

RC240079 – Te Tai o Poutini Plan

Compliance Assessment

The decisions on the Te Tai o Poutini Plan (TTPP) were publicly notified on 10 October 2025. While a number of appeals have been lodged, the rules in the TTPP have legal effect from the date of public notification, with those provisions not subject to appeal now operative and replacing the relevant parts of the Buller District Plan. To this end, the following provides an assessment against the relevant provisions of the decisions version of TTPP¹.

Under the decisions version of the TTPP, the site is zoned **General Rural**, and subject to the following relevant overlays, as identified in **Figure 1**:

- Coastal Environment;
- Outstanding Coastal Natural Character (NCA42 - Dolomite Point Pancake Rocks and NCA44 - Woodpecker Bay foothills to Needle Point) (Schedule Eight);
- High Coastal Natural Character (NCA43 – Te Miko) (Schedule Seven)
- Outstanding Natural Landscapes (ONL45 - Ōkoriko/Razorback, Dolomite, and Perpendicular Point) (Schedule Five);
- Site of Significance to Māori 30 (SASM30, Te Miko, Ara tāwhito);
- Coastal Inundation 2 Hazard Overlay;
- State Highway Road Noise Overlay.



Figure 1 TTPP Planning Maps GIS

¹ As per the most recent update of 16 April 2026, capturing minor corrections to the TTPP under Clause 16, Schedule 1 of the RMA.

Whilst noting a resource consent authorises an activity and not a breach of rules, and several rules remain subject to change through resolution of appeals, the following provides an assessment of the relevant standards of the TTPP.

By way of summary, the activity status of the proposal remains unchanged and **non-complying**, notwithstanding section 88A of the RMA, with the nature of the non-compliances consistent with those already identified and assessed. In this respect, the expert assessments provided in support of the application provide a comprehensive assessment of landscape, transport, natural hazard and ecological effects, supported by an archaeological assessment and an accidental discovery protocol at the request of Ngāti Waewae. Any relevant TTPP rules that now have legal effect and are not met by the application are therefore not considered to give rise to any new issues or matters that have not already been assessed through the original application and subsequent further information responses.

Rule	Explanation / Requirement	Activity Status / Compliance / Comment																								
ENG Energy																										
ENG – R5	<p>Renewable Electricity Generation Activity</p> <ol style="list-style-type: none"> Performance standards in Rule ENG - R1 are complied with; The construction, operation, maintenance, repair and upgrading of small and community scale renewable electricity generation shall comply with the following standards; <ol style="list-style-type: none"> Wind turbines do not exceed 8m in tower height; Solar panels and any land-based structure, building or impermeable surface for hydroelectricity generation must comply with the relevant performance standards in Rule R1 of the applicable zone or in the case of the... 	<p>Permitted</p> <p>The provision of solar panels associated with the accommodation cabins will comply with ENG-R1 and standards in GRUZ-R1.</p>																								
TRN Transport																										
TRN – R1	<p>Establishment of accessways, vehicle crossings, parking spaces, loading spaces, queuing and standing spaces</p> <ol style="list-style-type: none"> Vehicle crossings and access way standards - TRN Tables 1 - 4, Standards TRN S1 - S3, and TRN Figure 1-5 are complied with; Parking, loading, queuing and standing standards - TRN Tables 5 - 6, Standards TRN S4 - S6 and TRN S12 and TRN Figures 6 and 7 are complied with; Manoeuvring standards TRN S7 - S11 are complied with; Where an impermeable carparking area greater than 1000m² in area is provided, stormwater treatment is provided; and Formation standards TRN S12 and TRN S13 are complied with. 	<p>Restricted Discretionary (TRN-R8)</p> <p>The proposed vehicle crossing does not comply with the standards under (1), namely:</p> <ul style="list-style-type: none"> TRN Table 1 – sight distance does not comply (280m required); TRN Table 3 – minimum distance between vehicle access points does not comply (200m required); TRN Table 4 – crossing does not comply (Diagram E required). <p>As outlined in the Transport Assessment, the proposal will comply with the remaining standards specified. The provision of parking spaces will be in accord with the identified standards.</p>																								
TRN – R6	<p>Trip Generation Activities</p> <p>Where:</p> <ol style="list-style-type: none"> The High Trip Generating Activities Thresholds in TRN Table 7 are complied with: <p><i>Table TRN 7 – High Trip Generating Activities Thresholds</i></p> <table border="1"> <thead> <tr> <th rowspan="2">Equivalent Car Movements* per day</th> <th colspan="4">Access is to a road classified as:</th> </tr> <tr> <th>Local</th> <th>Collector</th> <th>Arterial</th> <th>State Highway</th> </tr> </thead> <tbody> <tr> <td>0-100</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>101-200</td> <td>N/A</td> <td>Basic</td> <td>Basic</td> <td>Full</td> </tr> <tr> <td>210-400</td> <td>Basic</td> <td>Basic</td> <td>Full</td> <td>Full</td> </tr> </tbody> </table>	Equivalent Car Movements* per day	Access is to a road classified as:				Local	Collector	Arterial	State Highway	0-100	N/A	N/A	N/A	N/A	101-200	N/A	Basic	Basic	Full	210-400	Basic	Basic	Full	Full	<p>Permitted</p> <p>Based on the transport assessment, the daily traffic generation of the site is less than 100 vehicles.</p>
Equivalent Car Movements* per day	Access is to a road classified as:																									
	Local	Collector	Arterial	State Highway																						
0-100	N/A	N/A	N/A	N/A																						
101-200	N/A	Basic	Basic	Full																						
210-400	Basic	Basic	Full	Full																						




