



Te Tai o Poutini Proposed Plan

CONSULTATION

**Have
your
say!**

Te Tai o
Poutini Plan
**Proposed
Plan**

Te Tai o Poutini Plan (TTPP) is the combined District Plan for the Buller, Grey and Westland District Councils. It will replace the current individual district plans. TTPP sets out the objectives, policies, rules and methods to manage land use activities and subdivision across the districts. TTPP also includes online maps to show zoning, and where various rules apply.

What is a District Plan?

Every district in New Zealand must have a working plan. The purpose of a district plan is to assist district councils on the West Coast (Buller, Grey and Westland) to carry out their functions in order to achieve the sustainable management purpose of the Resource Management Act.

District plans must reflect national and regional policy statements and be consistent with regional plans and any applicable water conservation orders.

District plans cover issues relating to:

- ▶ Ensuring sufficient land is zoned for our needs – including for residential, commercial and industrial uses
- ▶ Subdivision, including servicing and financial contributions
- ▶ The effects of land use including noise and light
- ▶ Mining and quarrying
- ▶ Natural hazards
- ▶ Cultural and historic heritage
- ▶ Indigenous biodiversity

We want to hear from you!

We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

Submissions on the proposed Plan are now being sought.

How to make submission



Complete our online submission form:
tpp.westcoast.govt.nz



Or post a submission form to us:
**TTPP Submissions, PO Box 66,
Greymouth 7840**

Submissions forms are available at **www.tpp.nz** or in hard copy at any of the 19 venues across the West Coast where the proposed Te Tai o Poutini Plan is on display (see back page for locations).

**Submissions must be made by
5pm, Friday 30th September 2022.**

Want to know more?

tpp.westcoast.govt.nz

0508 800 118



**Te Tai o Poutini
PLAN**

A combined district plan for the West Coast

What parts of the Proposed Plan apply now?

Some parts of Te Tai o Poutini Plan have immediate legal effect. These are annotated with a red gavel icon in the e-plan. Any new activities are subject to TTPP rules, as well as the existing district plan rules, including for:

- 🔪 **Native vegetation clearance**
! These rules can be found in the *Ecosystems and Biodiversity Chapter*.
- 🔪 **Where earthworks and native vegetation clearance occur beside waterways**
! These rules can be found in the *Natural Character and Waterbodies Chapter*.
- 🔪 **Historic Heritage and Sites and Areas of Significance to Māori**
! These rules can be found in the *Historic Heritage and Sites and Areas of Significant to Māori chapters*.

What is in the Plan?

The Plan covers a lot of topics to help support development and protect the environment. Some of the matters you will find in the Plan are:

- ▶ **Zoning changes** to support residential and industrial growth and provide options for people to live in safer locations.
- ▶ **Design guidelines** in the main towns to preserve their heritage or pedestrian-friendly character.
- ▶ Provision for **accessibility and bicycle parking**.
- ▶ **Special zones** for airports, ports, sports and health facilities.
- ▶ **Allowance for minor units** to be built in residential areas without needing resource consent.
- ▶ A new **“mixed use” zone** in Greymouth which allows for a combination of commercial and residential development such as residential units above commercial premises.
- ▶ In Westland the **minimum lot size for new development is larger** - 500m² in areas serviced by three waters infrastructure, and 1000m² for areas with on site servicing.
- ▶ At Franz Josef there is a substantial amount of change of zoning reflecting the need for the town to **move away from the hazards** associated with the Alpine Fault and Waiho River over time.
- ▶ The **inclusion of small towns and settlements** in the Settlement Zone. This zone allows for a mix of residential and some commercial activities to occur.
- ▶ **Larger Rural Residential Precinct (4000m²) sites** provided for on the outskirts of some settlements.
- ▶ A new **Coastal Settlement Precinct** which has limits around the height and size of buildings.
- ▶ In the **Highly Productive Land Precinct**, subdivision minimum lot sizes of 10ha; In the General Rural Zone the minimum lot size is 4ha.

What does Te Tai o Poutini Plan say about some of the issues?



Natural Environment Values

Native vegetation clearance

A similar approach to the old district plans has been carried through into the proposed Te Tai o Poutini Plan.

