



# Te Tai o Poutini P L A N

## Consultation and Engagement Report June 2019 – October 2020

### Introduction

Te Tai o Poutini Plan team undertook informal engagement over the period of June 2019 to October 2020. The aim was to check in with the community that we have a good understanding of the issues and potential options for managing these so we can prepare relevant and practical policy responses in the Te Tai o Poutini Plan (TTPP) that represents our communities views.

We ran a roadshow around the Plan during March 2020 (Westland and part of Grey) and September 2020 (Buller and part of Grey), and had eight workshops with different interest groups around key key topics.

As well as feedback gathered at our engagement events, we had 70 responses to our questionnaires as well as individual feedback forms and emails.

### How we engaged

- Placed based factsheets and questionnaires for Reefton, Westport, Hokitika and Greymouth
- Te Tai o Poutini Plan roadshow with our Conversation Caravan – drop in sessions at 22 locations across the Coast in March and September 2020
- Consultation Hui at Arahura Mārae
- Public meetings at Greymouth, Hokitika, Reefton and Westport
- Numerous on-on-one meetings with key stakeholders (iwi, business, industry, heritage and environment)
- A purpose built website for the Te Tai o Poutini Plan consultation
- General factsheets and questionnaires for settlements, natural hazards, historic heritage, mining and biodiversity.

### What you told us

Across the West Coast housing availability and affordability are significant concerns in many settlements and towns. There is a significant lack of housing for workers in some towns. Short term rental/Air BnB type accommodation is seen as a key driver of a lack of housing.

Natural hazards are a concern for many communities. Communities are looking for Te Tai o Poutini Plan to provide a consistent and clear way forward for natural hazard management, including how to undertake managed retreat. Future development needs to avoid exacerbating the natural hazard risk.

Improving the attractiveness of settlements and towns was a key concern for people in a range of locations across the Coast.



Significant natural areas are a concern in the rural areas. There is a need for good information and process to engage affected landowners, to identify what is and isn't significant and provide mechanisms to support and compensate affected landowners.

## Feedback by themes

### How towns and settlements grow

Feedback identified that key issues for towns and settlements are:

- Adapting to impacts of changing industries and economy. There was a lot of feedback that Covid 19 reinforced the need for a diverse and resilient economy for the Coast
- Where settlements are growing, new commercial and industrial activities need to be designed and located in such a way that the character and amenity of residential areas is retained
- Where settlements are subject to specific threats from natural hazards we need to reduce the risk and new development must be located in less hazardous locations.

There was a strong theme that residential and community values need to be given a high priority. People want to see more certain zoning that ensures that community values are protected. Growth and development would benefit from clearer planning and control – this includes things such as supporting the town centres and better managing rural subdivision and commercial activities occurring in rural areas.

Specific zoning for rural lifestyle and medium density type developments was preferred, as is zoning for commercial activities in settlement centres in smaller towns to allow them to grow. Design guidelines were suggested as a way to help get better outcomes in several settlements.

Need for future thinking was a key theme – more residential housing is needed, planning for managed retreat and enabling the redevelopment of areas such as the Greymouth CBD.

The need to provide for more residential housing – and diversity in housing types – was a key theme. There is a need for housing for older adults, smaller rural residential section sizes and more flexibility for different housing types. The impact of short term rental accommodation on housing availability was a major concern but there was support for the opportunity that homestay/hosted accommodation provides for homeowners.

### Historic Heritage

Historic heritage is hugely valued on the West Coast. Feedback identified that the key issues for historic heritage are:

- Historic heritage helps communities identify with their surroundings and provides tourism and development opportunities. However, the cost of repairing and maintaining these features means they are falling into disrepair
- Adaptive reuse can encourage buildings to be maintained but can dilute their value.
- Historic heritage value can occur at different scales, something might be of value locally but not nationally.

