

Assessment of Rural Areas and Settlements of the West Coast. June 2020

Rural Areas of the West Coast

1. Westland

Location	<ul style="list-style-type: none"> the rural area is a relatively thin strip of land lying between the Southern Alps and the Tasman Sea.
DOC Estate	<ul style="list-style-type: none"> 85% of the District is Conservation Estate, south of Bruce Bay is nearly all DOC owned land
Main productive areas	<ul style="list-style-type: none"> No LUC 1-3 units the areas around Hokitika, Kokotahi, Ross, Kakapotohi, Harihari, Whataroa, the lower Waiho and Fox Glacier are the main productive areas. (LUC Class 4)
Hazards	<ul style="list-style-type: none"> Many rural areas are subject to flood hazards, coastal hazards, land instability and the Alpine fault are also located in specific areas
Forestry	<ul style="list-style-type: none"> large areas of exotic forestry in particular around Harihari and Ross.
Threatened environments	<ul style="list-style-type: none"> no ecosystems identified in the Westland District that have 30% or less remaining in indigenous cover
Outstanding landscapes	<ul style="list-style-type: none"> the majority of the land is in public ownership, there are some areas of outstanding landscapes on areas of private land.
Tourism	<ul style="list-style-type: none"> Areas around Haast, Okarito, Fox Glacier, Franz Josef and Hokitika are the main tourism hot spots
Mining	<ul style="list-style-type: none"> Mainly alluvial gold mining on farmland, also in recently harvested forestry. Pounamu in the Arahura River. Garnets in many locations. Aotea Stone in the Makaawhio River. Black sand mining widespread.
Rural Residential	<ul style="list-style-type: none"> Mainly around Hokitika – Kaniere – Kumara Junction

2. Grey




Location	<ul style="list-style-type: none"> the rural area is essentially the wider Grey/Māwhera River Valley and environs
DOC Estate	<ul style="list-style-type: none"> 65% Conservation Estate
Main productive areas	<ul style="list-style-type: none"> most productive Land Use Capability Units (Class 3) Land/soils found in the Grey Valley riverflats from Ngahere to Ikamatua with pockets of land in the Upper Grey Valley.
Hazards	<ul style="list-style-type: none"> Some coastal erosion affecting settlements as well as flooding hazards over rural land.
Forestry	<ul style="list-style-type: none"> Forestry is a significant activity in Grey and there are several sawmills. Exotic forestry is mainly located in the Arnold Valley and south of Nelson Creek.
Threatened environments	<ul style="list-style-type: none"> No ecosystems identified in the Grey District that have 20% or less remaining in indigenous cover (some 20-30%)
Outstanding landscapes	<ul style="list-style-type: none"> Though much of these areas are Conservation Estate there is private land identified as Outstanding Landscape.
Tourism	<ul style="list-style-type: none"> Tourism mainly associated with Lake Brunner, historic mining sites and new biking/hiking trails.
Mining	<ul style="list-style-type: none"> The Grey District is the location of some of the most significant coal deposits in the country, as well as alluvial gold and other minerals. Both coal and alluvial gold mining are undertaken.




Rural Residential	<ul style="list-style-type: none"> The Grey/Māwhera Valley is more densely populated than the Buller or Westland Districts, with a number of settlements scattered throughout. The proximity to Greymouth has also meant that industrial activities in particular have been locating on lower cost rural land close to the town. Rural residential development spread has also been significant.
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3. Buller




Location	<ul style="list-style-type: none"> extends along the coast from Punakaiki to north of Karamea and inland from the northern Grey Valley and upper Buller River catchment to Westport.
DOC Estate	<ul style="list-style-type: none"> 82% of the district is Conservation Estate
Main productive areas	<ul style="list-style-type: none"> most productive Land Use Capability Units (Class 3) land/soils found around Westport, the Māwhera Valley, the Inangahua Valley, Little Wanganui and around Karamea.
Hazards	<ul style="list-style-type: none"> substantial flooding hazard for many settlements, coastal hazards, land instability and Alpine Fault inland
Forestry	<ul style="list-style-type: none"> Small pockets mainly around Westport
Threatened environments	<ul style="list-style-type: none"> The Threatened Environments classification identifies an area around Little Wanganui to Karamea where there is less than 20% of the ecosystem remaining in indigenous cover, but this is the only area in the district with that classification
Outstanding landscapes	<ul style="list-style-type: none"> Most of these areas are Conservation Estate but there is private land identified as Outstanding Landscape – particularly at Paparoa and Karamea.
Tourism	<ul style="list-style-type: none"> mainly associated with Punakaiki, Oparara Arches and walks/cycle trails in the Paparoa and Kahurangi National Parks and Victoria Forest Park
Mining	<ul style="list-style-type: none"> Substantial mineral resources, however most of this is on public Conservation Land with the Buller Coalfield still being actively mined at Stockton. Alluvial gold mining also still occurs. Gold, antimony, tungsten and coal near Reefton.
Rural Residential	<ul style="list-style-type: none"> Mainly around Westport



