



Greymouth 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 11th November 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 or Grey District Council.

Proposed TPPP Zones for Greymouth.

Much of the Grey District Plan zoning for Greymouth 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.

In commercial areas there is a new Town Centre Zone which applies over the central part of Greymouth, a new Mixed-Use Zone that covers the commercial area around the town centre and allows for a mix of housing and commercial development and a new Neighbourhood Centre Zone which applies to small shops within the residential areas.

New Special Purpose Zones are used to support more specialist Permitted Activities for Te Nikau Grey Hospital, the Port, Airport and the Westland Recreation Centre. These have rules focussed on enabling those activities to be able to operate and expand without the need for resource consents for activities that relate to their special purpose.

There are also two new residential zones - a Medium Density Residential Zone that allows for up to four storey development such as apartments and terraces, and a Large Lot Residential Zone that allows for a larger scale of residential development, recognising infrastructure constraints.

A Future Urban Zone has also been included. This identifies areas that are intended for growth of Greymouth, when there is a need and infrastructure issues have been addressed. This Future Urban Zone currently allows for activities similar to the General Rural Zone.

Commercial Areas

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

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

Residential Areas

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

- Most of the residential part of Greymouth is zoned "General Residential Zone".
- While the General Residential Zone standards are similar to the existing Grey District Plan, there is a new rule allowing minor residential units (granny flats) on most residential sites.
- There are also areas where the Medium Density Residential Zone and Large Lot Residential Zone can be found.
- There is a Medium Density Residential Zone near the town centre and also one at Greymouth South.
- Rezoning for residential uses has been undertaken at Paroa, Coulson Road and Jamieson Road with some areas General Residential Zone and where there are infrastructure constraints the Large Lot Residential Zone is used.
- Future Urban land is also identified around Marsden Road – this area will be rezoned when the land is needed and the infrastructure to support the residential development is available.

Natural Hazards in Greymouth

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

Greymouth is in the process of upgrading the existing flood walls, and as such, the identified flooding hazards are limited to areas not protected by the walls – such as the port area, and upstream of the walls.

Coastal hazard overlays have been identified using detailed inundation modelling, existing reports and tsunami modelling. A land instability overlay has been identified using information already held by the West Coast Regional Council.

The following section focuses on specific areas within Greymouth to provide more guidance as to how the zoning and overlay rules, including natural hazards apply to these areas.



Central Greymouth

Zones

Zoning for this area reflects the direction provided in the Greymouth CBD Redevelopment Plan. The town centre itself is zoned Town Centre Zone with a substantial area of Mixed-Use Zone on the western and southern flanks. Across the railway line the commercial land is zoned Commercial Zone and industrial land is General Industrial Zone. Close to the town centre around Chapel Street and Alexander Street, land has been rezoned Medium Density Residential to allow apartment and terrace style development to locate close to the town centre. South of Puketahi Street the residential land is zoned General Residential Zone.

Overlays

There are eleven historic heritage buildings identified in central Greymouth, one historic heritage area and eight notable trees/groups of trees. Most of Greymouth Central is covered by a Site of Significance to Māori. These include:

- SASM 62 – the area covered by the Māwhera 31 Native Reserve. This is an old pā site, kainga (village), urupā (burial site) and cultivations area on which much of central Greymouth is built. There are no rules that relate to this site that would affect residential or commercial development.
- SASM 60 and SASM 61 in the Victoria Park area. SASM 61 is a native reserve, SASM 60 is the site of the Māwhera kāinga. When doing earthworks, buildings and structures within SASM 60 consultation with Te Rūnanga o Ngāti Waewae is needed to get written approval from them otherwise a resource consent is required.
- SASM 65 applies to Ngā Moana e Rua (Eruaerua Moana Lagoon) and Sawyers Creek and applies to the “wetted area” as important mahinga kai (food gathering) area and is not intended to include or apply to adjacent private properties or land. No SASM rules apply to this area.
- SASM 56 is a small site within the town centre, adjacent to Mackay Street. This is the location of a former Pā and kāinga site. In this location consultation with and approval from Te Rūnanga o Ngāti Waewae are needed for earthworks, new buildings and structures.
- SASM 57 in the town centre is the former Māwhera Gardens and SASM 58 and 59 near the railway station are the locations of former pā sites. There are no SASM rules on these sites that would affect residential or commercial development.
- SASM 55 is the Māwhera Burial Cave Site around the Omoto Road quarry. This is a very sacred site and consultation with and approval from Te Rūnanga o Ngāti Waewae is needed for a range of new work in this location.



