

Hokitika 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 28th October 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 at the Hokitika Library of Westland District Council offices.

Proposed TTPP Zones for Hokitika

Much of the Westland District Plan zoning for Hokitika 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.

Hokitika Town Centre

The zoning approach is intended to support the town centre to thrive with a new Town Centre Zone over the main shopping area. Residential properties will be able to be built in the town centre provided there is a focus on pedestrians and commercial/retail activity at street level and residential is contained to upper floors or at the rear of the site.

There is a strong focus on providing a positive pedestrian experience with town centre design guidelines, urban design requirements and removal of minimum carparking requirements prioritised.

The outskirts of the Hokitika town centre are included in a Commercial Zone.

A Neighbourhood Centre Zone applies over the small shops scattered throughout the residential areas.



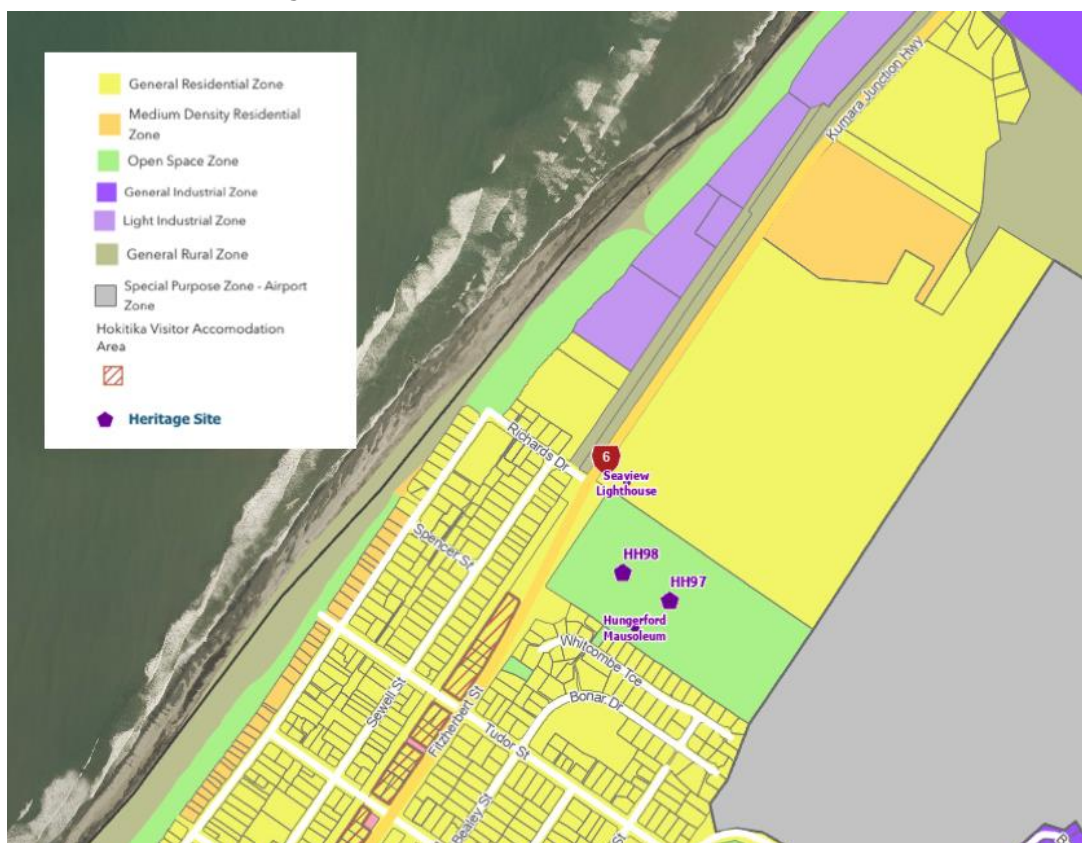
A special "Hokitika Visitor Accommodation Area" is also provided for along Fitzherbert Street. The underlying zoning is General Residential, but visitor accommodation is can also be established in this area without resource consent.