	>400	Full	Full	Full	Full	
	<p><i>*Equivalent Car Movements (a movement is one car out or into a site)</i></p> <ul style="list-style-type: none"> • 1 equivalent car movement (ecm) = 1 car/light vehicle movement • 3 ecm = 1 heavy commercial vehicle movement (1 truck) • 5 ecm = 1 combination heavy commercial vehicle movement (1 articulated truck or truck and trailer) 					
TRN - R8	Establishment of accessways, vehicle crossings, parking spaces, loading spaces, queuing and standing spaces not meeting Permitted Activity standards					Restricted Discretionary The proposal does not comply with the permitted activity standards.
NH Natural Hazards						
NH – R30	<p>New Buildings containing Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 2</p> <p>Where:</p> <ol style="list-style-type: none"> 1. This is accompanied by a natural hazard risk assessment prepared by a suitably qualified and experienced person. 					Restricted Discretionary A portion of the lodge, and a single cabin are located within the overlay area, with a natural hazard risk assessment provided with the application.
SASM Sites and Areas of Significance to Māori						
NB: The site is subject to SASM-30, however this SASM is not listed in any of the Tables for which rules apply.						
ECO Ecosystems and Indigenous Biodiversity						
ECO – R1	<p>General Standards</p> <p>Permitted activities standards outside Significant Natural Areas:</p> <ol style="list-style-type: none"> 1. Within the coastal environment: <ol style="list-style-type: none"> i. Any indigenous vegetation clearance is a maximum of 500m² per site, or a maximum of 20m² on any individual infrastructure work site, or 20m² per linear 100 metre length for linear infrastructure; except that indigenous vegetation clearance is a maximum of 500m² per site in the Hartmount Place and Ross Place subdivision, provided that at least an equivalent amount is retained on the site; ii. The indigenous vegetation clearance will not disturb, damage or destroy nesting areas of habitat or protected threatened or at risk species; and iii. The indigenous vegetation clearance will not occur in an area of land within category one or two of the Threatened Environment Classification; and 2. Within the riparian margin of a waterbody: <ol style="list-style-type: none"> i. It is a maximum of 25m² per linear 200 metre length of riparian margin; and... 					Permitted The proposal will comply with these standards, with only limited indigenous vegetation anticipated (i.e. in the order of 50m ²).
NC Natural Character						
NC-R1	<p>Earthworks within the Riparian Margin of a River, Lake or Wetland</p> <ol style="list-style-type: none"> 1. Where this is outside of any Significant Natural Area identified in Schedule Four, and for: <ol style="list-style-type: none"> i. Fence lines; or 					Permitted The proposal will involve earthworks within the riparian margin of Stream 3, with these