There is also an area of Land Instability overlay on the hills. In this area new residential development, or subdivision will require a resource consent with a focus on how the development can mitigate the land instability hazard.

Cobden

Zones

Most of Cobden is zoned General Residential Zone, with the surrounding areas General Rural Zone. The Cobden Range, Land administered by the Department of Conservation is Open Space Zone. The Cobden Takeaways, pub and motel on Bright Street are zoned Neighbourhood Centre Zone

Overlays

There are a range of overlays in place at Cobden.

The Rapahoe Range and Cobden Hill behind Cobden are subject to the Land Instability overlay and this affects some residential properties in the Richmond Street, Matheson Street, Fox Street, Stafford Street and Ashmore Avenue area. In these locations subdivision or new residential homes will need a resource consent with a focus on how the land instability hazard can be managed.

The low-lying parts of Cobden are subject to coastal and flood hazards. A Coastal Hazard: Alert overlay covers the low-lying areas west of Ward Street and the properties with beach frontage along Domett Esplanade extending along North Beach Road. In these areas, new residential development, and additions that extend the floor area of existing houses will need a Discretionary Activity resource consent which will focus on whether the coastal hazard can be managed.

A Flood Hazard: Severe overlay affects the areas adjacent to the Grey River, this is largely confined to Council parklands around Cobden Island. The Flood Hazard Susceptibility overlay is on other areas near the Grey River, including the Speedway. All occupied buildings in these areas are subject to restrictions within the proposed Plan.

A Coastal Tsunami overlay has been identified, however, proposed rules only apply restrictions to new Critical Response facilities. The Coastal Tsunami overlay is not the same as the evacuation area managed by Civil Defence.



There are two Sites and Areas of Significance to Māori. SASM 52 covers native reserve land and SASM 50 is the former Aromahana Pā and urupā (burial) site. In these locations before new activities such as building and earthworks are undertaken, consultation with Te Rūnanga o Ngāti Waewae is required, Written approval from them for the work is needed, otherwise a resource consent will be required.

Blaketown

Zones

The residential areas are zoned General Residential Zone, and industrial areas General Industrial Zone. Small shops have been included in the Neighbourhood Centre Zone. There is a specific Port Special Purpose Zone for the main Port area.

Overlays

Parts of Blaketown are identified within the Coastal Hazard: Alert overlay. This affects the beach frontage area, including private properties along Doyle Street, as well as areas affected by inundation from storm surge up the Grey River – areas north of O’Grady Street as well as around Steer Ave, Swift Street, Reid Street, Preston Road and industrial land in the Port area. Within this overlay area new residential development, and additions that extend the floor area of existing houses, will need a Discretionary Activity resource consent which will focus on whether the coastal hazard can be managed.

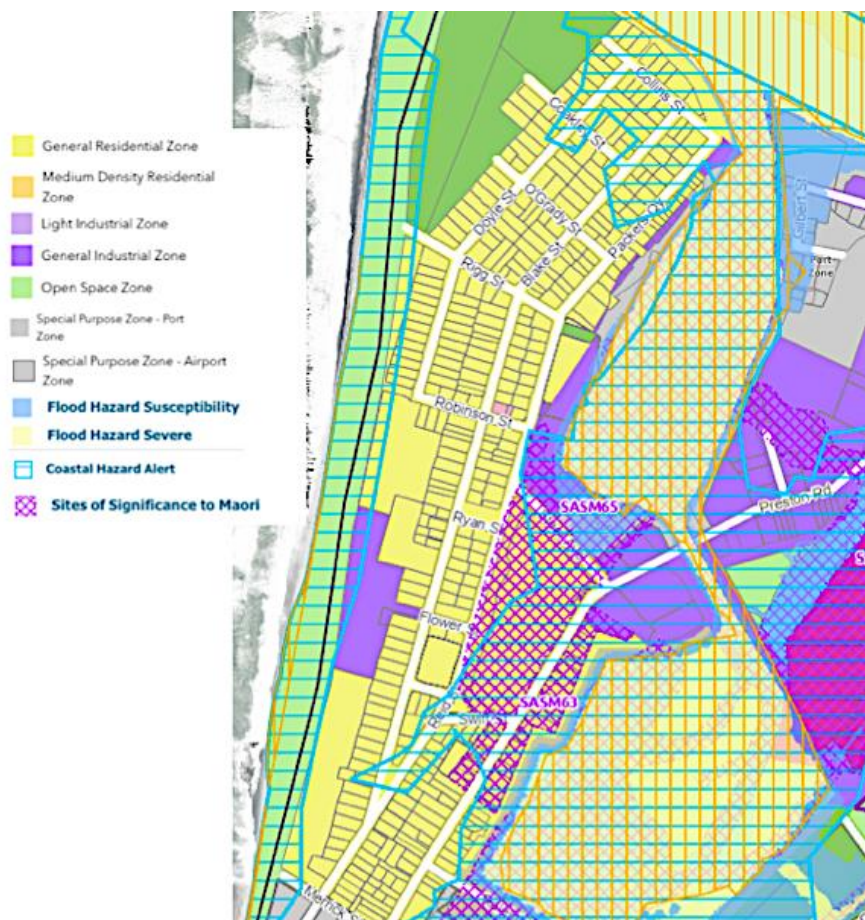
A Flood Hazard: Severe overlay affects the areas adjacent to the Grey River. This is largely confined to Council land. All occupied buildings in these areas are subject to restrictions within the Proposed Plan.