There was a strong theme that earthquake strengthening costs are a major concern for historic heritage and that this is a barrier to avoiding “demolition by neglect”. There was strong feedback that we need to think of heritage in the wide sense – beyond buildings – sites, access to sites and heritage context are important.

Recognising, celebrating and supporting heritage through adaptive reuse and interpretation was a key theme.



## Natural Areas and Biodiversity

There are four key issues for natural heritage

- ensuring that the relationship of Māori with their culture, traditions and customary rights are protected alongside significant natural heritage areas
- protecting the significant and outstanding values of natural heritage in such a way that fosters an ethic of stewardship and enables positive actions by landowners.
- how to protect significant natural heritage, while allowing for, and where possible enabling, economic, cultural and social development of West Coast Communities.
- creating certainty for landowners and development sectors around what natural heritage areas and features are significant and should be protected, and what types and locations of development are likely to be acceptable.

Significant natural areas were raised as a concern in many locations with strong emphasis on the need to provide good information and engage affected landowners. Cumulative effects and ensuring these are managed was a key theme as was the opportunity of harnessing tourism to achieve environmental objectives.

There was broad support for some Permitted Activities in significant natural areas. These included: construction of walkways, Poutini Ngāi Tahu cultural use, vegetation clearance to erect or protect powerlines; operation of existing roads, tracks, structures; operation maintenance and repair of lawfully established activities; clearance within 5m of an existing building.

There was broad support for some potential incentives to support landowners of significant natural areas. These include providing additional development rights for tourism related activities and additional subdivision rights or transferrable subdivision rights where areas are legally protected.

## Mining and Quarrying

There was only a small amount of feedback on this key topic. Common themes were the need to address reverse sensitivity and conflicts between mining and other land uses, particularly rural residential locations. Providing for continuity of operations was a key concern of the industry, with a desire for simple processes which avoid duplication of regulation.

Community concerns related principally to monitoring and ensuring that adverse effects of mining are managed well. There was across the board support to better identify where mining and quarrying is, and is not, ok.



## Natural Hazards

There was strong support for the 4-pronged approach to natural hazards:

1. *Avoid the hazard* - If there are known natural hazards in areas that are not developed, zoning to prevent future development in these areas. In other words, don't put people and assets in harm's way
2. *Accommodate the natural hazard* - In some locations where the hazard can be managed with lower risk to people and property use measures that anticipate hazard risk – for example raising floor levels against flooding, provide alternative inundation pathways and require relocatable houses.
3. *Protect from the natural hazard* - Currently the most commonly used method for some types of natural hazard, this involves holding the line using natural buffers (e.g. sand dune restoration, wetland enhancement or creation, beach nourishment) or hard structures (e.g. seawalls, groynes).
4. *Retreat from the natural hazard* - Moving existing people or assets away from the hazard in a managed way over time, or as a consequence of damage after a hazard event. For example, by zoning areas that people can move to, and having rules preventing rebuilding if property is destroyed by a hazard

Key themes were around being forward thinking transparent, science based and communicating well.



Natural hazards were mentioned as a major concern at nearly every location on the West Coast. Feedback was that a strong clear and consistent approach to natural hazards is needed and that future development needs to avoid exacerbating the natural hazard risk. Managed retreat options were a focus of discussion at many settlements.



## Feedback by location

### Buller

There were three key themes that came through strongly -

- **Natural hazards** and the need to be forward thinking and have a plan for managed retreat in locations such as Westport, Punakaiki and Granity.
- **Housing availability** and a lack of rental housing for workers was a concern in all parts of Buller. Concerns were also expressed about the impacts on community of short-term rental accommodation/Air BnB. Support was expressed for the opportunity that homestay/hosted accommodation provides, however.
- **Design guidelines** could be used to recognise special environments such as Punakaiki and Reefton

