Westland Coastal Settlements
Information Sheet

Submissions sought on Proposed Te Tai o Poutini Plan

Te Tai o Poutini Plan (TTPP) 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 will be 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://ttpp.nz](https://ttpp.nz) or can be picked up from Hokitika library, the Westland District Council, the DOC Visitor Centre in Haast or Donovan’s Store in Okarito.

**Proposed TTPP Zones for Westland**

Much of the Westland 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 Zone used in the Westland District Plan. Most of the private land outside of settlements is zoned General Rural Zone. The rules are similar to the old plan – but have been standardised across the West Coast resulting in some changes to reflect this.

One of the most significant changes is that under the Proposed Plan a resource consent would no longer be required for all residential buildings. Instead, provided the standards of the zone are met (e.g., height, setbacks) construction of a residential building would be a Permitted Activity.

The other significant change is to the minimum lot size for subdivision. Under the current Westland District Plan, all subdivision in the Rural Zone requires a Discretionary Activity resource consent. Under the Proposed Plan, subdivision in the General Rural Zone down to a 4ha minimum lot size will be a Controlled Activity. **This is a more permissive approach** as Controlled Activity consents are always granted (with conditions). If General Rural Zone sites are to be subdivided below 4ha, then a Discretionary Activity resource consent will still be required.

**Settlement Zone**
The Settlement Zone is the main zone proposed for small settlements across the West Coast. It replaces the Small Settlement Zone that was previously used in the Westland District Plan. The rules are similar to the old plan, but resulting in some changes to reflect this. One of the most significant changes is ensuring that sites are large enough to accommodate on-site wastewater disposal, as the majority of these settlements do not have reticulated systems. In unreticulated sites, there is a requirement for a maximum of one residential dwelling/1000m² to ensure that there is sufficient land available for wastewater disposal systems. For reticulated areas there is a maximum of one residential dwelling/500m² in this zone.
**Settlement Zone - Coastal Settlement Precinct**

The Settlement Zone - Coastal Settlement Precinct replaces the Coastal Settlement Zone used in the Westland District Plan. The rules are similar though these have been standardised across the West Coast. The main change is some additional requirements for new development around the design of buildings aimed at ensuring the special character and values of coastal settlements are retained.

**New Zones**

There are a number of new zones that affect rural areas and small settlements across the West Coast. These allow for smaller scale rural lifestyle or rural residential 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. The Settlement Zone – Rural Residential Precinct allows for sites down to 4000m² size.

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

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 Westland District Plan. National Parks and the highest value ecological areas are zoned Natural Open Space Zone. Sports fields and racecourses 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 additional rules apply.

*Natural Environment overlay - Native vegetation clearance*

Native vegetation clearance is regulated in a similar way to the current Westland District Plan, with “general” native vegetation clearance rules. Native vegetation clearance beyond 5000m²/site over three years will generally require resource consent. However, there are a large list of exceptions where native vegetation clearance is also permitted, for example, the removal of windthrown timber, the maintenance and repair of tracks and structures, and for the removal of kanuka, manuka and bracken of less than 15 years age of up to 1 hectares/site/3 years.

*Coastal Environment- Coastal Natural Character and Outstanding Natural Landscape overlays*

The Coastal Natural Character and Outstanding Natural Landscape overlays sit on top of the zones. There are a large number of Outstanding Natural Landscapes in Westland. Rules in relation to vegetation clearance, earthworks, buildings and structures apply in these areas. These areas do include some areas of farmland and coastal communities.

*Cultural and Historic Heritage - 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 been identified across the West Coast. Some of these sites were identified in the previous Westland District Plan, but now a more comprehensive list has been included in the Proposed Plan. 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 Westland 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 communities are particularly affected by the combination of coastal erosion, coastal inundation and also flooding from adjacent river systems. Detailed investigation of coastal hazards has been undertaken on the West Coast. Many coastal communities have either Coastal Hazard Alert or Coastal Hazard Severe overlays located
over them. In most cases, resource consent is required for new development (including additions to buildings) in these areas.

The following section focuses on specific areas within Westland Coastal Settlements to provide more guidance as to how the zoning and overlay rules apply to specific areas.

**Okarito**

**Zoning**

Okarito is zoned Settlement Zone – Coastal Settlement Precinct. The surrounding public conservation land is zoned Open Space Zone with the most ecologically significant areas zoned Natural Open Space Zone.

**Overlays**

Okarito plays an important role in the historic and cultural heritage of Westland. There are three historic heritage buildings and items – Donovan’s Store, the Memorial Obelisk and the former Okarito School.

Alongside this, it is a very important area for Poutini Ngāi Tahu Cultural Heritage. There are many sites and areas of significance to Māori around Okarito located on public conservation land or land owned by Poutini Ngāi Tahu whanau. The Okarito lagoon is one of these sites. Where new activities are planned on the lagoon, consultation with Te Rūnanga o Makaawhio is required to ensure that these will not affect the associated cultural values associated.

One site, SASM 135 Ōkārito (No. 18 Koamaru Native Reserve) - Silent File is a wāhi tapu that does affect several landowners. Where new activities (for example, grazing, vegetation clearance, earthworks, building work) are planned on these properties then consultation with Te Rūnanga o Makaawhio is required. Their written approval is needed otherwise those activities will require a resource consent.