A Flood Hazard: Susceptibility overlay affects areas at the entrance to the Port, as well as around Sawyers Creek. In these predominantly industrial areas, new buildings will need to include freeboard below their floors of 300mm above the 1% AEP flood level.

A Coastal Tsunami overlay has been identified, however, proposed rules only apply restrictions to new Critical Response facilities. The Coastal Tsunami overlay is not the same as the evacuation area managed by Civil Defence.

Parts of Blaketown are also within Sites and Areas of Significance to Māori. SASM 63 is former Māori Reserve Land (No. 32 Nga Moana e Rua Native Reserve) there are no rules that would affect residential development of this land. SASM 64 is an urupā site and wāhi tapu (sacred). Earthworks, buildings and structures on this site need to be discussed with Te Rūnanga o Ngāti Waewae and their written approval provided or a resource consent will be required.

Ngā Moana e Rua (Eruaerua Moana Lagoon) is also identified as a Site of Significance to Māori and applies to the “wetted area” as important mahinga kai (food gathering) area, and is not intended to include or apply to adjacent private properties or land. No SASM rules apply to this area.



Greymouth South

Zones

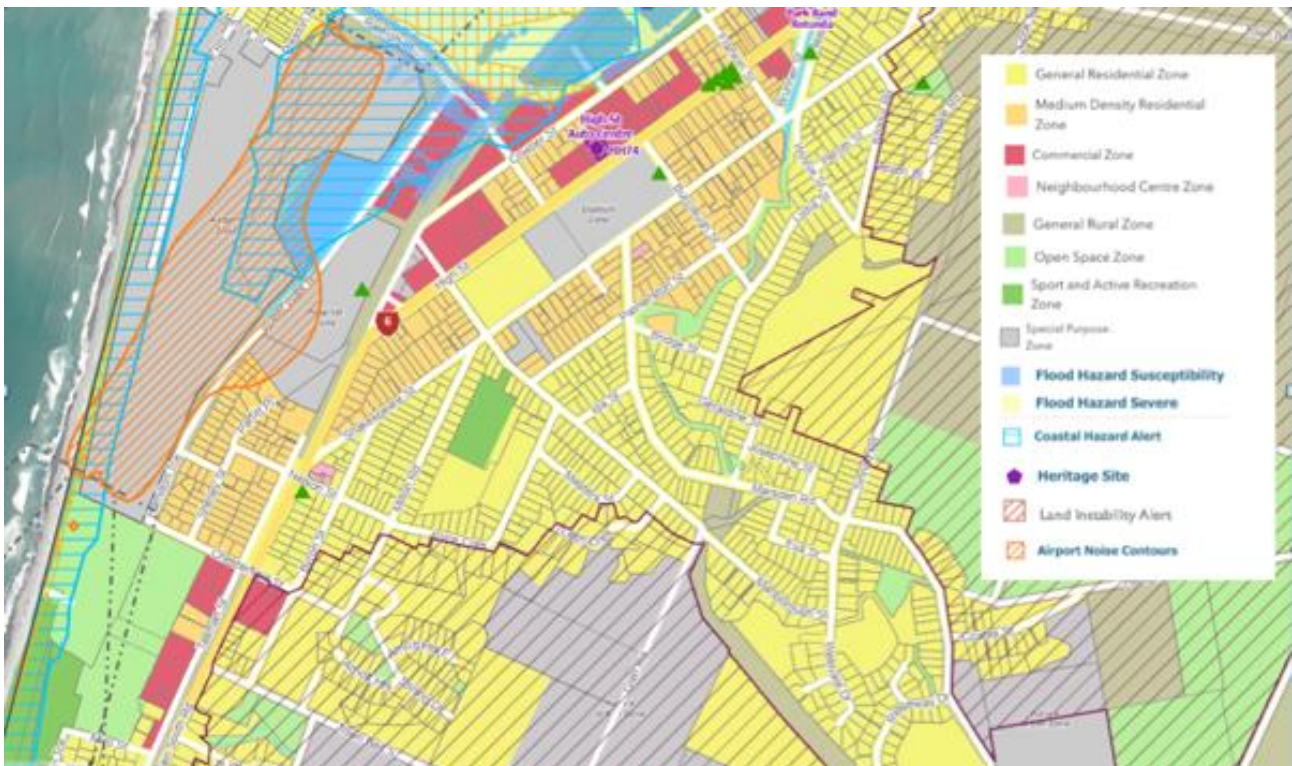
There has been substantial rezoning in this area with areas identified as the new Medium Density Residential Zone. Local shops such as Parkys are zoned Neighbourhood Centre Zone. Special Zones are in place for the Airport, Hospital and Westland Recreation Centre.