Residential Areas

The Proposed Plan provides a range of different options for housing growth and development. These include:

- Most of the residential part of Hokitika zoned "General Residential Zone".
- While the General Residential Zone standards are similar to the existing Westland District Plan, there is a new rule allowing minor residential units (granny flats) on most residential sites.
- There are also areas zoned with a new Medium Density Residential Zone that allows for up to four storey development such as apartments and terraces. This is located over part of the Hokitika Racecourse land, along Revell Street beach front and in the Seaview development.

Hokitika has grown considerably since the development of the last district plan. There has also been rezoning of new areas for residential development. Rezoning for residential uses has been undertaken at Seaview, as well as a large area out towards Kaniere.



Hokitika North/Seaview Proposed Plan Zoning

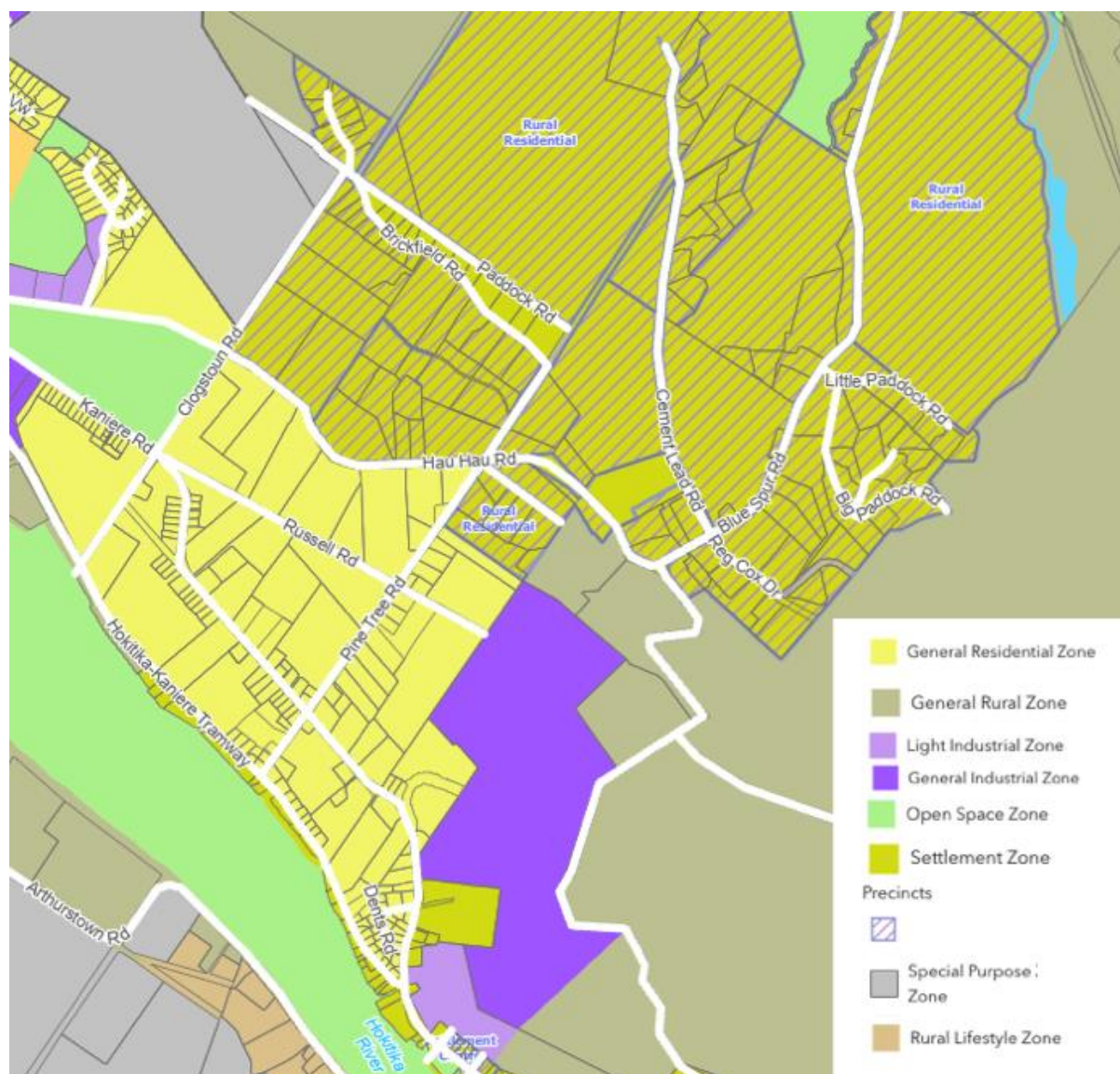
Rural Residential and Rural Lifestyle

Rural residential type development is very popular around Hokitika, although this type of development is not specifically provided for in the existing Westland District Plan. The Proposed Plan addresses this by rezoning a large area of existing rural residential use land, as well as significant areas for future rural residential as the new Settlement Zone – Rural Residential Precinct. The rules in this zone better reflect the type of development that might occur in those areas than the General Rural Zone. Specific areas rezoned Settlement Zone – Rural Residential Precinct include Blue Spur, Cement Lead Road, Kaniere, Keoghan's Road, Woodstock and Takutai.