	<ul style="list-style-type: none"> ii. Maintenance, operation, minor upgrade and repair of network utilities, regionally significant infrastructure or renewable electricity generation activities; or iii. New network utilities and regionally significant infrastructure where these are underground and located within a formed legal road or attached to an existing bridge; or iv. Connections to wastewater, stormwater and reticulated network utility systems and underground energy and infrastructure connections; or v. Installation of an environmental monitoring and extreme weather event monitoring facility; or vi. Maintenance and repair of lawfully established structures; or vii. The construction of parks facilities, parks furniture or public access points within an Open Space and Recreation Zone; or viii. The establishment of a river crossing point up to 3m wide; or ix. Poutini Ngāi Tahu activities; x. Activities on Māori Purpose Zoned land or Site or Area of Significance to Māori in Schedule Three and is undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or xi. Maintenance and repair of lawfully established natural hazard mitigation structures; or xii. New natural hazard mitigation structures and upgrading of existing natural hazard mitigation structures undertaken by a statutory agency or their authorised contractor acting on its behalf; or xiii. Arable, horticultural or pastoral farming use where this is lawfully established at 14 July 2022; and xiv. The amount of earthworks is not greater than 25m³ per 200m length of Riparian Margin; and xv. All earthworks stockpiles are located outside of the Riparian Margin of the waterbody. 	<p>limited to the earthworks associated with a river crossing point to serve two cabins (SC1 and SC2), and will comply with these requirements.</p>
NFL Natural Features and Landscapes		
NB: We note that the site is located entirely within the ‘Coastal Environment’, with several NFL rules identifying that the rules in the Coastal Environment Chapter of the TTPP apply.		
CE Coastal Environment		
CE-R1	<p>Maintenance, repair and minor upgrade of lawfully established structures, network utilities, renewable electricity generation activities, regionally significant infrastructure, fence lines and tracks within the Coastal Environment</p> <p>Where:</p> <ol style="list-style-type: none"> 1. When the maintenance and repair or minor upgrade is within an area of High Coastal Natural Character or the Outstanding Coastal Environment: <ul style="list-style-type: none"> i. The activity is limited to what is necessary to maintain the existing structure or undertake the minor upgrade, within the footprint or modified ground compromised by the existing structure; and ii. The activity does not involve the installation of any new structures. 	<p>Permitted</p> <p>The works on site involve utilising the existing dwelling and associated farm access tracks across the site, with these subject to maintenance and upgrade works, which will comply with these requirements.</p>



<p>CE-R2</p>	<p>Conservation Activities within the Coastal Environment</p>	<p>Permitted</p> <p>The works across the site involve significant enhancement and vegetation works across the site, which may fall within the definition of conservation activities, and be permitted.</p>
<p>CE-R5</p>	<p>Buildings and Structures within the High Coastal Natural Character Overlay</p> <p>Where:</p> <ol style="list-style-type: none"> 1. These buildings and structures are required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or 2. Within the OSRZ - Open Space and Recreation Zones, this is parks facilities or parks furniture; or 3. Within the Māori Purpose Zone, these are Māori Purpose Activities; or 4. In all other zones: <ol style="list-style-type: none"> i. Any new residential dwelling on a site where no other dwelling is located is no more than 150m² ground floor area; ii. Any other new building is no more than 100m² ground floor area; iii. Any addition increases the total building footprint by no more than 50m²; iv. The maximum height above ground level is for any building or structure is 7m; and v. New buildings are set back 25m from mean high water springs. 	<p>Restricted Discretionary (CE-R15)</p> <p>The High Coastal Natural Character Overlay applies to the majority of the site (*refer purple shaded area below), with only two cabins (FC3 and FC4, and a portion of FC2) not within this Overlay. The buildings exceed the total building footprint standard.</p> 
<p>CE-R7</p>	<p>Earthworks in the High Coastal Natural Character Overlay</p> <p>Where:</p> <ol style="list-style-type: none"> 1. These are for <ol style="list-style-type: none"> i. Operation, maintenance, repair and upgrade of walking/cycling tracks, roads, farm tracks or fences lawfully established; ii. Operation, maintenance, repair, upgrade of network utility infrastructure or renewable electricity generation activities lawfully established; or iii. Installation of new network utility infrastructure located within road reserve; iv. 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; v. Establishment of buildings permitted by Rule CE - R5; and 2. Any fill, excavation or removal is not more than 250m²/ha and 250m³/ha. 	<p>Restricted Discretionary (CE-R15)</p> <p>The proposal involves earthworks associated with tracks and buildings not provided for under (1), and the earthworks area and volumes do not comply with the maximum requirements, with a total cut and fill volume of approximately 5,800m³ over an area of approximately 9,000m².</p>
<p>CE-R10</p>	<p>Erection of Buildings or Structures in the Outstanding Coastal Environment Area</p> <p>Where the structure is:</p> <ol style="list-style-type: none"> 1. A fence; or 2. Associated with stock water reticulation including tanks, pipes and water troughs; or 	<p>Discretionary (CE-R19)</p> <p>The entire site is identified within an Outstanding Natural Landscape Overlay, and</p>