Overlays

The Coastal Hazard Alert is in place over part of the Airport and land west of Cowper Street. Part of the Grey Riverbed has been included as Flood Hazard Severe. There are also some mainly Commercial Zoned areas identified as Flood Hazard Susceptibility. For commercial and industrial development freeboard requirements for floor levels to be 300mm above the flood level are in place.

There are several notable trees identified on public land. The former High Street Autocentre is a scheduled Heritage Building. Sawyers Creek is identified as a Site of Significance to Māori (SASM65) and applies to the “wetted area” as important mahinga kai (food gathering) area, and is not intended to include or apply to adjacent private properties or land. No SASM rules apply to this area.

The Airport is subject to noise standards, but also 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.



Wharemoa to Boddytown

Zones

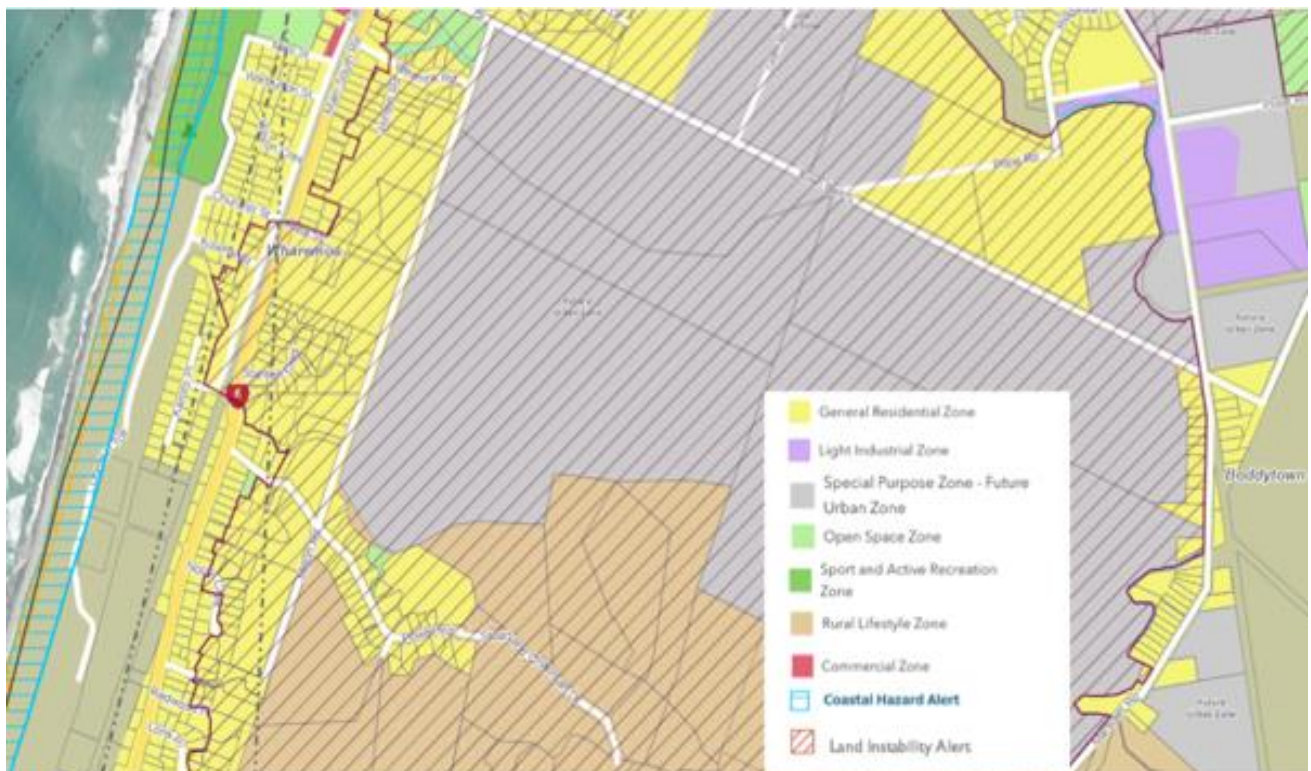
Existing residential homes are zoned General Residential Zone and there is some expansion of this to allow for growth. Large areas of Future Urban Zone are provided for off Glen Road, Town Belt South, and around Boddytown.

