



# Te Tai o Poutini PLAN

A combined district plan for the West Coast

## Grey Valley Townships and Barrytown Information Sheet

### Submissions sought on Proposed Te Tai o Poutini Plan

Te Tai o Poutini Plan is the new combined District Plan for the Westland, Grey, and Buller District Councils. It will replace the current individual district plans and provides the Objectives, Policies, Rules and Maps for how activities and resources are managed across the three districts.

Submissions on the Proposed Plan are now being sought. Submissions must be made by:

- **5.00pm on Friday 30th September 2022**

Submissions can be made online via the online submission form or by filling in a hard copy submission form. A submission form can be accessed online at <https://tppp.nz> or collected from Greymouth Library the Grey District Council, or Hotel Lake Brunner.

### Proposed TTPP Zones for Grey District

Much of the Grey District Plan zoning has been “rolled over” into the new plan – however the names of the zones have changed, and the rules have been standardised across the West Coast.

#### General Rural Zone

The General Rural Zone replaces the Rural Environment Area used in the Grey District Plan. Most of the rural parts are zoned General Rural Zone.

The most significant change between the two Plans is to the minimum lot size for subdivision. Under the current Grey District Plan, subdivision in the Rural Environment Area has a minimum lot size of 1ha. This has resulted in ad hoc rural subdivision and raised concerns about the impact on primary production values.

As a result, areas the Grey District Council considers appropriate for smaller lifestyle blocks have been rezoned as a new Rural Lifestyle Zone. Outside of this, in the General Rural Zone, the minimum lot size for subdivision is 4 ha.

#### General Rural Zone – Highly Productive Land Precinct

This precinct covers a large part of the Grey District and Grey Valley where dairy and arable farming are the major land uses. The rules for the Precinct are the same as the rest of the General Rural Zone, with one exception, the subdivision minimum lot size is 10ha rather than 4ha. This precinct covers all the large farms in the Grey District and protects the production values of this important economic backbone of the Grey District economy. Land included within the precinct also includes the land with the most versatile soils and production potential. There is very limited land of this type on the West Coast and it represents a significant finite resource.

#### Settlement Zone

The Settlement Zone is the main zone used to cover small settlements across the West Coast. It replaces the Township Environment Area that was previously used in the Grey District Plan. The rules are similar to the old Plan, but have been standardised across the West Coast. Changes have been made to reflect this.

### Settlement Zone – Rural Residential Precinct

The Settlement Zone – Rural Residential Precinct will replace the Rural Residential Environmental Area previously used in the Grey District Plan. The rules are similar to the old Plan, but have been standardised across the West Coast. Changes have been made to reflect this.

### **New Zones**

There are also new zones that affect rural areas and small settlements across the West Coast. These allow for smaller scale rural lifestyle development. These areas are mostly located around the periphery, or edges, of existing settlements. The Rural Lifestyle Zone allows for sites down to 1ha size and there has been significant rezoning around the periphery of the main settlements with this zone.

The Settlement Zone – Settlement Centre Precinct recognises that some townships have a defined area where a commercial centre is developed. This precinct provides for commercial and retail development within that settlement.

The Mineral Extraction Zone recognises that there are significant mineral resources across the West Coast. Rules within the zone are generally permissive for mineral extraction in order to support this important economic activity for the West Coast.

The Open Space and Recreation Zones (Open Space Zone, Natural Open Space Zone and Sport and Recreation Zone) are located over park and reserve land that was zoned Rural Zone under the old Grey District Plan. National Parks, and the highest value ecological areas, are zoned Natural Open Space Zone. Sports fields, racecourses and golf courses are generally zoned Sports and Recreation Zone, and remaining parks and reserves are zoned Open Space Zone.

### **Natural Environment, Cultural and Natural Hazard Overlays**

The overlays sit on top of the zones. Within these overlay areas there are additional rules.

#### Historic Heritage, Notable Trees and Sites and Areas of Significance to Māori

The West Coast is rich in cultural and historic heritage. Important sites of historic heritage, major archaeological sites, notable trees and sites and areas of significance to Māori have all been identified across the West Coast, often in the settlements where the history is longest. Some of these sites were identified in the previous Grey District Plan, but many are new identifications. Where a landowner is affected by a newly identified site they have been advised by letter.