Settlements and Townships of the West Coast




Settlement	Size and Character	Current Zone	Proposed Zone under TTPP
Buller			
Punakaiki 	Tourism focus Small permanent resident population (70) +cribs, hotel, motel, B&B accommodation. Small commercial. 450,000 visitors/year. High natural character and landscape values, bush coastal, Coastal erosion. Partially serviced. Parking dominates area around the rocks. Has a development plan (split across 2 districts – most of Punakaiki is in Buller – development plan looks across district boundaries)	Scenically sensitive residential & scenically sensitive commercial in Buller Residential in Grey	Special Zone – encompassing whole area across the two districts
Granity 	Population 237 Coastal character Coastal erosion Has a community hall and shops and a school interspersed without a clear centre Many older houses Minimal signage Strong visual connection to sea Community strung out along coast and state highway Railway line	Residential	Settlement
Karamea 	Population 375 Rural character Strong visual connection to surrounding rural area Residential interspersed with rural Tourism -Great Walk, Oparara Arches Has shops and a distinct settlement centre at Market Cross Other commercial including Accommodation – hotel, motels Productive soils	Residential Rural Small area of commercial	Settlement Potential Precinct for settlement centre




Settlement	Size and Character	Current Zone	Proposed Zone under TTPP
Buller			
Ngakawau 	Population 300 combined with Hector Mining support – coal terminus link to Stockton “foot of the mountains” Ngakawau has a coastal character with visual connection to the coast and low coastal vegetation Older houses Some holiday homes Ngakawau Hall and domain	Residential Area of industrial behind Ngakawau (Stockton mine facilities)	Settlement Buller Coal Field Special Zone for Coal Terminus
Hector 	Access to Charming Creek walks Coastal edge but more bushy town character than Ngakawau Kerb and channel on some streets Compact village feel with gridded streets abandoned houses on the edge of the settlement below the mountains Country music museum	Residential	Settlement
Seddonville 	End of Old Ghost Road Cycle Trail est 9,000 visitors/pa Dispersed rural character – open area Flat valley floor surrounded by mountains with wide vistas Hotel Holiday Park Bike shop Large subdivided area not developed	Residential	Settlement Rural lifestyle on edge?




Settlement	Size and Character	Current Zone	Proposed Zone under TTPP
Buller			
Cape Foulwind 	Coastal village and some visual connection to the sea Pub A range of visitor accommodations Holcim Residential Baches Potential rural lifestyle use of part of ex Holcim site Quarry nearby Close to Westport Sensitive coastal environment (seal colony and birdlife)	Rural Cement Zone	Settlement Rural lifestyle for larger lots Industrial on part of ex Holcim site (contaminated land?) Rural – Minerals Precinct (Quarry)
Mokihinui 	Flat open coastal village Visual links to sea Low height of buildings – baches cemetery Population 186 Has 2 campgrounds Café New development supporting Cycle Tourism closer to highway	Residential	Settlement Possible Coastal Settlement Precinct
Little Wanganui 	Whitebaiting area. Has a pub/cafe. Beach subdivision has coastal character but area on Karamea Road has more rural village feel 105 occupied and 60 unoccupied dwellings – 207 people. Coastal erosion Productive soils adjacent	residential	Settlement Possible Coastal Settlement Precinct at beach area




Settlement	Size and Character	Current Zone	Proposed Zone under TTPP
Buller			
<p>Waimangaroa</p> 	<p>Has a school Old mining town Population 285 Historic feel – memorial, some commercial Community hall Access to historic Denniston Plateau mines Productive soils nearby</p>	Residential (and rural)	Settlement
<p>Springs Junction - Maruia</p> 	<p>183 in wider area Very small rural hamlet Truck stop fuel and motel Not really a defined settlement but small groups of houses strung along the valley, the area around the motel is the biggest concentration Productive Soils</p>	residential	<p>Settlement</p> <p>Not sure how to deal with commercial activity at the junction. Settlement Centre? Commercial Zone?</p>
<p>Inangahua</p> 	<p>Population 144 Rural village with quite a bushy environment Has a general store (closed) and school and community hall Productive Soils</p>	Residential	Settlement




