, including in a potential SNA • Relying solely on consenting process leaves unidentified significant biodiversity at risk and will result in ad-hoc and in many cases only partial identification of significant areas. • It is not clear how the rules which are intended to restrict activities in such areas can be effectively applied with this approach. .
Beef and Lamb	Buller/ Westland SNAs	<ul style="list-style-type: none"> • 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.
Ted Brennan	Westland SNAs	<ul style="list-style-type: none"> • In Central Westland there are only 3 remaining areas of remnant Coastal Kowhai forest. The best remnants includes one area on south side Waitaha River, along both sides of Ounatai Creek as far as Duffers Creek Lagoon. Another site in the Totara Lagoon area, has kowhai forest from Frenchies Island and along both sides of Gow Creek almost as far as the West Coast Wilderness Cycleway (old Ross to Ruatapu railway). The 3rd area is at Donoghues south of Ross and is adjacent to the northern Mikonui Lagoon - a Schedule 2 wetland. This area is at most risk of loss through development/mining/lack of care. • All 3 areas provide and incredible food source for tui, bellbird (korimako) and kereru, as well as an amazing display of flowers and birdsong during the spring for those who know these areas exist and where they are. I feel these remnant areas should noted in the TTP Plan and be given the highest level of protection available."

Keith Morfett	Buller/ Westland SNAs	<ul style="list-style-type: none"> • Ecosystems and Indigenous Biodiversity Policies. The draft proposes that areas of significant vegetation and fauna habitat in Westland and Buller be identified through the resource consent process (ECO-P1). • Concomitant with this clause land owners may clear 0.5 ha of indigenous vegetation every three years as a permitted activity (ECO-R2). • There is therefore a real risk that significant natural areas will be gradually cleared by landowners prior to any resource consent being applied for. • This approach is inconsistent with the RMA and Buller and Westland should formally identify SNAs to prevent the creeping destruction of indigenous biodiversity.
Clare Backes	Buller/ Westland SNAs	<ul style="list-style-type: none"> • There are some good policies that give good direction to protect threatened and at risk species in the ECO chapter, but there are also some glaring omissions. • ECO-P1 states that significant indigenous vegetation and fauna will be identified through the resource consent process. However ECO-R2 states that clearance of 5000m2 over 3 years is a permitted activity, which means that a potential SNA could be gradually cleared over a number of years and never be identified. • Westland and Buller do not have to formally identify SNAs until resource consent is applied for – this is contrary to the RMA. • There are some very vaguely worded policies e.g. ECO-P6 uses the term “reasonable measurable reduction” – this could be interpreted in a number of ways. • Overall there are many permitted activities which could be harmful to the environment – this puts the onus on the general public to monitor these activities, as the Councils are not able to monitor everything. • The lack of the need for a resource consent also excludes the general public and affected neighbours completely from the process.
Hans Wiskerke	Policy Buller / Westland SNAs Rules	<ul style="list-style-type: none"> • While it is correct the West Coast has a large area of indigenous vegetation, it would not be correct to conclude this is ‘intact natural diversity’ as there are many plant and wildlife species under threat, due to introduced predators, weeds including wilding pines, and effects of climate change. • The TTPP should aim to actively improve biodiversity, rather than refer to the high percentage of conservation land on the West Coast as a reason not to take (or slow down) active measures. • The proposed approach for Westland and Buller Districts (where no SNAs have been formally identified) would mean that any area with significant natural areas, where development takes place that does not require a resource consent, is assumed to not have any significant natural areas. This important assumption seems to be taken to avoid the need to formally identify SNAs. • While it is understood the identification of SNAs can have financial effects for the owner/user of the land, it should be remembered that humans are only guardians of the land. The best outcome from an environmental perspective would be if SNAs are formally identified so suitable protection measures can be taken.

