



# Runanga, Rapahoe, Kaiata and Dobson 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 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 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 have been standardised across the West Coast.

#### *General Residential Zone*

The General Residential Zone will replace the Residential Environmental Area used in the Grey District Plan. Residential areas that are fully serviced with water, wastewater and stormwater systems by the Grey District Council are generally zoned General Residential Zone.

#### *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 proposed for small settlements that do not have full reticulated water, wastewater and stormwater infrastructure across the West Coast. It replaces the Township Environment Area that was previously used in the Grey District Plan.

#### *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.

#### *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 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 the impact on primary production values.

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.

### **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 and there has been significant rezoning around the 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 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 there are additional rules.

#### *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 all 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. Rules in relation to vegetation clearance, earthworks, buildings and structures will apply in these areas.

#### *Significant Natural Areas*

The Grey District Council undertook an extensive process to identify Significant Natural Areas over the 2005-2015 period. 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.

## Runanga - Dunollie

### Zoning

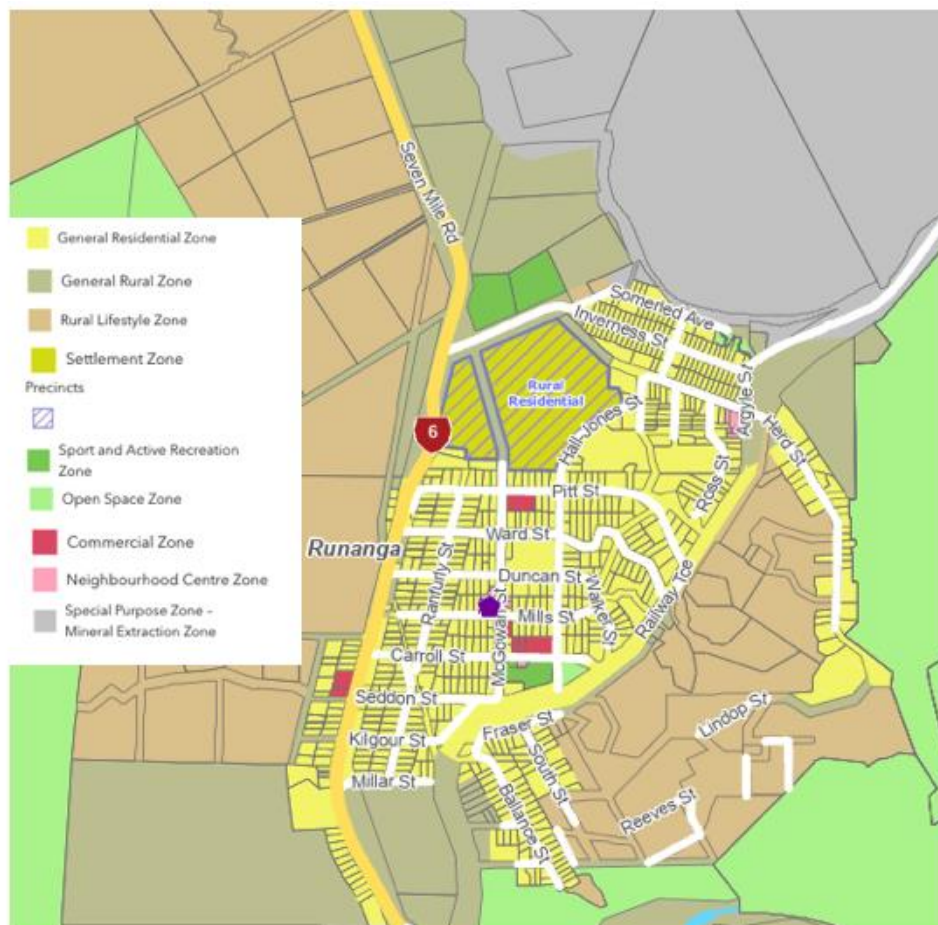
Runanga and Dunollie are zoned General Residential Zone, replacing the Residential Environment Area in the existing Grey District Plan. This reflects the size of the towns and the full infrastructure servicing provided by the Grey District Council. Within both towns there are areas of Commercial Zone, generally those previously identified as Commercial Environmental Area and where the businesses are large scale or yard based. The Neighbourhood Centre Zone is used for local services and shops in Argyll Street and McGowan Street.