Okarito is also located within a spectacular natural landscape. The village is surrounded by an Outstanding Natural Landscape and there are also areas of Outstanding Coastal Natural Character.

The coastal environment of Okarito is also a source of natural hazard risk. Most of the village is subject to a Coastal Hazard: Alert overlay. Proposed new buildings, or additions to existing buildings, will require resource consent, with a focus on how the hazards can be mitigated.
**Hannah’s Clearing**

**Zoning**
Hannah’s Clearing is zoned Settlement Zone – Coastal Settlement Precinct with the larger lots around the village zoned Rural Lifestyle Zone. The school and foreshore are zoned General Rural, with the surrounding public conservation land zoned Open Space Zone.

**Overlays**
Hannah’s Clearing sits within a wider outstanding area of natural landscape and coastal natural character. The (currently undeveloped) edges of the village fall within the Outstanding Coastal Natural Character, and the southern edge falls within the outstanding natural landscape. Where people are planning native vegetation clearance or building within these areas resource consent may be required.

Hannah’s Clearing is also subject to significant natural hazards. Part of the village falls within the Coastal Hazard Severe Overlay and development in this area will require a resource consent.

**Okuru**

**Zoning**
Okuru township is zoned Settlement Zone – Coastal Settlement Precinct. Some recently developed land around Cuttance Road is zoned Rural Lifestyle. Undeveloped sites around the township are zoned General Rural if they are privately owned, and Open Space Zone if it is conservation land administered by the Department of Conservation. The Okuru Quarry is zoned Mineral Extraction Zone to support its ongoing use as a source of rock for protection works.

**Overlays**
Most of Okuru township is also within a site of significance to Māori – SASM 197. This is the former kainga (village), nohoanga and mahinga kai (food gathering) site and urupā (burial site) of Okuru. The additional rules in relation to this site are focussed on activities that have large scale adverse impacts on cultural values – such as landfills, wastewater treatment plants and hazardous facilities.
Where people are planning native vegetation clearance within this site of significance then they need to consult with Te Rūnanga o Makaawhio to check that this will not impact on the cultural values of the location. Other than this, there are no Sites and Areas of Significance Rules that apply to normal day to day activities, use and development of the properties.

Okuru is also subject to significant natural hazards and the village falls within the Coastal Hazard Severe Overlay.

Development within this area requires a resource consent.

**Neil’s Beach**

**Zoning**
Neil’s Beach township is zoned Settlement Zone – Coastal Settlement Precinct. Some recently developed land around the township is zoned Rural Lifestyle. Undeveloped sites around the township are zoned General Rural if they are privately owned, and Open Space Zone if it is conservation land administered by the Department of Conservation.

**Overlays**
Most of Neil’s Beach township is also within a site of significance to Māori – SASM 208. This is the former pā site and urupā (burial site) of Arawhata. For most properties, the additional rules in relation to this site are focussed on activities that might have large scale adverse impacts on cultural values, such as landfills, wastewater treatment plants and hazardous facilities. There are no rules that apply to normal day to day use of the properties affected by the identification.

For a small number of properties affected by SASM 207, there are restrictions on vegetation clearance, earthworks and building activities. Where these activities are planned, consultation with Te Rūnanga o Makaawhio is required. Written approval from the rūnanga is needed or the activities will require resource consent.

Other properties around Neil’s Beach have further sites of significance to Māori identifications. These are properties owned by Māori Incorporations and other Poutini Ngāi Tahu members.
Neil’s Beach is also subject to significant natural hazards. Its high coastal natural values are recognised by a High Natural Character identification. Development within this area (including additions that increase the floor area of houses at risk of coastal inundation) requires a resource consent in this location. In areas of Outstanding and High Natural Character, permitted clearance of native vegetation is very limited. On areas of Outstanding Natural Character most native vegetation clearance is also likely to require a resource consent.

Jackson Bay

Zoning

Jackson Bay township is zoned Settlement Zone – Coastal Settlement Precinct. Undeveloped sites around the township are zoned General Rural if they are privately owned, and Open Space Zone if they are conservation land administered by the Department of Conservation.

There are specific rules in place for the area of the Jackson Bay port, recognising the future development potential of this area. These Rules provide for development of the following activities to support the port:

- Cargo handling, including the loading, unloading, storage, processing and transit of cargo (including fish);
- Passenger handling, including the loading, unloading and transit of passengers including passenger or cruise ship terminals;
- Port administration;
- Facilities for recreational boating;
- Activities associated with maritime navigation; and
- Ancillary buildings, structures, utilities, signs, parking, landscaping, offices and other facilities.

Overlays

Most of Jackson Bay township is within a site of significance to Māori – SASM 200. This is the former pā site and kainga (village) of Okahu. The additional rules in relation to this site are focussed on activities that might have large scale adverse impacts on cultural values, such as landfills, wastewater treatment plants and hazardous facilities. There are no Sites and Areas of Significance rules that apply to normal day to day use and development of the properties affected by the identification.

Jackson Bay is also subject to coastal hazards and the lowest lying part of the township is subject to a Coastal Hazard: Severe Overlay. Residential development within this area (including additions that increase the floor area of houses at risk) requires a resource consent.