



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Lake Brunner 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://tppp.nz> or collected from Hotel Lake Brunner, Greymouth Library, or the Grey District Council.

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 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 of Grey are zoned General Rural Zone. The rules for activities are similar to the old plan, but have been standardised across the West Coast resulting in some changes to reflect this.

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 keeping land parcels large enough to be able to farm on.

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. Areas identified as Rural Production Precinct, where the subdivision minimum lot size is 10ha, have been identified to protect the farming values in these areas.

Commercial Zone

The Commercial Zone will replace some areas that were Commercial Environment Area in the Grey District Plan. However, in order to achieve better outcomes for communities using commercial areas and living near them, a new Neighbourhood Centre Zone, has been developed to better suit small groups of shops in local centres.

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 resulting in some changes 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

New zones that affect rural areas and small settlements across the West Coast have also been identified. 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 periphery of the main settlements with this zone.

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 current Grey District Plan. National Parks, Ecological Reserves and Scientific Reserves 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.

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, archaeological sites, notable trees and sites and areas of significance to Māori have 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. There are a large number of Outstanding Natural Landscapes in Grey, however these 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. 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.

Moana

Zones

Current residential areas of Moana are zoned General Residential Zone, with some areas provided for the expansion of the town. There are also areas around the edges of Moana zoned Settlement Zone where capacity in the current 3 waters infrastructure systems means that on-site servicing will be required. The existing commercial areas are zoned Commercial Zone, including the newly developed commercial area on Arnold Valley Road with some small businesses and the Railway Station zoned



Neighbourhood Centre Zone.

In the wider area there has been substantial rezoning of land with Settlement Zone – Rural Residential Precinct closer to Moana, as well as wider areas of Rural Lifestyle Zone.

Overlays

Moana's location within a wider cultural and environmental landscape means there are a several different overlays identified:

- Lake Brunner and the bush around the Arnold River are identified as an Outstanding Natural Landscape.
- The cultural significance of the area is recognised with multiple sites of significance to Māori identified around Kōtukuwhakaoko/Lake Brunner (Moana) and the Kōtukuwhakaoko /Arnold River. There is a Nohoanga (seasonal settlement area) associated with Mahinga Kai (food gathering) identified along Arnold Valley Road – Site of Significance to Māori SASM77 (Kotukuwhakaoko (Moana) Nohoanga). In that location before undertaking earthworks, or erecting a building or structure, consultation with Te Rūnanga o Ngāti Waewae is required. Provided their written approval is provided, no resource consents would be needed for these activities.
- The Moana Railway Station is a Historic Heritage Item and the wider site is identified as an Historic Area. The Ruru Railway Station, and Ruru Drying Kiln are also identified Historic Heritage items.
- There is a Flood Plain Overlay identified on the land between Ahau Street/Lake Brunner Road and Lake Brunner itself. This means that when subdivision occurs in that area, assessment of the flood hazard risk, and how this can be mitigated, will be required.
- A Lake Tsunami / Seiche Overlay has been proposed, for within 5m of the lake shore. This overlay does not apply to any private property. The rules restrict "sensitive activities" – residential, education, healthcare and retirement facilities.

Iveagh Bay

Zones

The existing houses along Cashmere Bay Road and Lake View Terrace are zoned Settlement Zone. The northern side of Cashmere Bay Road is also zoned Settlement Zone, reflecting a recently approved subdivision. Alongside this there has been a substantial area of rezoning for Settlement Zone – Rural Residential Precinct up Iveagh Bay Drive and on the surrounding land, as well as the area between the railway line and existing houses on Lake View Terrace.

Overlays

The environmental and cultural significance of Iveagh Bay and Lake Brunner is recognised through several overlays:

- Some of the lake edge vegetation is identified as a Significant Natural Area.
- Lake Brunner itself is both a Site of Significance to Māori and an Outstanding Natural Landscape. There are no rules that restrict recreational use of Lake Brunner as a result of this identification. The Outstanding Natural Landscape includes the bush south of Kakapo Way.
- Cashmere Bay itself is the site of a former Poutini Ngāi Tahu kāinga (village) and is identified as a site of significance to Māori (SASM 79). There are no rules associated with this site that affect residential use of this land.



Mitchells

Zones

The small sites at Mitchells are zoned Settlement Zone with the larger sites rezoned as Rural Lifestyle Zone. The Lake Brunner Lodge area is zoned Commercial Zone. A General Rural Zone – Community Living Precinct has been located in the area proposed for a new settlement associated with the Gloriavale community – this is located off Morgan Road

Overlays

The environmental and cultural significance of Lake Brunner is recognised through several overlays:

- Some of the lake edge vegetation is identified as a Significant Natural Area.
- Lake Brunner itself is both a Site of Significance to Māori and an Outstanding Natural Landscape. There are no rules that restrict recreational use of Lake Brunner as a result of this identification. The Outstanding Natural Landscape includes the bush on Drake Point and in Bain Bay, as well as bush areas around Lake Brunner Reserve.