For people wanting to undertake work on these sites, the Rules in relation to Historic Heritage & Sites and Areas of Significance to Māori in the Proposed Plan must now be considered alongside the operative Grey District Plan rules. The rules vary for each identified site.

#### Natural Hazard Overlays

The West Coast is subject to a wide range of natural hazards; coastal, flooding, earthquake and land instability. The significant hazards have been mapped through overlays in the Proposed Plan and a range of rules apply in these areas.

#### Outstanding Natural Landscape overlays.

The Outstanding Natural Landscape overlay sits on top of the zones. There are existing identified Outstanding Natural Landscapes in the Grey District Plan, but the Proposed Plan includes new areas and new rules. New areas have only been identified over existing bush areas. Rules in relation to vegetation clearance, earthworks, buildings and structures apply in these areas.

#### Significant Natural Areas

The Grey District Council undertook an extensive process to identify Significant Natural Areas over the 2005-2015 period. This work involved detailed field assessment and consultation with landowners. The Significant Natural Areas identified through that process have been included within the Proposed Plan. Landowners who have Significant Natural Areas received a letter advising them of this at the beginning of 2022.

## Barrytown

### Zones

The Barrytown township is zoned Settlement Zone, with a small area provided for the expansion of the town. Land up the Coast Road, in either direction, has been zoned as the new Rural Lifestyle Zone. This is mainly on the eastern side of the Coast Road, but some smaller lots on the western side have also been zoned Rural Lifestyle. The farming blocks are zoned General Rural Zone. At Golden Sands Road, the properties have been zoned Settlement Zone – Rural Lifestyle, with some additional blocks rezoned in this area. Land administered by the Department of Conservation and local reserves are zoned Open Space Zone.

### Overlays

The wider Barrytown area has several overlays in place. The coastline is subject to a Coastal Hazard Alert layer with an area of lowlying land around Paramount Drive also subject to this overlay. In this area, residential development (including additions that increase the floor area) will require a resource consent with a focus on addressing natural hazards.

There are also several Significant Natural Areas identified in the Barrytown area. The Paparoa Range is also the subject of a large Outstanding Natural Landscape identification. The boundary of this was carefully reviewed in 2022 and this follows the existing bush line.



## Stillwater

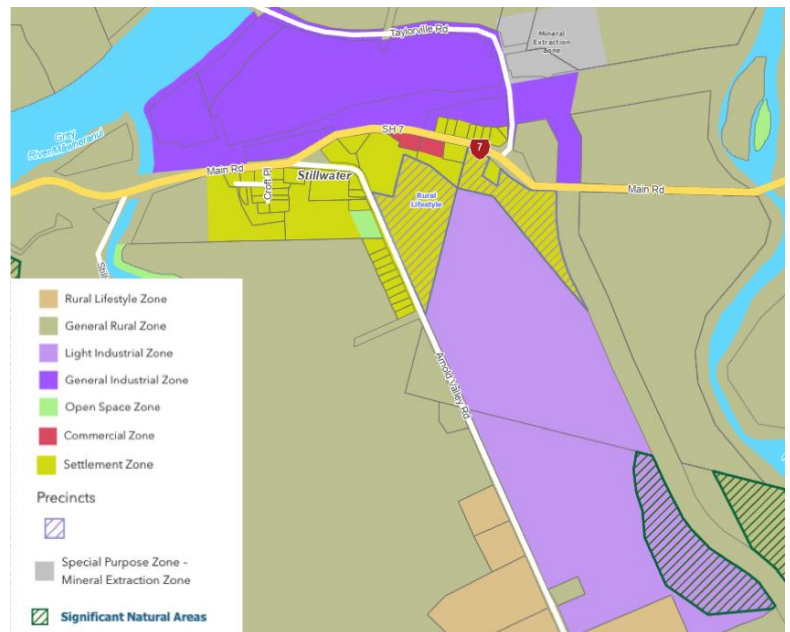
### Zoning

The residential part of Stillwater is zoned Settlement Zone, including areas on the edge of town providing for future growth of the settlement. There is also an area of Settlement Zone - Rural Residential Precinct on the Main Road and down Arnold Valley Road.