Settlement	Size and Character	Current Zone	Proposed Zone under TTPP
Buller			
Charleston 	Coastal village and character Baches and permanent residents Tourism facilities Camping ground Fire station State highway development very vehicle focused – could do with more amenity Large subdivided area not developed Potential for expansion as fewer natural hazard constraints than Punakaiki	Residential and rural	Settlement Possible Settlement Centre Precinct
Ikamatua 	Mining Pub Shop 2 Churches Industrial Railway station and siding Coal load out Petrol Station Fire Station Golf club Rural Service Centre Population less than 200	Residential Industrial Commercial	Settlement Possible Settlement Centre Precinct to cover commercial activities Possible Industrial




Settlement	Size and Character	Current Zone	Proposed Zone
Grey			
<p>Ahaura</p> 	<p>Population 372 School Pub Campground History Park Truck stop Rural service centre Productive Soils</p>	<p>Township Zone</p>	<p>Settlement</p> <p>Potential Precinct for settlement centre to cover commercial activities</p>
<p>Totara Flat</p> 	<p>Rural hamlet Wide open rural vista on valley floor Houses straggling along highway Community hall where main group of houses are Productive Soils</p>	<p>Township Zone</p>	<p>Settlement</p>
<p>Nelson Creek</p> 	<p>Rural Clearing in bush - hamlet Hotel Ngahere main centre nearby Awesome recreation area including campground and very popular swimming hole</p>	<p>Township Zone</p>	<p>Settlement</p> <p>Open Space Zone around campground</p>



Settlement	Size and Character	Current Zone	Proposed Zone
Grey			
<p>Ngahere</p> 	<p>Timber Mill Rail siding Industrial Train station (Dredge Road) Rural service centre Population 363 Productive Soils</p>	<p>Township Zone</p>	<p>Settlement Industrial</p> <p>Potential Precinct for settlement centre to cover commercial activities</p>
<p>Blackball</p> 	<p>Population 291 Tourism – Paparoa Track Destination Large village surrounded by mountains Multiple accommodation Mining heritage and historic hotel Blackball Hilton Blackball salami BnBs Campground Multiple café/bars Church</p>	<p>Township Zone</p>	<p>Settlement</p> <p>Potential Precinct for Settlement centre - museum through to park (both sides of road) to cover existing and long term commercial activities.</p>
<p>Barrytown</p> 	<p>Population 237 School Settlers Hall Multiple accommodation – backpackers BnB Coastal views Gateway to the Paparoas</p>	<p>Township Zone Rural Residential (Blue Waves)</p>	<p>Settlement</p>


Settlement	Size and Character	Current Zone	Proposed Zone
<p>Grey</p> <p>Rapahoe</p> 	<p>Campground Multiple accommodation Strong coastal character and coastal views Port Elizabeth Walkway ends here Coastal erosion Reasonably large settlement with strong beach residential character</p>	<p>Township Commercial by beach (Rapahoe Hotel) Industrial by railway line</p>	<p>Settlement</p>
<p>Runanga</p> 	<p>Population 1245 (incl Dunollie and Rapahoe) Large village/suburb School Multiple shops Community hall Park Club/pub Industrial (not well located)</p>	<p>Residential Commercial</p>	<p>Urban: Residential Commercial Neighbourhood Centre Zone</p> <p>Rural lifestyle on edges</p>
<p>Dunollie</p> 	<p>Multiple shops Accommodation Bushy feel on edges Pub Spring Creek mine nearby Large village/suburb</p>	<p>Residential Commercial</p>	<p>Urban: Residential Commercial Neighbourhood Centre Zone</p> <p>Rural lifestyle on edges Minerals Precinct for Spring Creek mine</p>



Settlement	Size and Character	Current Zone	Proposed Zone
Grey			
Taylorville 	Rural/bushy No services in township A few BnBs Close to Brunner mine and Grey River (tourism)	Township Zone	Settlement Rural residential
Kaiata 	Strip of development along main road and Omoto Valley Road Birchfield Coal Mine – Coal sales and workshop only Timber Mill – wood sales only No services in township Various industrial among residential Productive Soils	Residential Rural residential Commercial	Urban: Residential Commercial (existing sites) Future Urban Zone?
Kaiata Park 	Industrial Park with yard based commercial area and bush living/rural residential	Rural residential Commercial industrial	Urban: Residential Commercial Industrial Rural lifestyle Future Urban Zone?