There has been some rezoning around the edges of Runanga and Dunollie to allow for growth. This includes an area of Settlement Zone – Rural Residential Precinct by Hall-Jones Street and Somerled Ave. The rural area around Runanga, and extending towards Rapahoe, has mostly been rezoned as the new Rural Lifestyle Zone.

The Spring Creek Mine, Strongman Mine, and most of the wider Paparoa Coalfield, has been rezoned in the new Mineral Extraction Zone. The Mineral Extraction Zone recognises that there are significant mineral resources on 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.

### Overlays

The only overlay that affects the township of Runanga is the identification of the Runanga Miners Hall as a Historic Heritage item.



## Rapahoe

### Zones

Rapahoe township is zoned Settlement Zone with the two parks identified as Open Space Zone. Next to the township, the coal loadout and storage areas, and wider area associated with the Strongman Mine and Paparoa Coalfield, are all zoned Mineral Purpose Zone to support this important industry.

South of Rapahoe, there is an extensive area of Rural Lifestyle zoning along the southern side of Seven Mile Road extending towards Runanga.

### Overlays

There are several overlays that affect Rapahoe. A Coastal Hazard Severe Overlay is located across the beachfront properties and also extending up Seven Mile Creek. In this area building work, including additions, will require a resource consent with a focus on how the coastal natural hazards can be mitigated on site. The Coastal Tsunami Hazard Overlay also affects some of this area – with restrictions on the location of critical response facilities.

Across the railway line, there is an area of Coastal Outstanding Natural Character which then extends into a large Outstanding Natural Landscape area over the Paparoa foothills. South of Rapahoe, the edge of the 12 Apostles Range Cis identified as Coastal High Natural Character.

There are also a number of sites and areas of significance to Māori that affect Rapahoe. SASM 44 covers the foreshore area and recognises Poutini Ngāi Tahu ancestors - embedded within the landscape. SASM45 is immediately north of the town and covers an important Māori Reserve area. There are no rules that apply to normal day to day use, or development of the properties affected by these SASM identification. However, activities such as landfills, wastewater treatment facilities and mineral extraction would require a resource consent.