	<ol style="list-style-type: none"> 3. Required for the maintenance, operation, minor upgrade and repair of network utilities or renewable electricity generation activities; or 4. For a network utility customer connections, or environmental monitoring and extreme weather event monitoring; or 5. For agricultural pastoral and horticultural activities or an accessory building; and <ol style="list-style-type: none"> i. The height of any building or structure does not exceed 5m above ground level; and ii. The gross floor area of any building does not exceed 100m² 	<p>therefore is identified as forming part of the Outstanding Coastal Environment Area.</p> <p>The proposal involves buildings and structures not provided for by CE-R10.</p>
CE-R11	<p>Earthworks in the Outstanding Coastal Environment</p> <ol style="list-style-type: none"> 1. Where the earthworks are entirely contained within the existing footprint or modified ground disturbed by a lawfully established activity and these are for: <ol style="list-style-type: none"> i. Maintenance repair or upgrade of walking/cycling tracks, roads, farm tracks or fences; or ii. Operation, maintenance, repair and upgrade of Regionally Significant Infrastructure, network utility infrastructure or renewable electricity generation activities; and 2. Where the earthworks are for additions to lawfully established buildings or structures provided for in Rule CE - R8 where any fill, excavation or removal of material is not more than 100m² per hectare and 100m³ per hectare. 	<p>Restricted Discretionary (CE-R16)</p> <p>The proposal involves earthworks across the site, with this associated with new track works and building works, with these not provided for by CE-R11. The earthworks associated with the upgrade of the existing tracks across the site will comply with these requirements.</p>
CE-R15	<p>Buildings, Structures and Earthworks within the High Coastal Natural Character Overlay not meeting Permitted Activity Standards</p>	<p>Restricted Discretionary</p> <p>The buildings, structures and earthworks within the High Coastal Natural Character Overlay do not comply with CE-R5 and CE-R7, and are Restricted Discretionary.</p>
CE-R16	<p>Earthworks within the Outstanding Coastal Environment Area not meeting Permitted Activity standards</p> <p>Where:</p> <ol style="list-style-type: none"> 1. These are for: <ol style="list-style-type: none"> i. Walking/cycling tracks; ii. Roads, farm tracks or fences; iii. Installation of network utility infrastructure or renewable electricity generation activities; or iv. For 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. 	<p>Discretionary (CE-R19)</p> <p>The proposal involves earthworks across the site, with these works associated with new track / access works, and building sites not provided for by (1(iv)).</p>
CE – R18	<p>Earthworks within the Outstanding Coastal Environment Area not provided for as a Permitted or Restricted Discretionary Activity</p> <p>Where:</p> <ol style="list-style-type: none"> 1. These will not destroy any Outstanding Natural Feature identified in Schedule Six or the values which make it Outstanding; except 2. Where a written report of a suitably qualified natural hazards professional identifies that the Outstanding Natural Feature is a severe risk to people or property. 	<p>Discretionary</p> <p>The proposal involves earthworks and will not destroy any outstanding natural feature.</p>