		<ul style="list-style-type: none"> • In my view TTPP should also include protection for those areas of natural significance where non-resource consented developments are allowed to take place that could diminish or destroy its natural values. • ECO-R1 Windthrow timber should only be removed when essential, if is a risk to people, structures or infrastructure, as per ECO-R1-1. Such windthrow timber is a valuable resource for the ecosystem which it forms part of, and removing it for e.g. economic considerations should not be an allowed activity under the umbrella of Ecosystems and Indigenous Biodiversity.
Forest and Bird	<p>Buller / Westland SNAs</p> <p>Rules</p> <p>Definitions</p>	<ul style="list-style-type: none"> • Relying on consent processes to identify SNAs before they can be included in the plan means that this plan will not provide for the protection of SNAs. While the plan provisions suggest that areas identified through consenting will be added to the plan by way of plan change, this method is not adequate on its own • The limitation of matters of control or restriction makes it unclear whether an assessment under the RPS significance will or can be undertaken • The plan should provide for future and ongoing surveys to identify SNAs. • The RPS provides a framework under which permitted activities may be appropriate where adverse effects are no more than minor. However, the draft ECO rules would not ensure this • While some of the bottom lines, limits and other requirements of the RPS Chapter 7 policies are captured in the draft ECO policies, not all are. • For example, the hierarchy of measures before offsetting and then before compensation can be considered, the limits and requirements for offsetting and compensation are not captured • This is particularly concerning for areas that meet the significance criteria of the RPS but are not identified in the plan. • Even beyond those areas that may be significant, the limit of 5000m² appear high given the extent of loss that has occurred under the current district plans. • We are particularly concerned that this could result in clearance of remaining vegetation on a site including significant biodiversity within residential zones where property sizes are smaller and SNAs could extend over more than one property. • Definitions - AREA OF SIGNIFICANT INDIGENOUS BIODIVERSITY which capture both identified SNAs and areas meeting the Significance criteria of the RPS. We consider this term would be useful in other chapters. However, we note that the RPS policy requires areas identified using the significance criteria are known as SNAs • The definition of SIGNIFICANT INDIGENOUS BIODIVERSITY should be worded so that it captures areas that meet the significant criteria of the RPS. • The requirement for assessment should be set out in provisions. If the area has already been assessed, it should be mapped for inclusion in the plan schedules and maps

West Coast Conservation Board	Policy Rules Buller/ Westland SNAs	<ul style="list-style-type: none"> • Opportunities for the provision of guidance to landowners regarding recognising pakihi wetland so this can be appropriately managed under the NESF (as opposed to cleared under native vegetation clearance permitted activity rules), • Native vegetation clearance rules 0.5ha / 3 years in Buller and Grey Districts, and how this approach can allow the clearance of vegetation within SNAs under permitted rules. Understand this is an intermediary approach as the NPSIB is in train. However, SNAs (which may contain considerable ecological values e.g., GSK or other threatened wildlife) remain vulnerable to clearance activity. Consideration towards mechanisms that can be incorporated to protect our F/F values in our SNAs before they are recognised as such,
Aggregate and Quarry Association	Rules	<ul style="list-style-type: none"> • A major concern with the plan relates to the impact of SNAs and ONLs in the transition period between the plan being notified and when it becomes fully operative. • Specifically, the SNA, ONL and other overlay provisions will take effect when the plan is notified but the enabling provisions, both in the extractive zones and outside, will not become operative until decisions are made much later. This clearly causes problems for consent applications in that interim period. The rules need to be operational at the outset to prevent the SNAs from being legally effective without the intended enabling rules.
Gordon Graham	Grey SNAs	seeks a copy of the s32 around SNAs
Community and Public Health	Policy	Re Eco-P9 recommend offsets are as close as possible to the development site
Trustpower	Buller/ Westland SNAs Definitions Policies	<ul style="list-style-type: none"> • Opposes the approach for identifying significant natural areas in Buller and Westland and approach in ECO – P1 • Seeks ECO –O2 should reference effects on values being remedied, mitigated, offset or compensated • Support ECO – P2 • Seeks consistency across P6, P7 and P9 in relation to the Regional Policy Statement should be given further consideration. • Policy 7 be amended as follows: When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters: - ... - <u>The necessity for the activity to provide for critical infrastructure or renewable electricity generation;</u> • ECO – R1 and ECO – R2 seeks amendment as follows:

		<p>it is necessary for one of the following purposes:</p> <p>i. The maintenance, operation and repair of lawfully established tracks, fences, structures, buildings, critical infrastructure, energy activities, network utilities or natural hazard mitigation activities;</p> <p>For the installation of temporary network activities or temporary energy activities in ENG-R5, following a regional or local state of emergency declaration;</p>
NZTA	<p>Policies</p> <p>Rules</p>	<p>Support the following Objectives and Policies:</p> <ul style="list-style-type: none"> • ECO – O1, ECO – O2, ECO – O4, ECO-P7 and ECO – P9 <p>Support the following Rules</p> <ul style="list-style-type: none"> • ECO – R1, ECO – R2 but reword for clarity, ECO – R4/SUB R7
Chorus, Spark and Vodafone	Policies	<ul style="list-style-type: none"> • The objectives and policies in this section appear to provide a workable approach for infrastructure. However, for consistency with other natural environmental overlays, a linkage to the new policy provisions being sought in the Infrastructure section for activities in sensitive overlays should be provided.
Birchfield Coal	<p>Policies</p> <p>Buller/ westland SNAs</p> <p>Rules</p>	<ul style="list-style-type: none"> • support the need to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna (collectively SNA). • seek the exclusion of mineral extraction activities in the MEZ from this framework. • BCML agrees with the proposal that SNA in Buller and Westland can be identified through the resource consenting process. BCML considers that site-specific (and where possible on the ground) assessment through resource consenting will be more robust than a broad desktop analysis for the purposes of the TTPP. • BCML is unclear of the basis of some of the SNA (and ONL) identification and does not support these overlays applying to its operations without justification. • BCML considers that identification should be on the basis of the criteria attached as Appendix 1 to the WCRPS. BCML considers that reference to specific criteria will provide consistency to the identification of SNA. • There needs to be express acknowledgment in the provisions that functional activities like mining can often not avoid these areas. • BCML considers that the management hierarchy adopted by the WCRPS should be used for management of SNA across the Districts. A similar hierarchy should be applied for Natural Feature Landscapes (ONL/ONFs). • The consideration of biodiversity offsetting and environmental compensation at ECO P9 is vague and BCML considers that the policies in the WCRPS should be used. • Combine R1 and R2 • BCML considers that in relation to mineral extraction activities indigenous vegetation clearance can be effectively managed through controlled (outside ONL/SNA) and restricted discretionary rules (inside ONL/SNA) rules.

		<ul style="list-style-type: none"> Although Grey District has mapped SNAs and Buller and Westland have not, we do not consider that different permitted activity rules are required. Buller and Westland will have SNA added to Schedule 4 either because they are regionally identified as SNA (i.e. wetlands) or through the resource consenting process.
Straterra	Policies Rules	<ul style="list-style-type: none"> Find the chapter complicated – seek more consistency with the WCRPS Support the provisions in ECO - P7 and ECO - P9 that allow for compensation The Significant Natural Areas (SNA) and Outstanding Natural Landscapes (ONL) provisions will have legal effect upon notification. Many of these provisions and overlays will apply to mineral extraction activities both within and outside of the Mineral Extraction Zone. Seek a consenting pathway and access to the management or mitigation hierarchy for current and future mineral extraction activities. ECO - O2, ECO-P2 and ECO – P6 should allow for mitigation ECO – R1 and R2 should specifically provide for lawfully established activities Identify some drafting errors in rules
Minerals West Coast		<ul style="list-style-type: none"> Where mineral values and biodiversity or landscape values intersect, mining can still be carried out responsibly in keeping with the objectives of the Resource Management Act. In these instances, Minerals West Coast supports a consenting pathway that provides access to the effects management hierarchy. This allows use or development to in the first instance: <ul style="list-style-type: none"> - Avoid, and where not possible: - Mitigate, and where not possible: - Remedy, and where not possible: - Offset, and where not possible: - Compensate. Where restrictions do apply as a result of overlays or other provisions, this consenting pathway needs to be clearly available. Where mineral extraction is not a permitted activity there must be a clear and defined consenting pathway that is able to allow for mineral extraction to occur in a way that causes no net loss (and preferably a net gain) to other values, e.g. indigenous biodiversity.