Settlement	Size and Character	Current Zone	Proposed Zone
Grey			
Stillwater 	Railway siding and timbermill -Inland Port No services in township Productive Soils	Township industrial	Urban: Residential Industrial Future Urban Zone? Care to protect Productive Soils
Dobson 	Population 678 incl. Taylorville and surrounds Large village – some commuting to Greymouth Railway line Large substation School Service station Some local shops Club Bowling club Productive Soils	Residential Rural residential Commercial Industrial Industrial rural	Residential Commercial Industrial Neighbourhood Centre Zone Future Urban Zone towards Greymouth Rural lifestyle on edge Care to protect Productive Soils
Moana 	Population 270 300 baches 80,000 visitors per year Motor camp Service Centre Parks Hotel and Bar New development (service centre) Ongoing residential development Sensitive lake environment (water quality, ecological values)	Residential Rural Commercial	Settlement Potential Precinct for settlement centre to cover commercial activities




Settlement	Size and Character	Current Zone	Proposed Zone
Grey			
<p>Inchbonnie</p> 	<p>Rural Hamlet – cluster of houses Rural valley floor surrounded by mountains</p>	<p>Residential and commercial</p>	<p>Settlement?</p>
<p>Iveagh Bay/Te Kinga</p> 	<p>Baches Rural Residential Campground BnBs Sensitive lake environment (water quality, ecological values)</p>	<p>Residential Rural Residential</p>	<p>Settlement Rural lifestyle</p>
<p>Gladstone</p> 	<p>Largely rural residential with a coastal strip extension of Greymouth Suburb but not reticulated (kerb and channel and urban sized lots) Plywood mill Large underutilized industrial zone</p>	<p>Township Industrial Rural Residential</p>	<p>Urban: Residential Commercial Industrial Rural lifestyle</p>




Settlement	Size and Character	Current Zone	Proposed Zone
Grey			
<p>Gloriavale</p> 	<p>Population More than 600</p> <p>Some industrial –rendering plant and food manufacturing</p> <p>Airstrip</p> <p>Residential dormitory style</p> <p>Community buildings including a school and childcare facilities</p> <p>Farming activities</p> <p>Have bought a second site at Lake Brunner</p>	<p>Rural</p>	<p>Precinct within Rural Zone</p>
<p>Camerons</p> 	<p>Rural village and rural residential</p> <p>Accommodation</p> <p>Community hall</p> <p>No services provided – all on site</p> <p>Coastal hazards but part of community on elevated terrace</p>	<p>Township rural</p>	<p>Settlement</p> <p>Rural lifestyle</p>




Settlement	Size and Character	Current Zone	Proposed Zone
Grey			
Rutherglen 	Rural residential accommodation No services Shantytown	Rural residential	Rural lifestyle




Settlement	Size and Character	Current Zone	Proposed Zone
Westland			
Otira 	Population 54 Railway station Hotel Backpackers Mountain village Founded for construction workers. Mainly a base for tramping and mountaineering Natural hazards	Rural due to natural hazards	Settlement with hazards overlay
Kumara 	Population 309 incl. Kumara and Kumara Junction Rural service centre + tourism Hotel Motel backpackers Service station Store Small bush living/rural residential area at Kumara Junction	Small Settlement Small Settlement (with special lot size rules) at Kumara Junction	Settlement Rural Lifestyle (Kumara Junction) Potential Precinct for settlement centre to cover commercial activities





Settlement	Size and Character	Current Zone	Proposed Zone
Westland			
<p>Arahura</p> 	<p>Population 80 Marae Residential (plan to relocate to terrace by Marae) Urupa Coastal village character Strong views and connection to the coast and Arahura River</p>	<p>Small Settlement Rural</p>	<p>Maori Special Purpose Settlement for any non-Maori Land residential sites Rural</p>
<p>Kaniere</p> 	<p>Population 483 school hotel service station accommodation industrial (Westroads) residential subdivisions rural residential Effectively a suburb of Hokitika which has expanded to join into Kaniere</p>	<p>Small Settlement</p>	<p>Urban: Residential, Commercial, Industrial, Rural Lifestyle Neighbourhood Centre Zone</p>
<p>Woodstock</p> 	<p>Hotel and BnBs Residential Other side of the river so while population is included with Kaniere is a separate entity Rural settlement character</p>	<p>Small Settlement</p>	<p>Settlement</p>