The industrial area around the railway line is zoned General Industrial Zone, and the adjacent mining site is zoned Mineral Extraction Zone. There is also a large area of land along Arnold Valley Road zoned for industrial use with a Light Industrial Zone.

### Overlays

Within the wider Stillwater area there are several Significant Natural Areas. There are also three Sites of Significance to Māori. SASM 67 relates to the Kōtukuwhakaoko/Arnold River which is an important mahinga kai (food gathering area) and the rules relate to temporary events/activities, for example, adventure racing sporting events occurring on the surface of the water for this site. SASM 51 lies over part of the outer township and covers land that was formerly held as No. 34 Kōtukuwhakaoko Native Reserve. Where earthworks or new buildings or structures are proposed on the properties affected by SASM 49, consultation with Te Rūnanga o Ngāti Waewae is required. Provided written approval for the work is given by the Rūnanga, no resource consents are required. Resource consents are required if the land is used for



landfills, waste treatment, wastewater treatment and disposal, hazardous facilities or mineral extraction.

## Taylorville

### Zones

The Taylorville township is zoned Settlement Zone, with some provision made for expansion of the township onto surrounding land. The Domain is zoned Open Space Zone as is the surrounding public conservation land. On the opposite bank of the Grey River is an area that has been rezoned Rural Lifestyle Zone.

### Overlays

As for all the Grey Valley townships, the Grey River represents a flood hazard for parts of Taylorville. The most substantial flood risk areas adjacent to the river are identified as a Flood Hazard Severe Overlay. In these areas, the rules propose that only unoccupied buildings can be built without resource consent. There are also areas identified as Flood Hazard Susceptibility Overlay. In these locations new buildings are proposed to require freeboard, space above the flood level, to mitigate the risk.

While there are no other overlays that directly affect the Taylorville Township, the hills and native bush behind Taylorville is identified as an Outstanding Natural Landscape. There are two nearby Sites of Significance to Māori, and across the river is a large Significant Natural Area. The Taylorville Wallsend Swing Bridge is also identified as a Historic Heritage Item.



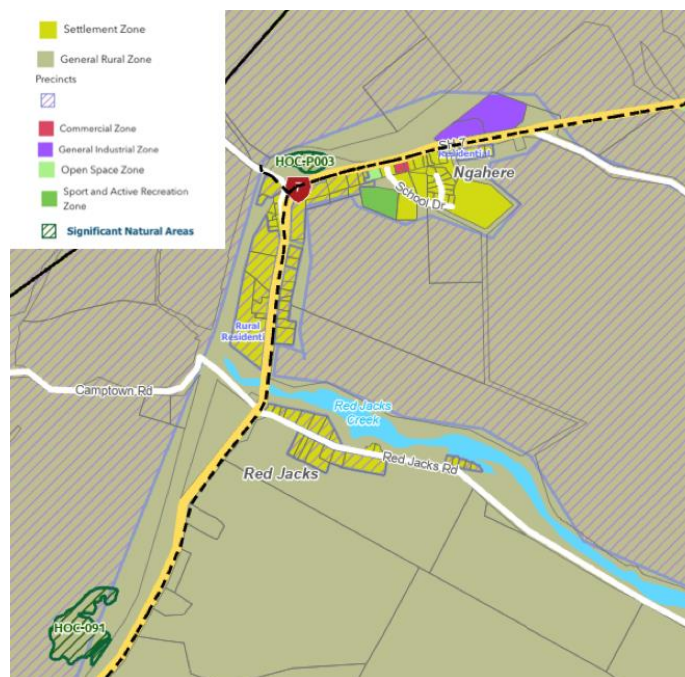
## Ngahere

### Zones

Ngahere lies within the centre of some of the most versatile and productive farmland on the West Coast. The core of the township itself is zoned Settlement Zone, with the existing shops zoned Commercial Zone. Smaller lots on the edges of Ngahere are zoned Settlement Zone – Rural Residential Precinct, including up Red Jack’s Road. The Westimber site is zoned General Industrial Zone. Most of the farmland in the surrounding area is zoned General Rural Zone – Highly Productive Land Precinct. In this Precinct, the minimum lot size for rural subdivision is 10ha.