**APPENDIX TWO: AMENDED ECOSYSTEMS AND BIODIVERSITY PROVISIONS, RECOMMENDED FOR INCLUSION IN THE PROPOSED TTPP
(Altered provisions highlighted in **YELLOW**)**

Ecosystems and Indigenous Biodiversity Objectives	
ECO- O1	To identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna on the West Coast/Tai o Poutini.
ECO - O2	To provide for appropriate subdivision, use and development within areas of significant indigenous vegetation and significant habitats of indigenous fauna where the values of the area can be maintained or enhanced.
ECO - O3	To provide for tino rangatiratanga in relation to management of areas of significant indigenous vegetation and significant habitats of indigenous fauna where these are located on Poutini Ngāi Tahu land.
ECO - O4	To maintain the range and diversity of ecosystems and indigenous species found on the West Coast/Tai o Poutini.

Also the Strategic Objectives and Policies

Ecosystems and Indigenous Biodiversity Policies	
ECO - P1	<p>Identify areas of significant indigenous vegetation and fauna habitat:</p> <ol style="list-style-type: none"> 1. In the Grey District these areas are identified in Schedule Four; 2. In the Buller and Westland Districts: <ol style="list-style-type: none"> i. The criteria set out in Appendix 1 of the West Coast Regional Policy Statement will be used to assess significance; ii. Areas of significant indigenous vegetation and fauna habitat will be identified through the resource consent process until such time as district wide identification and mapping of significant natural areas is undertaken; iii. Buller and Westland district wide assessment, identification and mapping of significant natural areas will be undertaken and completed by June 2027; and iv. Identified areas of significant indigenous vegetation and fauna habitat will be added to Schedule Four through a Plan Change.
ECO - P2	<p>Allow subdivision, use and development within areas of significant indigenous vegetation or significant habitats of indigenous fauna where:</p> <ol style="list-style-type: none"> a. This is for a lawfully established activity; or b. It is for a Poutini Ngāi Tahu cultural purpose; or c. This is undertaken on Poutini Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; or d. The activity has a functional or operational need to be located in the area; e. The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat.

ECO - P3	Encourage the protection, enhancement and restoration of significant indigenous biodiversity by: <ul style="list-style-type: none"> a. Allowing additional subdivision rights if an area of significant indigenous vegetation or significant habitat of indigenous fauna within the same property is legally protected as part of the subdivision; b. Promoting the creation of connections and ecological corridors between areas of significant indigenous biodiversity; c. Promoting the use of eco-sourced species from the relevant ecological district; d. Supporting opportunities for Poutini Ngāi Tahu to exercise their cultural rights and responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing areas of significant indigenous biodiversity; and e. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of significant indigenous biodiversity.
ECO - P4	Provide for eco-tourism activities that complement the protection and/or enhancement of areas of significant indigenous vegetation or significant habitats of indigenous fauna and contribute to the vitality and resilience of the economy and wellbeing of the community.
ECO - P5	Enable the use of Māori Purpose Zoned land with areas of indigenous vegetation and indigenous fauna habitat, where land use and subdivision is consistent with tikanga and mātauranga Māori and minimises adverse effects on any significant values of the vegetation or fauna habitat.
ECO - P6	When assessing consents for subdivision, use and development, avoid activities which will: <ul style="list-style-type: none"> a. Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District; b. Result in a degradation of the threat status, further measurable loss of indigenous cover or disruption to ecological processes, functions or connections in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and c. Result in a reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 – 3a -nationally critical, nationally endangered and nationally vulnerable.
ECO - P7	When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters: <ul style="list-style-type: none"> a. The necessity for the activity to provide for critical infrastructure or renewable electricity generation; b. Whether formal protection and active management of all or part of any area of significant indigenous vegetation or habitat will occur as part of the subdivision, use or development; c. The extent to which the proposed activity recognises and provides for Poutini Ngāi Tahu cultural and spiritual values, rights and interests; d. The cumulative effects of activities within or adjacent to any area of significant indigenous vegetation or habitat; e. The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic; f. The impact of the activity on the values of any area of significant indigenous vegetation or habitat, or threatened species and how any potential impact could be avoided, remedied or mitigated; and