## Kaiata and Omoto

### Zoning

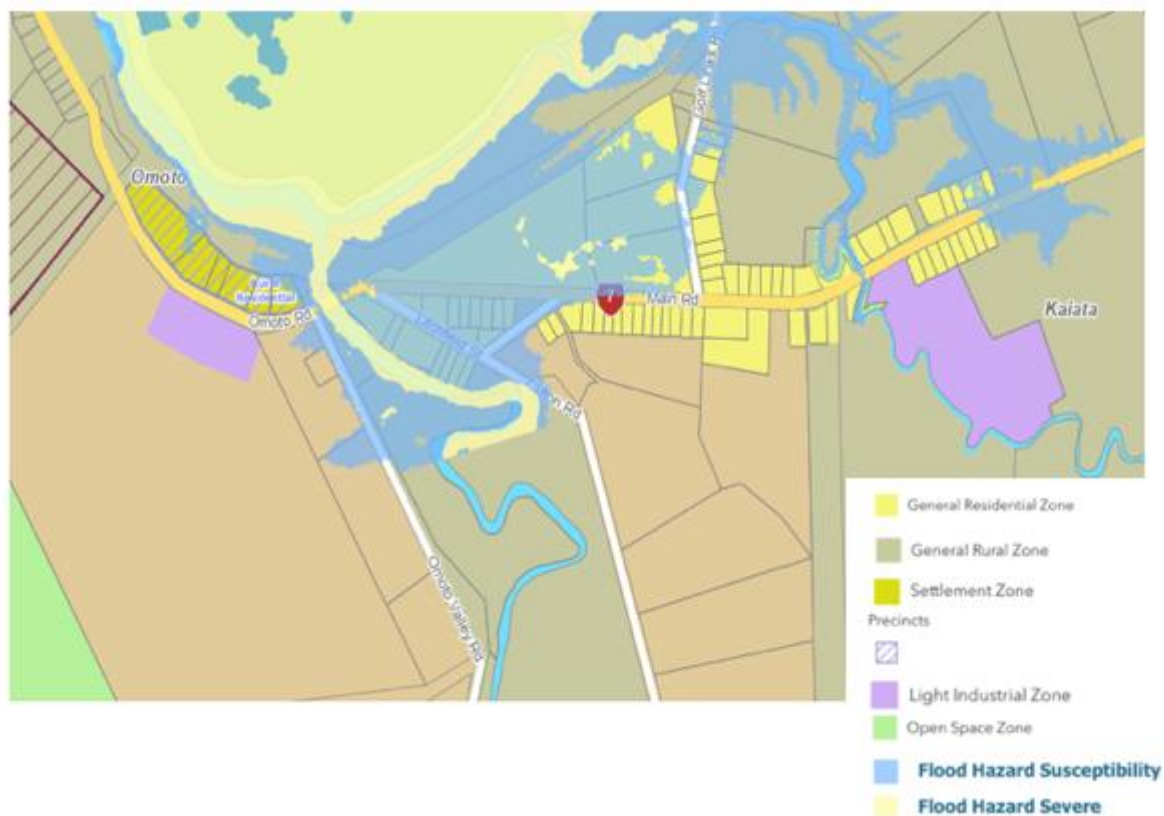
There has been a substantial amount of rezoning in the Omoto - Kaiata area. Small sites in the area have been rezoned from Rural Environment Area to another zone that better reflects their current use. The smallest sites at Kaiata are generally zoned General Residential and there are some additional sites down Golf Links Road that have been zoned General Residential to allow the community to expand.

There are also a group of properties at Omoto that have been rezoned Settlement Zone – Rural Residential Precinct. Land used for current industrial purposes at Omoto and Kaiata has been zoned Light Industrial Zone.

There has been extensive rezoning for Rural Lifestyle (1ha) development down Omoto Valley Road and Clifton Road.

### Overlays

The main overlays that affect the Omoto – Kaiata area are the Flood Hazard overlays associated with the Grey River. There are two overlays - the Flood Hazard Severe Overlay, which is mainly confined to areas immediately next to the river, and the Flood Hazard Susceptibility Overlay, which covers a wider area of land. In the Flood Hazard Susceptibility Overlay, freeboard (space above the flood levels) needs to be included in new development and additions to existing buildings. This will ensure that future development is more resilient to the impacts of flooding from the Grey River.





### Kaiata Park

The Proposed Plan includes substantial rezoning at Kaiata Park. This allows the area to be developed into a more mixed community area with extensive residential rezoning, alongside some additional areas identified for Light Industrial and Commercial Use. The area along the Main Road to Dobson/SH7 has also been rezoned Settlement Zone – Rural Residential Precinct.

There are no overlays that affect the immediate Kaiata Park area.



## Dobson

### Zoning

Zoning at Dobson in the Proposed Plan is similar to the existing Grey District Plan. The majority of the town is zoned General Residential Zone, with some scope for growth. The existing industrial areas have been rezoned to an industrial zone, with Light Industrial at the end of Omapere St, and General Industrial on Taupo Terrace beside the railway line.

The Dobson Domain has been zoned Sport and Active Recreation Zone.

### Overlays

There are four overlays that affect Dobson. There are Flood Hazard Overlays - the Flood Hazard Severe Overlay and the Flood Hazard Susceptibility Overlay. These cover the river flats on both sides of the Grey River. In the Flood Hazard Susceptibility Overlay, freeboard (space above the flood levels) needs to be included in new development and additions to existing buildings in this overlay area. This will ensure that future development is more resilient to the impacts of flooding of the river.

The Dobson area is significant from both a historic and cultural heritage perspective with both historic heritage overlay areas and sites and areas of significance to Māori. The Dobson Monument is scheduled as a Historic Heritage site, and Motutapu Island in the River is an important wāhi tapu (sacred site) and scheduled site of significance to Māori.

