



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Karamea 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 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://tpp.nz> or can be picked up from the Karamea Information Centre.

Proposed TTPP Zones for Buller District

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

Settlement Zone

The Settlement Zone is the main zone used to cover small settlements that do not have full reticulated water, wastewater and stormwater infrastructure across the West Coast. It replaces the Residential Zone in those locations.

Commercial Zone

The Commercial Zone replaces some areas that were Commercial Zone in the Buller District Plan. However, in order to achieve better outcomes for communities using commercial areas and living near them, a new Town Centre Zone for the main commercial shopping area and a new Neighbourhood Centre Zone, have been developed to better suit small groups of shops in local centres.

General Rural Zone

The General Rural Zone replaces the Rural Zone used in the Buller District Plan. Most of the rural parts of Buller are zoned General Rural Zone. The rules for activities are like the old plan, but have been standardised across the West Coast resulting in some changes to reflect this.

A key change from the Buller District Plan is to the minimum lot size for subdivision. Under the current Buller 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. Areas identified as Rural Production Precinct, where the subdivision minimum lot size is 10ha, is to protect the high value soils and their horticultural potential.

Overall however, the subdivision changes represent **a more permissive approach** as Controlled Activity consents are always granted (with conditions). If General Rural Zone sites below 4ha, are to be subdivided then a Discretionary Activity resource consent will still be required.

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. The Settlement Zone – Rural Residential Precinct allows for sites down to 4000m² size.

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

The Mineral Extraction Zone recognises that there are significant mineral resources across 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 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 additional rules apply.

Native vegetation clearance

Native vegetation clearance is regulated in a similar way to the current Buller 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, for 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 5 hectares/site/3 years.

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 Buller 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 Buller 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.

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

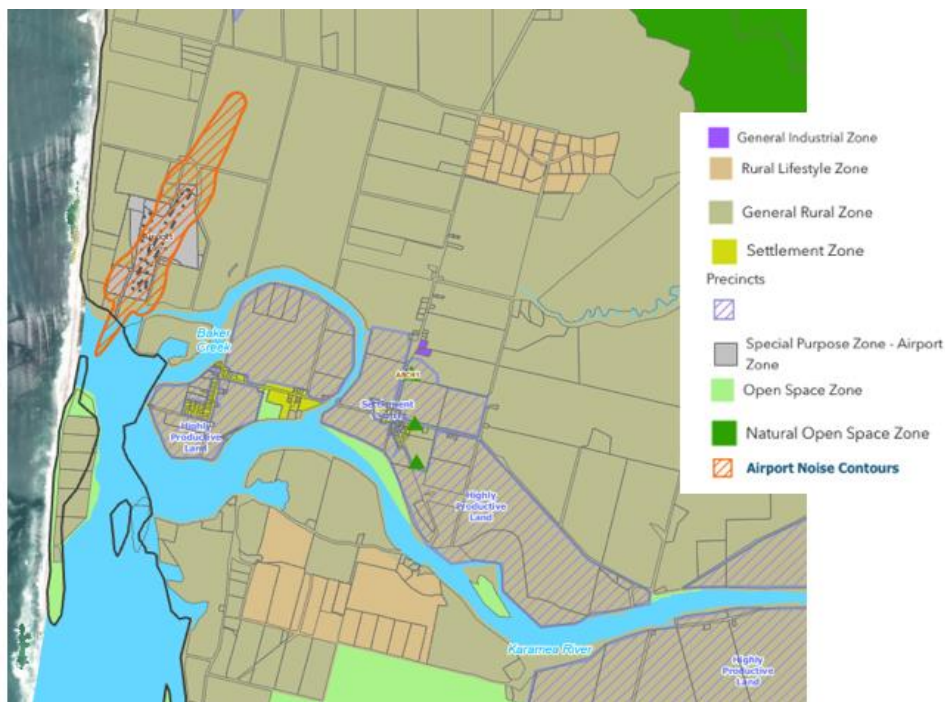
The Coastal Natural Character and Outstanding Natural Landscape overlays sit on top of the zones. There are a large number of Outstanding Natural Landscapes in Buller. Rules in relation to vegetation clearance, earthworks, buildings and structures apply in these areas. These areas do include some areas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

Karamea

Key aspects of the proposed Plan in relation to Karamea are:

Zoning

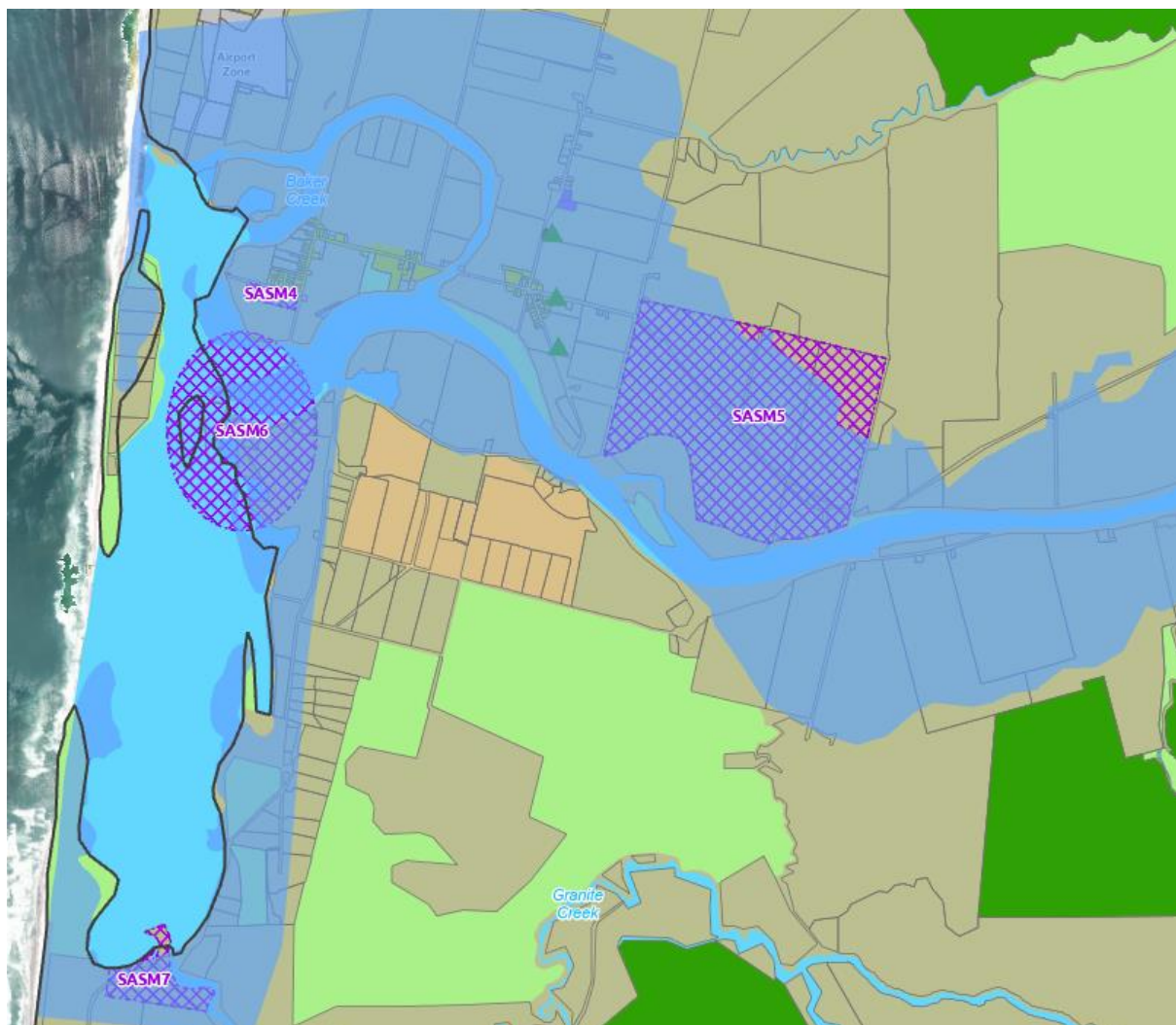
- Market Cross and Karamea township are zoned Settlement Zone.
- An area around the shops at Market Cross has been zoned Settlement Zone - Settlement Centre Precinct, with some scope of expansion of this centre.
- The farmland around Karamea and Market Cross represents some of the best soil on the West Coast and is identified as General Rural Zone – Highly Productive Land Precinct.
- Some rural land up Oparara Road has been rezoned to General Industrial Zone to support and reflect the development in this area.
- The Medical Centre is zoned a Special Purpose Hospital Zone to support its ongoing operation.
- The Airport is zoned Special Purpose Airport Zone. There are also newly identified Airport Noise Contours. This protects the airports ability to operate, and requiring new residential dwellings to be sufficiently insulated from noise.
- To allow for more residential choice there are newly zoned areas of Rural Lifestyle Zone on terrace areas to the north and south of Karamea township.



Overlays

Karamea is subject to several overlays. The most widespread is the Flood Hazard: Susceptibility Overlay. Within this area, new buildings and additions are required to include freeboard (space below the floor) above the flood level. The freeboard is 300mm for commercial and industrial buildings, and 500mm for residential buildings.

There are also three notable trees in the Market Cross area. There are three Sites and Areas of Significance to Māori. SASM 4 is a native reserve and former kāinga, SASM 5 is a Māori Native Reserve, SASM 6 is the location of the former Karamea Pa and kāinga site, and SASM 7 outside of the town is the Kongahu Native Reserve. Landowners affected by these sites have received letters from the Council. For all sites, there are rules that relate to the construction of significant activities such as landfills, community wastewater plants and plantation forestry. Where earthworks, buildings or structures are proposed on SASM 4, 6 or 7, consultation with Te Rūnanga o Ngāti Waewae is required. Provided written approval for the work is given by the rūnanga the activity will not require a resource consent.



 Flood Hazard Susceptibility



Sites of Significance to Māori