	g. The appropriateness of any biodiversity offsetting or compensation in accordance with Policy 9 to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied.
ECO - P8	Maintain indigenous habitats and ecosystems across the West Coast/Tai o Poutini by: <ul style="list-style-type: none"> a. Maintaining, and where appropriate enhancing or restoring the functioning of ecological corridors, linkages, dunes and indigenous coastal vegetation and wetlands; b. Minimising adverse effects on, and providing access to, areas of indigenous biodiversity which are significant to Poutini Ngāi Tahu; c. Restricting the modification or disturbance of coastal indigenous vegetation, dunes, estuaries and wetlands; d. Preserving protected wildlife; and e. Recognising the benefits of active management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection.
ECO - P9	Provide for biodiversity offsets and compensation to manage residual adverse effects of an activity where: <ul style="list-style-type: none"> a. The goal of the biodiversity offsets is no net loss and, preferably, a net gain of biodiversity; b. The conservation outcomes are measurable and positive; and c. The biodiversity offsets or compensation are in accordance with best practice, including but not limited to NZ Government guidance on biodiversity offsetting.
ECO - P10	Protect indigenous biodiversity in the coastal environment from inappropriate subdivision, use and development by: <ul style="list-style-type: none"> a. Avoiding adverse effects on significant indigenous biodiversity; and b. Avoiding, remedying or mitigating other adverse effects on indigenous vegetation, habitats and species within the coastal environment.

Commented [LE1]: This policy has been brought across from the Coastal Environment Chapter in a restructure of these provisions.

Also where relevant refer to policies in the Energy, Infrastructure and Transport Chapters.

Ecosystems and Indigenous Biodiversity Rules	
Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity are provided in General Approach.	
Permitted Activities	
ECO - R1	Indigenous vegetation clearance and disturbance outside of the coastal environment
Activity Status Permitted Where: 1. It is outside of a scheduled Significant Natural Area as identified in Schedule Four;	Activity status where compliance not achieved: Restricted Discretionary

Commented [LE2]: Rule 1 and Rule 2 have been combined

<p>2. It is clearance permitted by the Riparian Margins and Waterbodies Rule NC - RI; or</p> <p>3. It is outside of an Outstanding Natural Landscape identified in Schedule Five, except clearance and disturbance within an Outstanding Natural Landscape is Permitted in the following circumstances:</p> <p>i. It is necessary for one of the following purposes:</p> <ol style="list-style-type: none"> The maintenance, operation and repair of lawfully established tracks, fences, structures, buildings, critical infrastructure, network utilities, renewable electricity generation activities or natural hazard mitigation activities; For the installation of temporary network activities following a regional or local state of emergency declaration; To prevent a serious threat to people, property, structures or services; To ensure the safe and efficient operation (including maintenance and repair) of any formed public road, rail corridor or access; For the construction of new fences and traplines associated with Conservation Activities or to exclude stock or pest animals; To upgrade or create new public walking or cycling tracks up to 3m in width undertaken by the Council or its approved contractor; To comply with section 43 of the Fire and Emergency Act 2017; For construction or operation of an above ground network utility or the national grid; For establishment or operation of below ground network utility lines and cables where: <ol style="list-style-type: none"> The construction corridor does not exceed 3m in width; and All machinery used in construction is cleaned and made free of weed material and seeds prior to entering the site; and Rehabilitation of disturbed areas is undertaken following the completion of construction; It is cultural harvest undertaken by Poutini Ngāi Tahu; or It is on MPZ - Māori Purpose Zoned land and undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or It is within an area subject to a QEII National Trust Covenant or Ngā Whenua Rahui Kawaneta, a Reserves or Conservation Act covenant or a Heritage covenant under the Heritage New Zealand/Pouhere Taonga Act and the vegetation disturbance is authorised by that legal instrument; or It is the removal or clearance of manuka, kanuka and bracken only that is not part of any wetland, including pakihi, and which is under 15 years old, not exceeding 5ha per site over any continuous three year period, subject to provision of notice to the relevant District Council at least 20 working days prior to the proposed clearance including: <ol style="list-style-type: none"> Details of the location of the proposed clearance; Area of the proposed clearance; and Verification by documentary, photographic or other means that the vegetation is less than 15 years old and not part of any pakihi or other wetland; It is the removal of windthrown timber through: 	
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Commented [LE3]: The clause allowing for clearance for a building site and access with no maximum area has been deleted,

