



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Public Notice of Proposed Te Tai o Poutini Plan the Combined District Plan for the West Coast Clause 5 of Schedule 1 of the Resource Management Act 1991

Te Tai o Poutini Plan Committee gives public notice of the Proposed Te Tai o Poutini Plan, the Combined District Plan for the West Coast. Te Tai o Poutini Plan will be the key statutory planning document for the Buller, Grey and Westland District Councils. It controls where activities can locate and how land can be used, developed and subdivided, and has been prepared in accordance with the Resource Management Act 1991. The Proposed Te Tai o Poutini Plan is intended to replace the current Operative Westland, Grey and Buller District Plans. It applies to all properties in the three districts.

Where to view the Proposed Te Tai o Poutini Plan

The Proposed Te Tai o Poutini Plan and supporting information are in digital e-plan format, available on the following link www.tpp.westcoast.govt.nz It can also be inspected at the venues listed in the table below:

Town	Venue	Address
Karamea	Information Centre	106 Bridge St
Ngakawau	Ngakawau Community Resource Centre	30a Main Road
Westport	Buller District Council	6/8 Brougham Street
	Westport Library	87-89 Palmerston St
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 Rd
Hokitika	Westland District Council	36 Weld St
	Westland Library	20 Sewell St
	Makaawhio Runanga Offices	56 Brittan Street
Ross	Ross Hall	25 Stewart St
Okarito	Donovan's Store	
Franz Josef	Community Centre	10 Ferguson Place
Fox Glacier	Community Centre	51 Cook Flat Road
Haast	Department of Conservation Visitor Centre	State Highway 6, Okuru

The e-plan includes maps and a property search function that enables users to determine how the Proposed Te Tai o Poutini Plan applies to a particular property.

Rules with immediate legal effect

The rules in the Proposed Te Tai o Poutini Plan do not have immediate legal effect except for rules that relate to:

- Historic Heritage;
- Sites and Areas of Significance to Māori;
- Ecosystems and Indigenous Biodiversity;
- Natural Character and the Margins of Water; and
- Activities on the Surface of Water.

The rules that have immediate legal effect are clearly identified in the Proposed Te Tai o Poutini Plan with a red gavel symbol. You may require a resource consent under the Proposed Te Tai o Poutini Plan if you wish to undertake work on, or within, these items or areas. These items and areas are shown on the maps and can be viewed on the e-plan.

Key changes from the Operative District Plans

As the Proposed Te Tai o Poutini Plan is a review of the three Operative District Plans in their entirety, the objectives, policies and rules that apply to your property (or property of interest to you) are proposed to change. Key proposed changes include the following:

- A number of new zones including Residential Zones, Commercial and Mixed-Use Zones, Rural Zones and Special Purpose Zones are introduced;
- Provision for future growth by introducing a new Medium Density Residential Zone which encourages denser urban development, as well as identifying land for future housing and business in a Future Urban Zone. Where land is within a Future Urban Zone there may be restrictions on how it can be used;
- New objectives, policies and rules enabling housing, including more permissive rules for more intensive housing in existing residential areas;
- New objectives, policies and rules for District wide matters including infrastructure, subdivision, earthworks, transport, energy, noise, light, temporary activities, activities on the surface of water and signs;
- A new risk-based approach to managing natural hazards including coastal (inundation, erosion and tsunami), earthquake, lake tsunami/seiche, land instability and flood (severe, susceptibility and plain). There are also Westport and Hokitika specific hazard overlays. The proposed rules may restrict some activities depending on the overlay and development;
- Recognition and promotion of Tangata Whenua values, including through a new Māori Purpose Zone, identification of sites and areas of significance to Māori and by enabling papakaingā housing across the region;
- A new Rural Lifestyle Zone that specifically enables rural-residential lifestyle blocks;
- Inclusion of buildings and sites of historic and cultural importance, and new objectives, policies and rules in relation to how they are managed;
- Identification and protection of areas of indigenous biodiversity, known as Significant Natural Areas, including on private property. To enable their protection, the Proposed Te Tai o Poutini Plan identifies Significant Natural Areas within the Grey District, and retains broad native vegetation clearance restrictions across the Buller and Westland Districts;
- Identification and protection of outstanding natural landscapes, outstanding natural features, and areas of high and outstanding natural character in the coastal environment.

Visit the Proposed Te Tai o Poutini Plan to view all of the proposed changes: www.ttp.westcoast.govt.nz

Notices of requirement for designations

The Proposed Te Tai o Poutini Plan includes three new notices of requirement for designations. These relate to education facilities. The specific notices of requirement are as follows:

Requiring Authority	Location of New Designation	Purpose of Designation
Ministry of Education	St John Paul II High School 10 Alexander St, Greymouth Lot 2 DP 421099, Lot 6 DP 2780, Lot 3 DP 1510, Lot 4 DO 1510 and Lot DP 1510	Education Purposes
Ministry of Education	St Patrick's School 13 Puketahi Street, Greymouth Lot 1 DP 2780, Lot 3 DP 330, Lot 4 DO 330, and Lot 2 DP 421099	Education Purposes
Ministry of Education	St Mary's School 71 Sewell Street Hokitika Lot 1 DP 3795 and Lot 1 DP 1807	Education Purposes

In addition to the new notices of requirement, modifications are also sought to a number of existing designations. All new notices of requirement and modified designations can be viewed in the Designations section of the Proposed Te Tai o Poutini Plan and on the planning maps.

Making a submission on the proposed Te Tai o Poutini Plan

The committee invites any person, including local authorities, to make a submission on the Proposed Te Tai o Poutini Plan. There are some limitations on the ability of trade competitors, which can be found in clause 6 of Schedule 1 of the RMA.

How to make a Submission on the Proposed Te Tai o Poutini Plan

You can make a submission through the following means:

- **e-plan:** www.ttp.westcoast.govt.nz
- **Email:** info@tpp.nz
- **Post:** Te Tai o Poutini Plan Submissions, PO Box 66, Greymouth 7840
- **Delivery:**
 - Buller District Council, 6-8 Brougham St, Westport,
 - Grey District Council, 105 Tainui St, Greymouth

- Westland District Council, 36 Weld St, Hokitika or;
- West Coast Regional Council, 388 Main South Rd, Paroa, Greymouth

Please mark "Attention: Proposed Te Tai o Poutini Plan, Submission"

Copies of the submission form are available at all venues where hard copies are displayed and from our website at www.ttp.westcoast.govt.nz The submission must include information in Form 5 of the Resource Management Act 1991 and must state whether or not you wish to be heard in support of your submission.

Submissions close at 5.00pm on Friday 30 September 2022

What happens next?

The process for public participation in the consideration of the proposal under the Resource Management Act 1991 is as follows:

- After the closing date for submissions, Te Tai o Poutini Plan Committee must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary, and where the summary and submissions can be inspected; and
- There must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - Any person representing a relevant aspect of the public interest
 - Any person who has an interest in the proposal greater than the general public has
 - The local authority itself; and
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Te Tai o Poutini Plan Committee must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2-years of notifying the Proposed Te Tai o Poutini Plan and serve it on every person who made a submission at the same time; and
- Any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if:
 - In relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
 - In the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

Rex Williams

Chair

On behalf of Te Tai o Poutini Plan Committee

14 July 2022