- In Buller and Westland, a “general vegetation clearance” approach continues. Landowners who want to clear native bush beyond a certain area (usually 5000m²/property/3 years) will need a resource consent. However, there is a list of maintenance and repair type activities which do not need resource consent to remove native vegetation. Identification and mapping of significant natural areas will be completed by July 2027.
- In Grey the current approach of identification of 37 Significant Natural Areas in the Plan, has been retained. These areas have been surveyed by the Grey District Council over the last 15 years, and landowners consulted around their identification as significant. Outside of these areas, and areas identified as Outstanding Natural Landscapes (mainly large forested areas adjacent to Department of Conservation administered land), resource consents will generally not be required for native vegetation removal.



Mineral Extraction

Mining and Quarrying

- Areas where mineral extraction is expected to be the main or only activity, and where the resource can be clearly defined, have been identified as either Mineral Extraction Zone (for example the Paparoa coalfield, Ross goldfield and a range of quarries) or Buller Coalfield Zone (for mines on the Stockton and Denniston Plateaux and at Te Kuha). The rules for these areas are enabling of mineral extraction, but other activities are restricted.
- General rules for mineral extraction are included within the rural and open space zones. These provide for some mining and quarrying as a Permitted Activity, but larger mines and quarries will need a resource consent.

Need help using our e-plan?

The e-plan is an interactive electronic version of the Te Tai o Poutini Plan. We will be holding Library tutorial sessions on how to use it on the following days:

Westland District Library

Tuesday 26 July, 9.30 - 10.30am

Buller District Library

Wednesday 27 July, 10 - 11am

Grey District Library

Monday 1 August, 9.30 - 10.30am

Reefton Library

Friday 12 August, 10 - 11am

**Tutorial video
is also
available on
our website**

ttpp.westcoast.govt.nz



Historical and Cultural Values

Historic Heritage

116 sites and areas of historic heritage and 30 archaeological sites on the West Coast are scheduled and mapped in the proposed Plan.

Historic heritage sites and areas scheduled in the old district plans have been included in the proposed TPP, except where they have been demolished or destroyed. Additional sites have been included that were previously not included in error, or have been nominated by the community through feedback. The rules seek to encourage maintenance, repair and use, but restrict other activities such as relocation, demolition or destruction.

! If you are the landowner of a newly scheduled **historic heritage site or area, or archaeological site** you will receive a letter advising you of this from the TPP Committee.

Notable Trees

59 Notable tree sites, with some sites containing multiple trees, with historic, cultural, botanic or aesthetic value, have been identified. Work within the dripline, major pruning works or removal of the tree will require a resource consent.

! If you are the landowner of a newly scheduled **notable tree**, you will receive a letter advising you of this from the TPP Committee.

Sites and Areas of Significance to Māori

215 sites and areas of significance to Māori are scheduled and mapped in the Plan.

Lawfully established existing activities are able to continue on sites and areas of significance to Māori but new activities that modify these areas are generally restricted and will need a resource consent. On many sites new activities such as grazing and minor earthworks (e.g. for fencing or maintenance) are not restricted – but on some specific sites written approval from the relevant Poutini Ngāi Tahu rūnanga (Makaawhio or Ngāti Waewae) is required.

Major earthworks and new buildings, events and native vegetation clearance on most of the sites will require a resource consent.

! While most of these are on Poutini Ngāi Tahu land or public conservation land, if you are a private landowner of a scheduled site or area of **significance to Māori** you will receive a letter advising you of this from the TPP Committee.



Hazards and Risks

Natural Hazards

There are 12 natural hazard overlays identified covering coastal, river and geotechnical hazards.

The natural hazard risk areas are mapped in the proposed Plan as Overlays. Where the risks are greatest, the proposed Plan restricts new development, and in most mapped hazard areas a resource consent is needed for new development of sensitive activities such as daycares, or critical response facilities such as fire stations.

There are three types of flood overlay:

- 1 & 2 Flood Susceptibility and Flood Severe overlays where there is known significant hazard which requires mitigation, such as raised finished floor levels;
- 3 Flood Plain, where any subdivision proposal will require assessment of potential flood hazard.

There are five Coastal hazard overlays:

- 1 & 2 Coastal Severe and Coastal Alert overlays in areas of significant known coastal hazard.
- 3 The Coastal setback where a precautionary approach is applied as the potential risk is unquantified.
- 4 The Hokitika Coastal Hazard where there is substantial risk pending upgrade of protection works.
- 5 Coastal Tsunami – in areas at the highest risk of tsunami inundation. This is different to the tsunami evacuation area which is substantially larger.