Light Industrial Zoning near Boddytown is around existing industrial development. There is a large area of Rural Lifestyle Zone around Stuart and Chapman Drive and off Marsden Road.

Overlays

The coastal strip is subject to a Coastal Hazard Alert overlay. The Land Instability overlay covers a wide area east of Main Road South and extends west across the Main Road South between Churchill Street and McGrath Lane.

The significance of Sawyers Creek to Poutini Ngāi Tahu means this waterbody is included within a Site of Significance to Māori (SASM 65) and applies to the "wetted area" as important mahinga kai (food gathering) area, and is not intended to include or apply to adjacent private properties adjacent to the creek.



South Beach

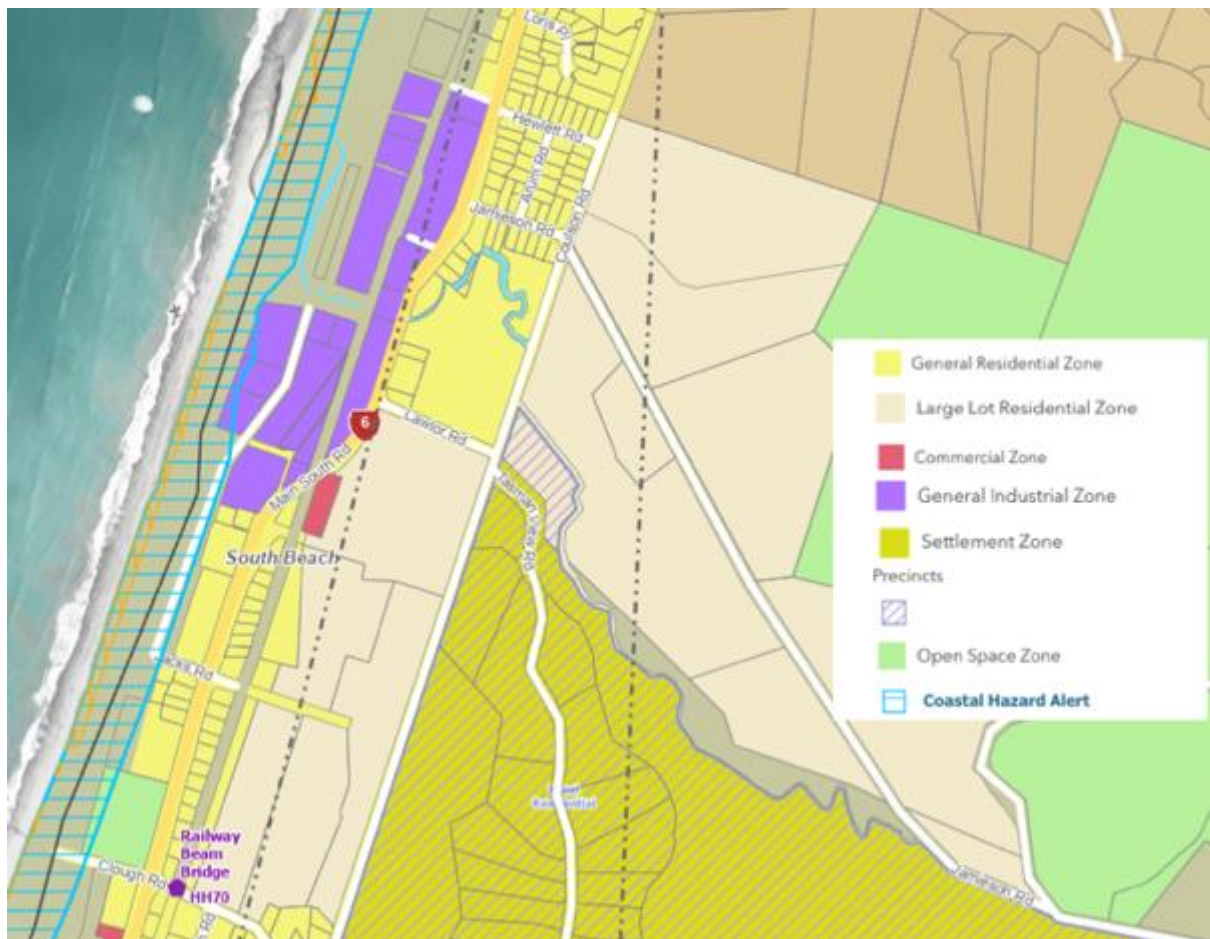
Zones

There has been substantial rezoning in this area to allow for residential growth. Existing residential and some expanded areas are zoned General Residential Zone, however most of the rezoning has seen the new Large Lot Residential Zone be put in place in Jamieson Road and around Coulson Road. The Jacks Road industrial area is zoned General Industrial Zone and recently developed Commercial along Main Road South zoned Commercial Zone.

Overlays

There is one Historic Heritage item - Railway Beam Bridge at Clough Road.

The coastline is subject to the Coastal Hazard Alert overlay where residential development is restricted and new commercial/industrial development will require floor heights 300mm above the flood levels. The hills above South Beach are subject to the Land Instability overlay, including areas rezoned for development. When these developments are planned the mitigation of the land instability issues will be a key requirement and residential development will need a resource consent.



Paroa

Zones