### Overlays

Ngahere gains its production values from the Grey River floodplain, however the township is also subject to flood risk. The whole area is covered by the Natural Hazard Flood Plain Overlay. Subdivision applications in the area will need to consider how the flood hazard can be managed.



There are two Significant Natural Areas identified near Ngahere.

## Nelson Creek

### Zones

The Nelson Creek township is zoned Settlement Zone, including land to enable the township to further grow and develop. The Hotel area is zoned Commercial Zone.

On the outskirts of town, land has been rezoned Rural Lifestyle Zone to allow for different lifestyle choices in the area.

Nelson Creek lies within an area of some of the most fertile and productive farmland on the West Coast, much of the surrounding rural land is zoned General Rural Zone – Highly Productive Land Precinct. In these areas, subdivision minimum lot sizes are proposed as 10ha.



### Overlays

Most of the area is covered by a Natural Hazard: Flood Plain Overlay. This means where subdivisions are proposed, an assessment of how the flood hazards can be mitigated must be undertaken.

## Ahaura

### Zones

The Ahaura township is zoned Settlement Zone. This includes land to enable the township to further grow and develop. Land up the Ahaura – Kopara Road has been rezoned Rural Lifestyle Zone to provide for different lifestyle choices in the area.

Ahaura lies within an area of some of the most fertile and productive farmland on the West Coast. Much of the surrounding rural land is zoned General Rural Zone – Highly Productive Land Precinct. In these areas, subdivision minimum lot sizes are proposed as 10ha.



### Overlays

Ahaura gains its fertility from the Grey and Ahaura Rivers, but these also create flood risks. Most of the area is covered by a Natural Hazard: Flood Plain Overlay. This means where subdivisions are proposed, an assessment of how the flood hazards can be mitigated must be undertaken.

Ahaura has a rich history. European history is recognised with the identification of the Ahaura Post Office as a historic heritage item. Two Sites of Significance to Māori are located within this area. SASM 40 – Ōhinetaketake covers the former Pā site, as well as the locations of several kainga (villages). The other site is SASM 42 – Ahaura Township which is wāhi tapu (sacred site). Within these two areas, general residential or farming activities do not require any additional resource consents. Resource consents are only required if the land is used for landfills, waste treatment, wastewater treatment and disposal, hazardous facilities or mineral extraction.

There is one Significant Natural Area identified in the Ahaura area, on the south bank of the Ahaura River.

## Blackball

### Zones

The township of Blackball is zoned Settlement Zone. The commercial centre of Blackball is zoned Settlement Zone – Settlement Centre Precinct to support the development of further commercial activity in this area. The outskirts of Blackball have a Settlement Zone – Rural Residential Precinct zoning. This extends the length of the Main Road down to the intersection with the Taylorville – Atarau Road.

Roa Village has a Settlement Zone for the small residential sites on Roa Road, with the larger residential sites zoned Settlement Zone – Rural Residential Precinct. Much of the area surrounding Roa is zoned Mineral Extraction Zone to support the ongoing activity in the Paparoa coalfield.

Public conservation land is generally zoned Open Space Zone, with areas in the Paparoa National Park zoned Natural Open Space Zone.

### Overlays

There are five historic heritage sites in Blackball; the Formerly the Blackball Hilton, the Blackball Community Centre, the Miners Bathhouse, the Blackball Return Air Vent and Fan Chamber and the Blackball Coal Mine Chimney.

The spectacular natural environment around Blackball is also identified in an Outstanding Natural Landscape Overlay over the surrounding hills.

Notable Trees are also identified at 12 Chamberlain Street – with a Lawsons Cypress, Oak and Liquid Amber scheduled in the Proposed Plan.