Earthquake hazard overlays have been applied either side of the active fault traces of the Alpine, Awatere, Hope and Clarence faults. These are the faults with the most frequent recurrence intervals. The higher the likely loss of life, or the more important the resource is post earthquake, such as wastewater ponds and medical facilities, the more restrictive the rules. Conversely overlays further out from the fault are less restrictive.

Land Instability and Lake Tsunami Overlays which restrict new development of sensitive activities, have also been included.

A Westport Hazard Overlay is included in the proposed Plan which recognises the combination of coastal and river hazards for Westport town. The rules associated with this overlay focus on ensuring new development and additions to existing development have appropriate freeboard (space above expected floodwaters). The rules also recognise that a flood protection scheme is planned for Westport which should reduce the level of hazard in the town.

What happens next?

Consultation on the Proposed Plan is a formal legal process. Submissions will be heard by hearing commissioners following the submission period. Hearings are anticipated to be held in the middle of 2023. The commissioners will then make recommendations for changes to our Te Tai o Poutini Plan Committee.

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A reminder of where we are at:



We are here



Formal statutory process

How can I find out more about the Proposed Te Tai o Poutini Plan?

Te Tai o Poutini Plan
Proposed Plan

Have your say!

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Come to a public meeting...

Public meetings to explain what is in the Plan and how to make a submission will be held at 18 venues across the West Coast.

Public Meetings for the Proposed Te Tai o Poutini Plan

Town	Date and Time	Venue
Maruia Springs	Tuesday 26 July 1.00 – 2.00pm	Maruia Hall
Ross	Tuesday 9 August 12.00 – 1.00pm	Ross Hall
Franz Josef	Tuesday 9 August 5.00 – 7.00pm	St John's Meeting Room
Okarito	Wednesday 10 August 10.00 – 11.00am	Donovan's Store
Haast	Wednesday 10 August 5.00 – 6.00pm	Heartland Hotel
Arahura	Thursday 11 August 1.00 – 2.00pm	Arahura Marae
Runanga	Thursday 11 August 5.00 – 6.00pm	Mines Rescue Trust
Reefton	Friday 12 August 12.00 – 1.00pm	St John's Rooms
Karamea	Saturday 13 August 9.30 – 10.30am	RSA Community Building
Moana	Saturday 20 August 10.00 – 11.00am	Hotel Lake Brunner
Blackball	Monday 29 August 12.00 – 1.00pm	Workingmen's Club
Nelson Creek	Monday 29 August 5.00 – 6.00pm	Community Hall
Hokitika	Tuesday 30 August 12.00 – 1.00pm	Hokitika Westland RSA
Greymouth	Tuesday 30 August 5.00 – 6.00pm	Grey District Council
Punakaiki	Wednesday 31 August 2.00 – 3.00pm	Punakaiki Tavern
Barrytown	Wednesday 31 August 5.00 – 6.00pm	Barrytown Hall
Ngakawau	Thursday 1 September 12.00 – 1.00pm	Community Resource Centre
Westport	Thursday 1 September 5.00 – 7.00pm	NBS Theatre

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Read about it...

Information sheets about the proposals for various towns and settlements and topics are available at www.tppp.nz or in hard copy where the Proposed Plan is displayed.

Venues to view hard copies of the Proposed Te Tai o Poutini Plan



Karamea

- › Information Centre, 106 Bridge Street

Ngakawau

- › Ngakawau Community Resource Centre, 30a Main Road

Westport

- › Buller District Council, 6/8 Brougham Street
- › Westport Library, 87-89 Palmerston Street

Reefton

- › Reefton Service Centre, 66 Broadway

Punakaiki

- › Paparoa National Park Visitor Centre, 4294 Coast Road

Greymouth

- › Grey District Council, 105 Tainui St
- › Grey Library, 18 Albert St
- › West Coast Regional Council, 388 Main South Rd, Paroa

Moana

- › Hotel Lake Brunner, 34 Ahau Street

Arahura

- › Arahura Marae, 1 Old Christchurch Road

Hokitika

- › Westland District Council, 36 Weld Street
- › Westland Library, 20 Sewell Street
- › Makaawhio Runanga Offices, 56 Brittan Street

Ross

- › Ross Hall, 1 Moorhouse Street, Ross

Okarito

- › Donovan's Store

Franz Josef

- › Community Centre, 6 Main Road, Franz Josef

Fox Glacier

- › Community Centre, 51 Cook Flat Road, Fox Glacier

Haast

- › DOC Visitor Centre, State Highway 6, Okuru

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