<p>a. Use of helicopter recovery methods; or b. Where ground based recovery is only undertaken from areas adjacent to existing vehicle tracks; or</p> <p>vii. It is a maximum area of 5000m² per site, in total, over any continuous three year period.</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> Where clearance of mānuka, kānuka or bracken is proposed under Standard 2 (v) of this rule, if proof that the vegetation is less than 15 years old is unavailable, then a resource consent will be required. Where indigenous vegetation clearance is proposed within the Coastal Environment or within the riparian margins of a waterbody refer to these sections of the Plan for the Rules around this clearance. Where indigenous vegetation clearance is proposed within a wetland this is also subject to rules within the NES - Freshwater which is administered by the West Coast Regional Council. 		
ECO - R2	Indigenous Vegetation Clearance in the Coastal Environment	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> This is for: <ol style="list-style-type: none"> Walking/cycling tracks, roads, farm tracks or fences; Operation, maintenance, repair, upgrading and installation of new network utility infrastructure and renewable energy generation activities; or Establishment of a building platform and access to a building site in an approved subdivision or where there is no existing residential building on the site; The extent of indigenous vegetation disturbed and/or cleared per site does not exceed an area of 500m² in area per site in any three year period; The indigenous vegetation clearance does not disturb, damage or destroy nesting areas or habitat of protected species; and The indigenous vegetation clearance does not occur in any area identified as a Significant Natural Area in Schedule Four. 		<p>Activity status where compliance not achieved: Restricted Discretionary</p>
Controlled Activities		
ECO - R3	Indigenous vegetation clearance or disturbance where this is in accordance with an approved plan or permit issued under the Forests Act 1949	
<p>Activity Status Controlled Where:</p> <ol style="list-style-type: none"> The indigenous vegetation clearance and disturbance is in accordance with an approved Sustainable Forest Management Plan or permit or personal use approval issued by the Ministry for Primary Industries under the Forests Act 1949; 		<p>Activity status where compliance not achieved: Restricted Discretionary</p>

Commented [LE4]: This rule has been brought across from the Coastal Environment Chapter in a restructure of these provisions

<p>2. The indigenous vegetation clearance is outside of any Significant Natural Area identified in Schedule Four and the Coastal Environment; and</p> <p>3. The indigenous vegetation clearance is not located in an area of land environment of category one or two of the Threatened Environment Classification.</p> <p>Matters of control are:</p> <p>a. The matters outlined in Policies ECO - P6, ECO - P7 and where relevant NFL - P6;</p> <p>b. The protection of habitats of threatened or at risk species;</p> <p>c. Compliance with the terms of an approved Sustainable Forest Management Plan or permit or personal use approval issued by the Ministry for Primary Industries under the Forests Act 1949; and</p> <p>d. The measures to avoid, remedy, or mitigate any adverse effects on any significant indigenous vegetation and significant habitats of indigenous fauna.</p>	
<p>ECO - R4/SUB - R7 Subdivision of Land Containing an Area of Significant Indigenous Biodiversity</p>	
<p>Activity Status: Controlled Where:</p> <p>1. One new allotment with a minimum lot size of 4,000m² is created from the parent title, provided that in the GRZ - General Rural Zone there is a balance area remaining on the original title of at least 4 ha; and</p> <p>2. The area of significant indigenous biodiversity is legally protected in perpetuity by way of a conservation covenant with an authorised agency and is contained within a single allotment;</p> <p>3. The subdivision will not result in buildings or access ways being located within the identified area of significant indigenous biodiversity or the need for clearance of significant indigenous vegetation to provide for future access to any site; and</p> <p>4. Subdivision standards S2-S11 are complied with.</p> <p>Matters of control are:</p> <p>a. Subdivision layout, access, design, location and proximity of building platforms to areas of significant indigenous biodiversity;</p> <p>b. Management of earthworks, including earthworks for the location of building platforms and access ways;</p> <p>c. The protection of habitats of threatened or at risk species; and</p> <p>d. The measures to minimise any adverse effects on:</p> <p>i. The significant indigenous biodiversity;</p> <p>ii. The cultural significance to Poutini Ngāi Tahu.</p> <p>Advice Note: This rule does not apply to subdivisions to create allotments for network utilities, access or reserves which are subject to Rule SUB - R4.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
<p>Restricted Discretionary Activities</p>	
<p>ECO - R5</p>	<p>Indigenous vegetation clearance not meeting Permitted or Controlled Activity Standards</p>