### Grey

There were five key themes

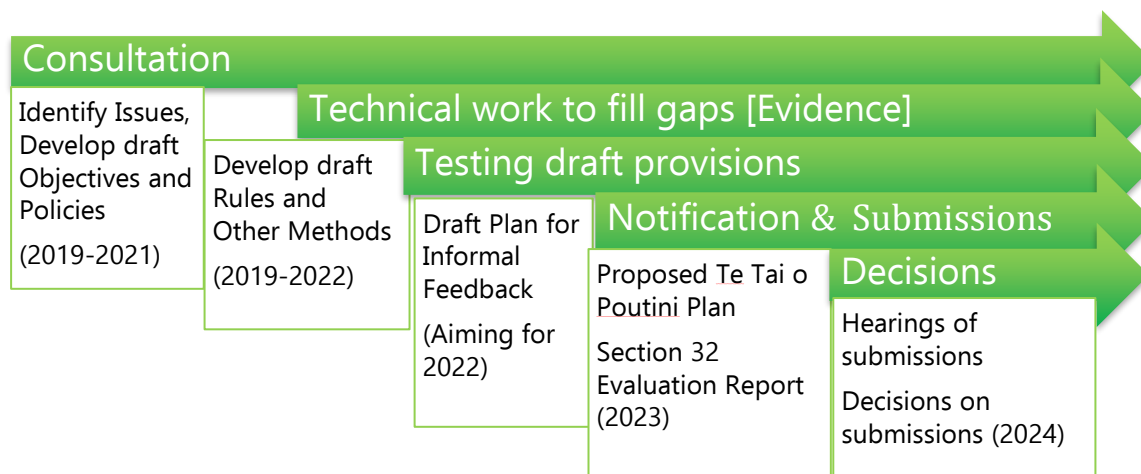
- Ideas in the **Greymouth CBD Redevelopment Plan** appear to be supported and should be translated through the Plan.
- **Significant natural areas** were raised as a concern in many locations. The need to provide good information and engage landowners, to clearly identify what is and isn't significant and provide mechanisms such as biodiversity credits to compensate landowners.
- Support for **settlement centres**/precinct to allow small towns to grow business, particularly in Barrytown, Blackball, Ahaura, Paroa
- Growth and development would benefit from **clearer planning and control** – this includes things such as supporting the Greymouth CBD, controlling design at Moana, and better managing rural subdivision and commercial activities occurring in rural areas.
- **Natural hazards** are a concern – though mainly in coastal locations.

### Westland

There were three key themes

- **Natural hazards** were mentioned as a major concern at every location. Feedback was that a strong clear and consistent approach to natural hazards is needed and that future development needs to avoid exacerbating the natural hazard risk. Managed retreat options were a focus of discussion at Okarito, Franz Josef and Hokitika.
- **Housing availability** and a lack of rental housing for workers was a concern in all parts of Westland. Air BnB was blamed for a lack of housing in a number of locations including Haast, Franz Josef and Hokitika.
- Erosion of or a lack of **amenity in settlements** is a concern in many locations – though the detail of concerns is generally specific to the settlement e.g. Heliport in Franz Josef, airstrip at Okarito, town centre amenity in Whataroa