Settlement	Size and Character	Current Zone	Proposed Zone
Westland			
Ruatapu 	Timber mill – Westco Lumber Rural village Residential Hotel up the road in rural zone	Small Settlement	Settlement (including Hotel) Industrial for timber mill site
Kokatahi 	School Hall Hotel B&B Rural service centre Flat valley floor location Rural visitas Higher value productive land around the settlement	Small Settlement	Settlement
Lake Kanierie 	Bach community accommodation sensitive lakeside environment campground walking tracks and aquatic recreation	Small Settlement	Settlement

Settlement	Size and Character	Current Zone	Proposed Zone
Westland			
<p>Ross</p> 	<p>Population 297 End of West Coast Wilderness Trail 11000 visitors p/a and increasing Historic gold town –underground and sluicing Accommodation School Museum Rural service centre Commercial Historic cemetery Adjacent alluvial gold mining and lime quarry</p>	<p>Small Settlement</p>	<p>Settlement Rural Lifestyle</p> <p>Potential Precinct for settlement centre to cover commercial activities</p>
<p>Kakapotahi</p> 	<p>Rural hamlet Large lots within wider rural environment Residential activities only</p>	<p>Rural</p>	<p>Rural Lifestyle?</p>
<p>Harihari</p> 	<p>Population 330 South Westland Area School Shops Service Station Rural Service Town Hotel Increasing tourism</p> <p>Landslide/rockfall hazards</p>	<p>Small Settlement</p>	<p>Settlement</p> <p>Potential Precinct for settlement centre to cover commercial activities</p>

Settlement	Size and Character	Current Zone	Proposed Zone
Westland			
Whataroa 	Population 288 numerous tourism facilities accommodation retail residential service station Rural service town within wider rural environment	Small Settlement	Settlement Potential Precinct for settlement centre to cover commercial activities
Okarito 	Population 30 Residential baches camping tourism businesses accommodation Coastal village with backdrop of hills Strong coastal connection Flood and coastal hazards Sensitive environment (Roiwi habitat), large wetland	Coastal Settlement	Settlement - Coastal Settlement Precinct.
Franz Josef 	Population 330 Major tourism service area Many accommodation 250,000 visitors per year And up to 6000 per day Village within mountain environment Hot pools Range of natural hazards Masterplan under development	Residential Zone Tourist Zone	Special Zone

Settlement	Size and Character	Current Zone	Proposed Zone
Westland			
Fox Glacier 	Population 306 Residential Commercial Service industrial Major tourism service centre Fewer hazards than Franz Josef Rural service town also Scope for expansion	Residential Zone Tourist Zone	Special Zone
Bruce Bay 	Population 33 Community hall accommodation coastal Cribs residential Marae and extensive area of Māori owned land Multiple locations of settlement Coastal Hazards	Coastal Settlement	Settlement - Coastal Settlement Precinct. Maori Special Zone
Haast 	Population 240 Residential Commercial Accommodation Aerodrome 3 settlements in one (Haast Township, Haast Junction and Haast Beach) DOC Visitor Centre Major entry to the coast via Haast Pass New emergency services hub – medical centre and fire station South Westland Service Town	Tourist Zone Residential Zone Rural at Waiatoto	Settlement Zone Settlement Centre Precinct

Settlement	Size and Character	Current Zone	Proposed Zone
Westland			
<p>Hannah's Clearing</p> 	<p>Coastal community – mix of residential and baches School Residential 30 houses accommodation and ecotourism ventures Surrounded by DOC Estate Coastal erosion issues whitebaiting</p>	<p>Small Settlement</p>	<p>Settlement</p>
<p>Jackson Bay/Okahu -Neil's Beach - Okuru</p>  <p>Neil's Beach</p>  <p>Okuru</p>  <p>Jackson's Bay -Okahu</p>	<p>Jackson Bay Port – only sheltered open sea anchorage on the West Coast Fishing village Mainly baches Airfield at Neil's Beach Shop (Cray Pot) accommodation and ecotourism ventures whitebaiting Jackson Bay becoming popular with people from Otago – growth in recreational boating and fishing Coastal erosion at Neil's Beach and Okuru</p>	<p>Coastal Settlement</p>	<p>Settlement –Coastal Settlement Precinct</p> <p>Port Zone for Jackson Bay Port?</p>