Alongside this, there are also areas for larger, Rural Lifestyle Zone sites around Terrace View Road and Arthurstown.

Industrial Areas

Hokitika currently has a shortage of industrial zoned land. The Proposed Plan includes rezoning of land around Westland Milk Products and along Kaniere Road as General Industrial Zone, and land between Stafford Road and Hampden Street as Light Industrial Zone. Land along the Kumara Highway on the seaward side of the railway line, and around the oxidation ponds, has been zoned Light Industrial Zone. Further out behind Kaniere, the West Roads site and an area around, it is zoned Light Industrial Zone. Behind that there is a large area zoned General Industrial Zone.



Kaniere Proposed Plan Zoning

Rimu Goldfield Mineral Extraction Zone

Early Hokitika was developed on the strength of its gold resources, and the Rimu Goldfield on the South side of the Hokitika River is an extensive mineral rich area. In order to facilitate its use for minerals extraction, the area has been zoned as a new Mineral Extraction Zone.

Arthurstown Māori Purpose Zone

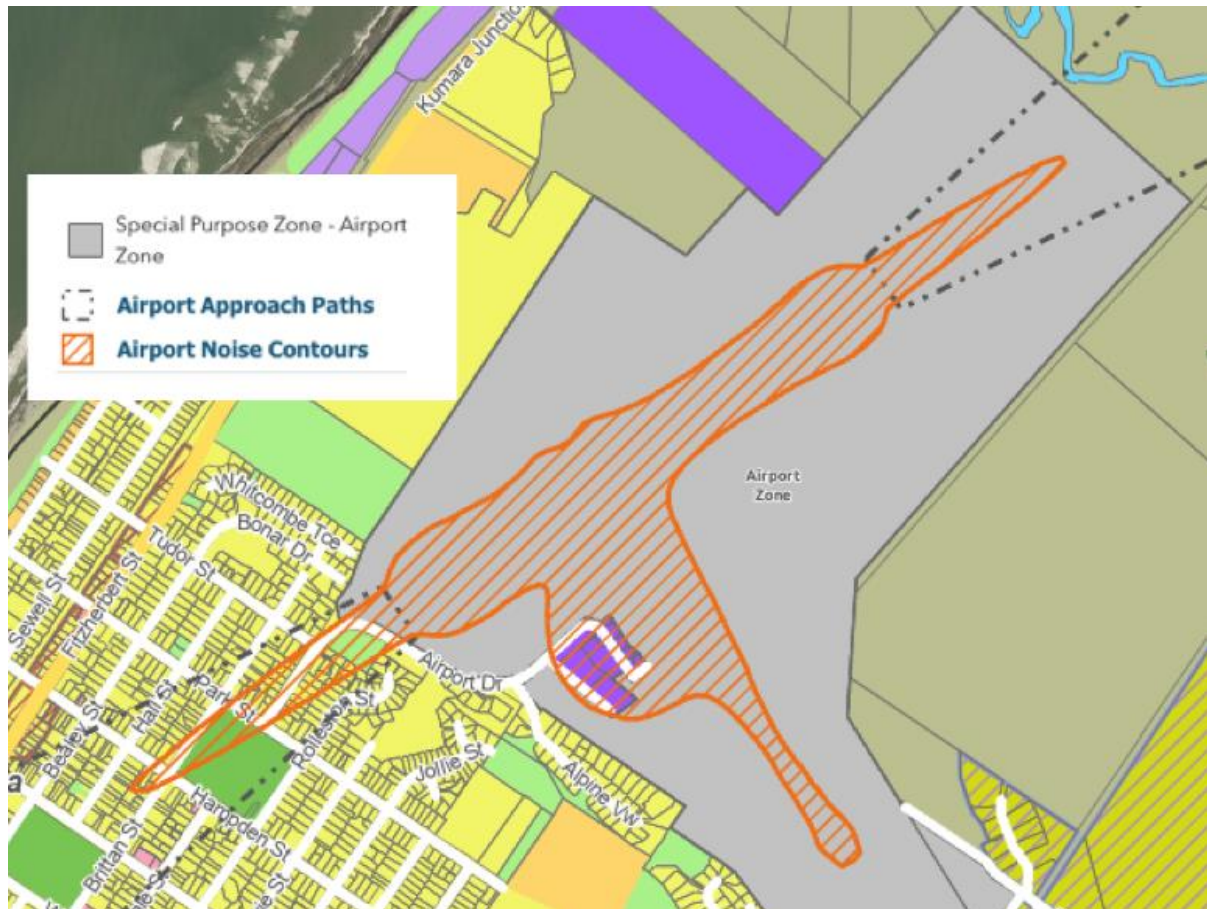
Māori owned land around Arthurstown has been zoned Special Purpose: Māori Purpose Zone. This will enable the land to be developed for a range of uses that support the wellbeing, including the economic wellbeing, of Poutini Ngāi Tahu.