## What's next?



## Appendix

### Feedback by location

Location	Key TTPP Issues Raised
Whataroa	Poor town centre amenity Onerous consent requirements for signs
Franz Josef	Heliport causing poor amenity in the town centre Development should be 200m from Faultline Formation of legal roads should be a Permitted Activity Need for consistent application of rules Uncertainty of the natural hazards is affecting ability to borrow Significant need for affordable and rental housing – Air BnB is a big problem
Bruce Bay	Erosion and what is planned to manage this
Haast	No worker accommodation Houses all being used for Air BnB Lack of housing – need more subdivision Need to protect biodiversity – explore ways of funding Need for more resource consent condition and Permitted Activity monitoring Flood protection and natural hazard management Relocatable houses could be an option Need secure water supply and waste water treatment
Hannah's Clearing	DOC is adjacent neighbour for all properties – boundary encroachment regularisation issues Erosion concerns as well as flooding
Fox Glacier	Natural hazard management critical
Okarito	1999/2000 community plan should apply Formation of paper roads should require Resource Consent Hazard protection from sea inundation Home businesses should be allowed to operate in the settlement Support hosted visitor accommodation – not unhosted Need a clear approach to protection works Need somewhere for managed retreat to – terrace above the town? Need to identify Māori historical sites Conflict between visitors and residents – need to focus visitors at nodes and separate from community areas Landscape values are important Don't want to see Commercial operations on the airstrip – noise.
Kaniere	Natural hazard management critical – need to identify eroding areas and keep development out of them
Hokitika	Need to move back from the sea People have often protected SNAs – but need cost assistance for management Transferrable development rights could be tricky Need a plan for flood management in town Need for accommodation – nowhere for staff to live Need to allow for residential upstairs in the town centre Too many hoops to try new business ideas in the town centre Town precincts important – all the towns are different Need to allow Indigenous Forest harvesting under the Forests Act to continue SNAs/Landscape/Biodiversity/Climate change are priorities

Location	Key TTPP Issues Raised
	<p>Consents are costly and put people off doing things like renewable generation</p> <p>Need a rural residential zone – Blue Spur, Stafford Road</p> <p>Shouldn't having mining next to rural residential – particularly noise impacts</p> <p>Need more enforcement and compliance – in accordance with a clear process in the Plan</p> <p>Costs with DOC as affected party on consents</p>
Arahura	<p>SNAs = what approach on Māori Freehold land</p> <p>More areas within DOC estate should be available for accommodation</p> <p>Need to get away from coastal hazards/earthquake/tsunami</p> <p>Why can't commercial areas have residential</p> <p>Allow for more home occupations – but not industry</p> <p>AirBnB a concern – generating more traffic</p> <p>Identify areas for visitor accommodation along main roads</p> <p>Who will monitor the plan?</p> <p>Need clear policies around engagement with Māori re Plan Changes</p> <p>Need communication policies in Poutini Ngāi Tahu chapter</p>
Kumara	<p>Town centre zone would be good</p> <p>Recent developments in the community have been positive</p>
Greymouth	<p>Need to engage landowners on SNAs</p> <p>Embrace the heritage</p> <p>More residential in the CBD</p> <p>More defined urban/rural boundary</p> <p>Not just sprawl – where's the town centre</p> <p>Signs – resource consents for community signs – huge cost</p> <p>Need a spatial plan for Greymouth – where want commercial incl. Visitor accommodation – Air BnB should be commercial zone – support Queenstown Lakes approach</p> <p>Historic building status makes redevelopment hard</p> <p>Perceptions on Māwhera land make redevelopment hard</p> <p>Site sizes in town are small – amalgamate titles?</p> <p>Grass old carparks</p> <p>Natural hazards need a consistent approach</p> <p>Need to enforce the plans – and consistently interpret them</p> <p>Too many commercial activities in rural areas</p> <p>SNAs are a land grab</p> <p>Need for biodiversity protection</p> <p>Rental accommodation is very tight -need more</p> <p>Repurpose heritage buildings to Air BnB</p> <p>Upstairs of shops is empty – need to allow more activities there</p> <p>SNA work needs to be done urgently - what is and isn't high value</p> <p>How can the Coast be compensated for providing a public/national good?</p>
Paroa	<p>Need to be future focussed</p> <p>Urgent to identify what is significant and what isn't – including on conservation land</p> <p>Increased flooding as a result of development in the back of Paroa</p> <p>Need more local shops</p> <p>Entrance to town around Paroa</p> <p>Concerned about potential impacts of SNAs</p>
Dobson	<p>Keen to conserve biodiversity</p> <p>Blackball could benefit from a settlement centre</p> <p>Need to be aware of natural hazards</p>