<p>CE-R19</p>	<p>Additions to lawfully established Buildings and New Buildings and Structures and associated Earthworks within the Outstanding Coastal Environment Area not meeting Permitted Activity Standards</p> <p>Where:</p> <ol style="list-style-type: none"> 1. This is an addition to an lawfully established building or a building accessory to a lawfully established building; or 2. The building or structure is identified on an approved subdivision plan for the site or where there is no existing residential building on the site; or 3. The building or structure is required for: <ol style="list-style-type: none"> i. A network utility or renewable electricity generation activity; ii. An agricultural pastoral or horticultural activity in a RURZ - Rural Zone; iii. A conservation activity; or iv. A recreational activity in any OSZ - Open Space Zone. 	<p>Non-Complying (CE-R22)</p> <p>The proposal involves new buildings and structures, and associated earthworks, with these works not provided for by 1-3.</p>
<p>CE-R22</p>	<p>Buildings and Structures in the Outstanding Coastal Environment Area not meeting Permitted, Restricted Discretionary or Discretionary Activity Rules</p>	<p>Non-Complying</p> <p>The proposal involves buildings and structures that do not comply with the identified permitted, restricted discretionary and discretionary standards.</p>
<p>EW Earthworks</p>		
<p>EW-R1</p>	<p>Earthworks General Standards</p> <ol style="list-style-type: none"> 1. Earthworks must not exceed a maximum depth or height above ground level of 1.5m measured vertically within 1.5m of a boundary except where these are undertaken by a network utility operator for the purpose of: <ol style="list-style-type: none"> i. Pole foundations; ii. Backfilled trenches; or iii. Installation of services by trenchless methods such as directional drilling; iv. Installation of underground equipment as part of the electricity supply or distribution network; v. Achieving safe separation between conductors and the ground; vi. Stockpiles required for network utility or regionally significant infrastructure maintenance, operation, repair, upgrade, or installation of new network utilities; 2. All imported fill must consist of cleanfill material; 3. Erosion and sediment control measures must be designed, installed and maintained until earthworks are completed to avoid sediment run-off from earthworks activities entering a Council reticulated network or into waterbodies; 4. No diversion of stormwater and overland flow shall occur beyond the site boundary and water must not be diverted to adjacent properties or the road; 5. Any earthworks within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP 34:2001); 	<p>Restricted Discretionary (EW-R7)</p> <p>The proposal involves earthworks with maximum cut and fill depths in the order of 2.5m, however the earthworks will comply in all other respects with the identified standards.</p>



	<ol style="list-style-type: none"> 6. No earthworks are to be undertaken on or within 10m of any public natural hazard mitigation structure unless the written approval has been obtained from the relevant local government agency; 7. In the event of discovery of any sensitive or archaeological material that the Accidental Discovery Protocol outlined in Appendix Four must be followed; and 8. Rule EW - R1 does not apply to earthworks associated with mineral extraction, mineral exploration, or mineral prospecting. 	
EW-R2	<p>Earthworks - All Zones</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All standards in Rule EW - R1 are complied with; and 2. These earthworks are: <ol style="list-style-type: none"> i. Associated with the construction of an approved building platform and access; or ii. Associated with an approved subdivision consent; or iii. Associated with an approved well or bore; or iv. Required for repair, maintenance, operation, upgrading and establishment of a network utility or regionally significant infrastructure and may include stockpiles; or v. Earthworks associated with installation of swimming pools; or vi. For interments in a cemetery or urupā; vii. For natural hazard mitigation structures constructed by a statutory agency or authorised contractor acting on its behalf; or viii. Test pits for geotechnical or contaminated land assessment where the land is reinstated within 48 hours. 3. Rule EW - R2 does not apply to earthworks associated with mineral extraction, mineral exploration, or mineral prospecting. 	<p>Restricted Discretionary (EW-R7)</p> <p>The proposal involves earthworks that do not comply with EW-R1.</p>
EW-R3	<p>Earthworks in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FUZ - Future Urban Zone, AIRPZ - Airport Zone, any OSRZ - Open Space and Recreation Zone and the MPZ - Māori Purpose Zone not provided for in EW - R2</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All standards in Rule EW - R1 are complied with; and 2. These are ancillary earthworks for: <ol style="list-style-type: none"> i. A Permitted Activity, except that in the Rural Lifestyle Zone a maximum of 500m²/site of land is disturbed in any 12 month period; or ii. An Energy Activity, Regionally Significant Infrastructure, a Network Utility Operation or Transport Activity. 3. Where the earthworks are undertaken within an Overlay Chapter area these earthworks meet the Permitted Activity standards for the relevant Overlay Chapter; 4. In the Natural Open Space Zone a maximum of 250m² per site of land is disturbed in any 12 month period and a maximum of 250m³ of material is transported off site in any 12 month period, and there is a maximum 1m change of existing ground level; and 5. Rule EW - R3 does not apply to earthworks associated with mineral extraction, mineral exploration, or mineral prospecting. 	<p>Restricted Discretionary (EW-R7)</p> <p>The proposal involves earthworks that do not comply with EW-R1.</p>