<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. This is not within: <ol style="list-style-type: none"> i. A Significant Natural Area identified in Schedule Four; ii. An area of land environment of category one or two of the Threatened Environment Classification; iii. An Outstanding Natural Landscape identified in Schedule Five; iv. An Outstanding Natural Feature identified in Schedule Six; v. An area of High Coastal Natural Character identified in Schedule Seven; or vi. An area of Outstanding Coastal Natural Character identified in Schedule Eight. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Whether there are other regulations impacting the site that have meant the land is unable to be used for economic rural uses; b. Constraints imposed by functional or operational need of network utilities and critical infrastructure; c. Effects on habitats of any threatened or protected species; d. Effects on the threat status of land environments in category one or two of the Threatened Environments Classification; e. Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; f. Effects on the intrinsic values of ecosystems; g. Effects on recreational values of public land; and h. The matters outlined in Policies ECO - P6 and ECO - P7. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Where indigenous vegetation clearance is proposed within the riparian margin of a waterbody refer to this section of the Plan for the Rules around this clearance. 2. Where indigenous vegetation clearance is proposed within a wetland this is also be subject to rules within the NES - Freshwater which is administered by the West Coast Regional Council. 	<p>Activity status where compliance not achieved: Discretionary</p>
<p>ECO - R6/SUB - R9 Subdivision of Land containing an Area of Significant Indigenous Biodiversity not meeting Rule ECO - R4</p>	
<p>Activity Status Restricted Discretionary Where:</p> <ol style="list-style-type: none"> 1. Up to three allotments with a minimum lot size of 4,000m² are created from the parent title; 2. The area of significant indigenous biodiversity is legally protected in perpetuity by way of a conservation covenant with an authorised agency and is contained within a single allotment; 3. The subdivision will not result in buildings or access ways being located within any Significant Natural Area identified in Schedule Four; and 4. Subdivision standards S2-S11 are complied with. <p>Discretion is restricted to:</p>	<p>Activity status where compliance not achieved: Discretionary</p>

Commented [LE5]: These changes have arisen due to combining the coastal environment rules back into the Ecosystems and Biodiversity Rules