Paroa is an area that is expected to change over the next few years. The existing residential area is zoned General Residential Zone. The hotel and shops are zoned Commercial Zone. There is also an extensive area of Settlement Zone – Rural Residential Precinct on the terrace above the village and extending towards Rutherglen. Along Coulson Road is an area of Future Urban Zone – this will be rezoned once infrastructure, particularly stormwater issues, are resolved in the area.

South of Paroa is Rural Lifestyle Zone and this extends along Main South Road and Saltwater Creek Road.

Overlays

The coastline is subject to the Coastal Hazard Alert overlay where residential development is restricted and new commercial/industrial development will require floor heights 300mm above the flood levels. The hills behind Paroa Terrace are subject to the Land Instability Overlay. When these developments are planned the mitigation of the land instability issues will be a key requirement and any residential development will need a resource consent.



Gladstone – Camerons - Rutherglen

Zoning

The existing small sites at Gladstone and Camerons are zoned Settlement Zone with the sawmill and existing industrial areas zoned General Industrial Zone.

There has been some rezoning at Camerons for both Settlement Zone, and Settlement Zone – Rural Residential Precinct providing for future growth of the township.

Around the edges of both townships and at Rutherglen there has been extensive rezoning of land to Rural Lifestyle Zone, while still retaining the farmed areas as General Rural Zone.

Overlays

The coastal strip is subject to a Coastal Hazard Alert overlay – around Saltwater Creek this extends inland over lower lying land.

Paroa Lagoon/New River is identified as a Site of Significance to Māori (SASM 68) reflecting its important use as a Mahinga Kai (food gathering area). This site is intended to apply to the “wetted area” of the lagoon.

The Paroa Lagoon is also identified as an area of High Coastal Natural Character.

