



# Te Tai o Poutini PLAN

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## Draft Proposals for Te Tai o Poutini Plan: Housing and Residential Areas

Te Tai o Poutini Plan is currently identifying how development should occur in the settlements and towns across the West Coast. Draft proposals have been developed around housing and we are seeking feedback on these.

### **General Residential Zone**

The General Residential Zone covers the majority of areas where people currently live on the West Coast - Hokitika, Greymouth, Westport, and Reefton.



## Key rules for housing:

### These draft rules include:

- Residential housing density of 1 dwelling/350m<sup>2</sup> or 1 dwelling/300m<sup>2</sup> where two or more adjoining sites are developed at the same time
- Introducing an allowance for a minor residential unit (family flat) of up to 65m<sup>2</sup> on sites of 500m<sup>2</sup> or more
- A new rule providing for Medium Density Housing developments with a Discretionary Activity resource consent with a minimum lot size of 150m<sup>2</sup>

The General Housing Density rules are similar to the current District Plans, but by introducing an allowance for a minor residential unit, this should help increase the amount of housing available at a lower cost than for a full housing development.

While Medium Density Housing developments can occur in the zone, the Discretionary Activity consent required means that they will be subject to careful assessment so that they fit with the surrounding area.

### Medium Density Residential Zone

This is a new zone which will apply to some specific locations. The draft locations we are looking at for this zone are near Greymouth and Hokitika town centres, around the Greymouth South shopping area and in parts of Seaview in Hokitika.

The Medium Density Residential Zone allows for residential development at a greater density than in the General Residential Zone including apartments and senior citizen units. This is a transformative zone that will result in changes to existing densities, built form characteristics and provide a greater diversity of housing options for the West Coast towns.

Medium Density housing is currently not very common on the West Coast. Housing developments in this zone would have minimum lot sizes and may require a Controlled Activity consent to ensure good design. A Controlled Activity Consent must be granted but can have conditions attached and design guidelines to ensure consistent aesthetics and high standard developments.



## Settlement Zone

The Settlement Zone covers the range of settlements outside of the four main towns that are found throughout the West Coast.

The density of development allowed for in the draft rules depends on whether water/wastewater and stormwater reticulated services are available.

- In fully serviced areas, the minimum lot size will be 500m<sup>2</sup>
- In rural settlements where the full range of reticulated services are not available, minimum lot sizes will generally be 1000m<sup>2</sup>
- There are some locations larger minimum lot sizes will be required because of the sensitive landscape or character of the environment. This includes places like Punakaiki, Okarito and Neil's Beach as well as areas currently in the Grey District Rural Residential Zone  
Minor residential units are also allowed within this zone – one unit per residential site



## Papakainga Developments

We propose to allow Papakainga developments in most zones in the new plan. Where reticulated services are not available, they will need to be an average of one unit per 1000m<sup>2</sup>.

## Rezoning Areas for Residential Development

Some new areas around each of the main towns will need to be rezoned for additional residential housing development. We are looking thoroughly at land around Hokitika and Greymouth in particular, as they have very little undeveloped residential zoned land. There may also be some rezoning of land around several of the smaller settlements that are now full, to allow for future growth.

With some rural land rezoning, allowance for minor residential units, and the introduction of medium density housing zone and rules, we believe there will be sufficient land to meet the West Coast's housing needs for the next 10 to 15 years.

For further information or if you have any comments on the proposed zoning please email us at: [info@tppp.nz](mailto:info@tppp.nz). For more information on other TPPP topics go to: [www.tppp.nz](http://www.tppp.nz)



**Te Tai o Poutini**  
PLAN

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