<ul style="list-style-type: none"> a. Whether there are other regulations impacting the site that have meant the land is unable to be used for economic rural uses; b. The extent to which the subdivision layout, access, allotment size and design and the location of building platforms may adversely impact the significant indigenous vegetation and/or significant habitat of indigenous fauna; c. Management of earthworks including earthworks for the location of building platforms and access ways; d. The protection of habitats of threatened or at risk species. e. The measures to minimise any adverse effects on: <ul style="list-style-type: none"> i. The significant indigenous biodiversity; and ii. The particular cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu as kaitiaki and mana whenua that are associated with the significant indigenous vegetation and/or significant habitats of indigenous fauna and the potential impact on those values, interests or association. 		
Discretionary Activities		
ECO - R7	Indigenous vegetation clearance not meeting ECO - R5	
Activity Status Discretionary		Activity status where compliance not achieved:
<p>Advice Note: Where assessing resource consents for indigenous vegetation clearance under this rule assessment against the policies of both the Ecosystems and Biodiversity Chapter and Natural Features and Landscapes Chapters will be required.</p>		N/A
ECO - R8/SUB - R15	Subdivision of Land containing an Area of Significant Indigenous Biodiversity not meeting Rule ECO - R6	
Activity Status Discretionary		Activity status where compliance not achieved:
<p>Where:</p> <ol style="list-style-type: none"> 1. The area of significant indigenous biodiversity is legally protected in perpetuity by way of a conservation covenant with an authorised agency and is contained within a single allotment; 2. The subdivision will not result in buildings or accessways being located within any Significant Natural Area identified in Schedule Four; and 3. Subdivision Standards S2 - S11 are complied with. 		Non-complying
Non-complying Activities		
ECO - R9	Subdivision of Land within an Area of Significant Indigenous Biodiversity not meeting Rule ECO - R8	
Activity Status Non-complying		Activity status where compliance not achieved: N/A

ECO - R10	Planting of Plant Pests identified in a West Coast Regional Pest Management Plan within an area of significant indigenous vegetation or habitat of significant fauna	
Activity Status Non-complying		Activity status where compliance not achieved: N/A
ECO - R11	The intentional release or farming of Animal Pests identified in a West Coast Regional Pest Management Plan within an area of significant indigenous vegetation or habitat of significant fauna	
Activity Status Non-complying		Activity status where compliance not achieved: N/A



Project Manager Update

1 April 2022 – 30 April 2022

Prepared By: **Jo Armstrong**
Date Prepared: **30 April 2022**

Accomplishments this Period

- April has been a very busy month. The feedback period for the draft Coastal and Land Instability Hazards provisions began on 4 April, and we had eight meetings/drop-in sessions between 11 and 14 April.
- We were very grateful to have Committee members or councillors with us at each meeting.
- We had very good turn outs in coastal settlements, beginning with 23 attending in Haast at 8am on the Monday.
- In general people seemed to have a good understanding of the coastal hazards they face, and they provided good local knowledge about the processes and impacts. There was a general acceptance that rules are necessary, and there was a lot of discussion about engineered defences. Some people said they are already having difficulty building under the current rules.
- The feedback period for these hazards ended on 22 April. In total 61 people met with the team in person, and we received 37 pieces of written feedback. A report with recommendations for natural hazards will be presented at the May meeting.
- A peer review of the TTPP natural hazards provisions was completed in April, and will feed into the May report.
- TTPP planners are working under pressure to complete the analysis, reporting and updates required to present the proposed Plan for approval at the June meeting.
- External planning resources are being used for peer review, plan integration and possibly section 32 work.
- Further work continues on Westport-specific provisions which could take account of flood wall design. This will only be presented to the community prior to notification if the work is complete. Public comment on these provisions would be through the official submissions process for the proposed Plan.
- The 17 May Committee meeting is scheduled to be held at Buller District Council. The meeting will include detailed discussion on topics that received more than minor feedback, including natural hazards.

Plans for Next Period




- Make updates to draft Plan
- Set up submissions tool
- Design information sheet to go to every rate payer
- Write chapters for the Section 32 Cost Benefit Analysis to accompany the Proposed Plan

- Update WCRC Resource Management Committee
- TTPPC meeting at Buller District Council on Tuesday 17 May at 9.30am.

Key Issues, Risks & Concerns

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
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, mineral extraction 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		Schedule is tight, but on track
Resources		Staff capacity stretched under fast track

Scope	Deliver efficient, effective and consistent Te Tai o Poutini Plan
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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 workshop for Settlements section	28-Feb-20	23 Oct and 21 Nov 2019	Greymouth and Hokitika, then Westport
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 TTP 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			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	30-May-22	30 September 2021	Targeted consultation with stakeholders on draft provisions with the aim of addressing concerns at this more informal stage

Stage	Target Completion	Revised Fast Track Completion	Comments
Plan			
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 available for wider community feedback, and community drop-in sessions. 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 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