<p>EW – R7</p>	<p>Earthworks in any Zone not meeting Permitted Activity standards (where these are not located in Overlay Chapter Areas)</p>	<p>Restricted Discretionary The proposal involves earthworks that do not comply with the permitted activity standards.</p>
<p>LIGHT Light</p>		
<p>LIGHT - R5</p>	<p>Artificial Outdoor Lighting in the NOSZ - Natural Open Space Zone, SETZ - PREC 3 - Coastal Settlement Precinct and in locations within:</p> <ul style="list-style-type: none"> • Outstanding Coastal Natural Character Overlay (Schedule Eight); • Outstanding Natural Landscapes Overlay (Schedule Five); • Outstanding Natural Features Overlay (Schedule Six); or • A distance of 15 kilometres landward of the coastal marine area. <p>Where:</p> <ol style="list-style-type: none"> 1. Artificial outdoor lighting must not exceed the following vertical light levels: <ol style="list-style-type: none"> i. 7.00am - 10.00pm: 2 Lux; and ii. 10.00pm - 7.00am: 1 Lux; where iii. This measured at the boundary of the site. 2. Artificial outdoor light must: <ol style="list-style-type: none"> i. Be fully shielded and mounted in a horizontal position; and ii. Have colour corrected temperature of no greater than 3000K (warm white). 3. Where the artificial outdoor lighting is located with the SETZ - PREC 3 - Settlement Zone - Coastal Settlement Precinct of Ōkarito it must be installed in a manner that precludes operation of lights greater than 500 lumens for durations greater than five minutes between 10pm and 7am the following day. 4. Where the artificial outdoor lighting is located within the Outstanding Coastal Natural Character Overlay it must be installed in a manner that precludes operation between 10pm and 7am the following day. 	<p>Discretionary (LIGHT-R7) The proposal involves artificial outdoor lighting that will comply with these requirements, however the portion of the site within the Outstanding Coastal Natural Character Overlay (*refer pink shaded area below) contains two cabins (FC3 and FC4, and a portion of FC2), with these cabins involving controlled / managed lighting that may operation between 10.00pm-7.00am.</p> 
<p>LIGHT – R7</p>	<p>Artificial Outdoor Lighting within the Outstanding Coastal Natural Character Overlay and not meeting the Permitted Activity Standards.</p>	<p>Discretionary The proposal does not comply with the permitted activity standards.</p>
<p>GRUZ – General Rural Zone</p>		
<p>GRUZ – R1</p>	<p>Agricultural, Pastoral or Horticultural Activities, and Buildings and structures</p> <ol style="list-style-type: none"> 1. Maximum building or structure height above ground level is: <ol style="list-style-type: none"> i. 10m; except that ii. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; 	<p>Discretionary <u>Complies</u> All buildings will be less than 10m in height. The site is not within an Airport Approach Path</p>