Hokitika Airport

Hokitika Airport represents a significant infrastructure asset for the West Coast. The Airport land is covered by a new Airport Zone. This rezoning protects the airport activity and allows for further development without the need for resource consent. The zone also provides for some other types of development that will support the viability of the airport function.

The Airport is subject to noise standards, but now has Airport Noise Contours identified. These protect the Airport's ability to operate. Any new residential dwellings within the noise contours will need to be sufficiently insulated from noise.

Airport approach paths are also included for the Hokitika Airport. Within these areas, buildings and trees are not allowed to be of a height that they will protrude into the approach path.



Map Showing Hokitika Airport Zone, Airport Noise Contours and the Airport Approach Paths

Natural Hazards in Hokitika

The natural hazards section of the Proposed Plan represents a step change in how natural hazard planning is to be undertaken on the West Coast.

The Hokitika central business district is subject to river flooding, coastal inundation and erosion. There are planned works, identified in the West Coast Regional Council Long-term Plan 2021-2031 to upgrade protection works. Some of these works are at resource consent stage, with other not yet ready to lodge. Acknowledging this, the Proposed Plan has a "Hokitika Coastal Hazard Overlay". This applies to parts of Hokitika where the design and consent process for planned upgrades have not yet occurred, and significant risk remains.

Outside of this area, there are areas at risk from flood hazards. Detailed modelling has been undertaken to understand the flood hazards. The two flood overlays are Flood Hazard Susceptibility and Flood Hazard Severe.

Alongside this, coastal hazards are also identified. North and south of Hokitika, areas are identified as Coastal Hazard: Alert.

Areas where the Hokitika Hazard Overlay or Flood Hazard Susceptibility Overlay are in place will need freeboard (space above the flood levels) to be included in any new development. In areas of Flood Hazard Severe or Coastal Hazard Alert, a resource consent will generally be required for new buildings or additions to existing buildings, with a focus on whether, and how, the hazard risk can be mitigated.

There is also a Coastal Hazard Tsunami Overlay covering a small area of Hokitika. In this location new Critical Response Facilities such as Emergency Management Facilities are restricted.



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

17 Historic heritage items have been included in the Historic Heritage Schedule for Hokitika. These are all items that were listed in the Westland District Plan.

8 Notable trees have been included in the Notable Tree schedule. Some of these were listed in the Westland District Plan, but there are some new identifications.

Four sites and areas of significance to Māori have been identified in the wider Hokitika area. These sites were not previously identified in the Westland District Plan.

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 Westland District Plan rules. The rules vary for each identified site.