Location	Key TTPP Issues Raised
Ahaura	Strong community services and hub – could benefit from a settlement centre Council consenting process hard – not enabling SNAs are a land grab
Moana	Wilderness track will have a big impact – accommodation and cycle support Development needs to be more controlled (size, design, height) Moana is big enough – needs to stop growing No rental accommodation for workers – people forced to live in motorhomes at the holiday park
Runanga	Scrapping the 30m <sup>2</sup> requirement for building consents was a great thing – need more of that kind of enabling measure Concerned about SNAs – doesn't reflect the unique West Coast culture –Interested in the idea of biodiversity credits to recognise that contribution Mining- key issue is where does the money go – 2016-2018 1.5% of value of gold paid as royalties, \$2 billion estimated to come out of Waiuta – not coming back to the Coast
Barrytown	Need to better interpret and provide access to broad history in the area e.g. Parnell Terraces, McMillan Rd, Ancient Dune Forest 1 ha subdivisions have caused loss of farmland Reverse sensitivity vs farming and hall. Support for a settlement centre precinct Rural zoning too permissive = losing farms to 1ha blocks – need a Plan about where to subdivide, not just everywhere Need more scope for community and heritage interpretation signs – just not business signs. Transferrable development rights for mining and SNAs should be explored
Punakaiki	Need to be forward thinking on hazards – identify where and how will do managed retreat Insufficient enforcement of current plan provisions for scenically sensitive zone – not getting outcomes intended Too much short-term rental – Air BnB – hollowing out community, nowhere for workers and family to live – people turning residential into full time commercial Air BnB Could there be a policy around a max % of Air BnB in an area Locals are more important than tourists – very opposed to a tourist zone oppose helicopters as intrusive Need to support community resilience – rental accommodation and jobs Concerns about SNAs – erode property rights, no compensation or financial assistance with management – interest in transferrable development rights but can't be tokenistic Need better site-specific design standards – not just one size fits all current approach (e.g. for setbacks) Need a local source of rock for protection works Punakaiki Masterplan needs to integrate with Dolomite Point Need a plan for additional housing – south of Charleston? Need to have site sizes that reflect demand – not just 10 acres Need small footprint houses and recognise visual impacts Is there scope for infill? If restricted house size and height Keep the Paparua Character Area as currently written in the Buller Plan
Charleston	Settlement Centre Precinct supported Need to identify land for further residential and business(tourism) development Coastal retreat at Beach Road Need for infrastructure to support tourism Cycle trail will drive more demand



Location	Key TTPP Issues Raised
Carter's Beach	Cycle trails positive – need more support facilities Manuka/kanuka as an important habitat for threatened species
Westport	Need to draw upon existing vision work at Punakaiki and the LTP Need to support vibrancy and amenity of town centre Need to recognise climate change as a threat – need both mitigation and adaptation Need to consider cumulative effects including in terms of on-site wastewater and drainage
Karamea	Tourism positive – cycle and walking trails Need to consider climate change impacts – move community towards elevated areas Resilience of infrastructure a huge concern Allow for a diversity of potential future business options Fertile soils and growing conditions hugely important – lots of potential horticulture options Ecosystem services (insects, health environment, water quality) from conservation land benefits the farming/horticulture sector Should allow for home businesses Hosted Air BnB/glamping is good Need for older adult housing Current residential zoned land is in flooding areas- need to move up
Waimangaroa	Concern about houses built on beachfront and ridges – here for wildness Hosted Air BnB is good
Reefton	Housing shortage – shortage of rentals and owner occupied options Need more business – not just cafes Home businesses viable due to fibre – are good Compact town is a positive – development should fit with grid patter Need for retirement housing – not just Council – retirement village? Air BnB should require consent Air BnB taking up rental housing A wider range of section sizes (smaller) and options for semi-detached and attached housing would be good Keep out big box retail Preserve the amenity of the entry areas to town Support design guidelines for town centre – include Buller Road – use colour scheme designed a few years ago Intermingled community works well Protect more heritage – Countrywoman's Institute, Railway building and turntable, Hopper at Terrace mine



**Te Tai o Poutini**  
PLAN

To support a vibrant and resilient West Coast