	<p>2. Buildings and structures are setback a minimum of 10m from the road boundary, 5m from the rail designation, 10m from any Settlement Zone boundary, 20m from the State Highway Boundary, and 5m from internal boundaries;</p>	<p><u>Does not comply</u> The proposal involves buildings within 5m from internal boundaries and within 10m from road boundaries, noting the presence of a paper road around the coastal boundary of the site.</p>
	<p>7. The maximum ground floor area of any single building is 1000m² or 500m² for any residential building;</p>	<p><u>Complies</u> The workers accommodation will have a GFA of 251m², with all other buildings having a lower floor area.</p>
	<p>8. Vehicle crossing standards in Rule TRN - R1 are met;</p>	<p><u>Does not comply</u> The vehicle crossing does not comply with the requirements of TRN-R1.</p>
GRUZ – R3	Residential Activities and Residential Units	Discretionary (GRUZ-R31)
	<p>1. All performance standards for Rule GRUZ - R1 are complied with;</p>	<p><u>Does not comply</u> The proposal does not comply with the standards in GRUZ-R1, with this non-compliance limited to the vehicle crossing to the State Highway.</p>
	<p>3. Residential unit density is no more than one unit per 10ha net site area in the Highly Productive Land Overlay and one unit per 4ha net site area in the rest of the General Rural Zone except</p> <p>i. Where:</p> <p>a. The site is already in existence and complied with the previous relevant Grey, Buller or Westland District Plan density provisions; or</p> <p>b. The site is subject to an approved subdivision consent at the operative date of the plan;</p> <p>c. Then the residential unit density is no more than one unit per site;</p> <p>ii. Where this is within the Community Living Precinct and in accordance with the Concept Plan contained in Appendix Eight;</p>	<p><u>Complies</u> There are only 2 residential buildings (the existing dwelling and the proposed workers accommodation building) within the 22.47ha site.</p>
	<p>5. Provision shall be made for sufficient water supply and access to water supplies for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).</p>	<p><u>Does not comply</u> The proposal involves a condition requiring compliance with this requirement, or an alternative firefighting water supply solution, subject to this deemed acceptable by Fire and Emergency.</p>
GRUZ-R5	Minor structures	Controlled (GRUZ-R15)



	<p>Where:</p> <ol style="list-style-type: none"> 1. These are not structures associated with Agricultural, Pastoral and Horticultural Activities Permitted under Rule GRUZ - R1; 2. Structures are set back a minimum of 10m from the road boundary, 20m from the State Highway boundary and 5m from internal boundaries; 3. Masts, poles, aerials and pou whenua must not exceed 7m in height; 4. Any antenna dish must be less than 1.5m in diameter; 5. Any other structure must not exceed 10m² and 2m in height; and 6. Within the Rifle Range Protection Area only minor structures that are reasonably necessary for the operation of the Rifle Range or to carry out Agricultural, Pastoral or Horticultural Activities undertaken within the area are established. 	<p>The proposal involves the provision of water tanks located within 20m of the State Highway boundary.</p>
GRUZ-R15	<p>Minor structures not meeting Permitted Activity Standards</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The minor structure does not exceed 10m in height; and 2. All other performance standards for Rule GRUZ - R1 are complied with. 	<p>Controlled</p> <p>The proposed minor structures will comply with these standards.</p>
GRUZ-R20	<p>Visitor Accommodation not meeting Permitted Activity Standards and Temporary Worker Accommodation</p> <p>Where:</p> <ol style="list-style-type: none"> 1. This is ancillary to a farming, conservation or residential activity; and 2. All performance standards for Rule GRUZ - R1 are complied with. 	<p>Discretionary (GRUZ-R30)</p> <p>The proposal involves the provision of visitor accommodation that does not comply with standards 1 and 2.</p>
GRUZ-R29	<p>Industrial and Commercial activities excluding Rural Industry</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a Commercial activity with a floor and/or yard area of greater than 250m²; nor any 2. Industrial activities located within 10km of any Industrial Zone site of sufficient size to accommodate the activity. 	<p>Non-complying (GRUZ-R33)</p> <p>The proposal involves commercial activities that exceed 250m² total floor area.</p>
GRUZ-R30	<p>Visitor and Temporary Worker Accommodation not meeting Permitted or Restricted Discretionary Activity Standards</p>	<p>Discretionary</p> <p>The proposed visitor accommodation does not meet the activity standards.</p>
GRUZ-R31	<p>Residential Activities and Residential Units not meeting Permitted Activity Standards</p>	<p>Discretionary</p> <p>The proposal involves a residential activity (workers accommodation) that does not comply with the standards in GRUZ-R3, but is not located within any Rifle Range Protection Area.</p>
GRUZ-R33	<p>Residential Activities and Residential Units, Commercial and Industrial activities not meeting any other Rule in the zone</p>	<p>Non-complying</p>



		The proposal involves commercial activity that does not comply with the activity standards.
--	--	---