



Te Tai o Poutini PLAN

Westport 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 replaces 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:

- **Friday 11th November at 5pm**

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>

Proposed TTPP Zones for Westport

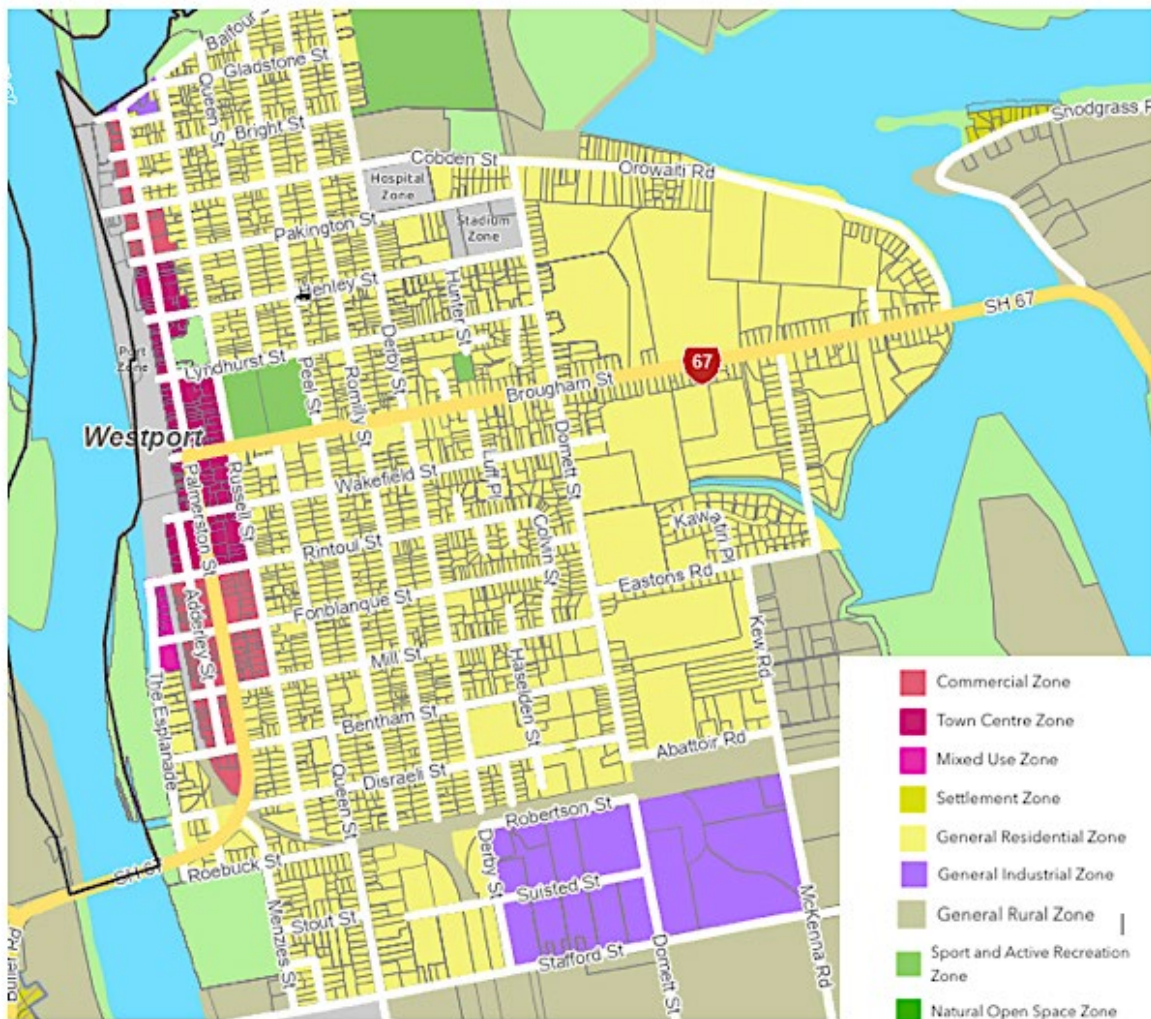
Much of the Buller District Plan zoning for Westport is “rolled over” into the new plan – however the names of the zones have changed, and the rules have been standardised across the West Coast. There is also a new Town Centre Zone which applies over part of the commercial area, and a new Neighbourhood Centre Zone which applies over small shops scattered through the residential areas.

Residential Zones

Most of the residential part of Westport is zoned “General Residential Zone”. Outside of central Westport, the Snodgrass Road area and Elley Drive at Carter’s Beach is zoned “Settlement Zone”.

Commercial and Special Purpose Zones

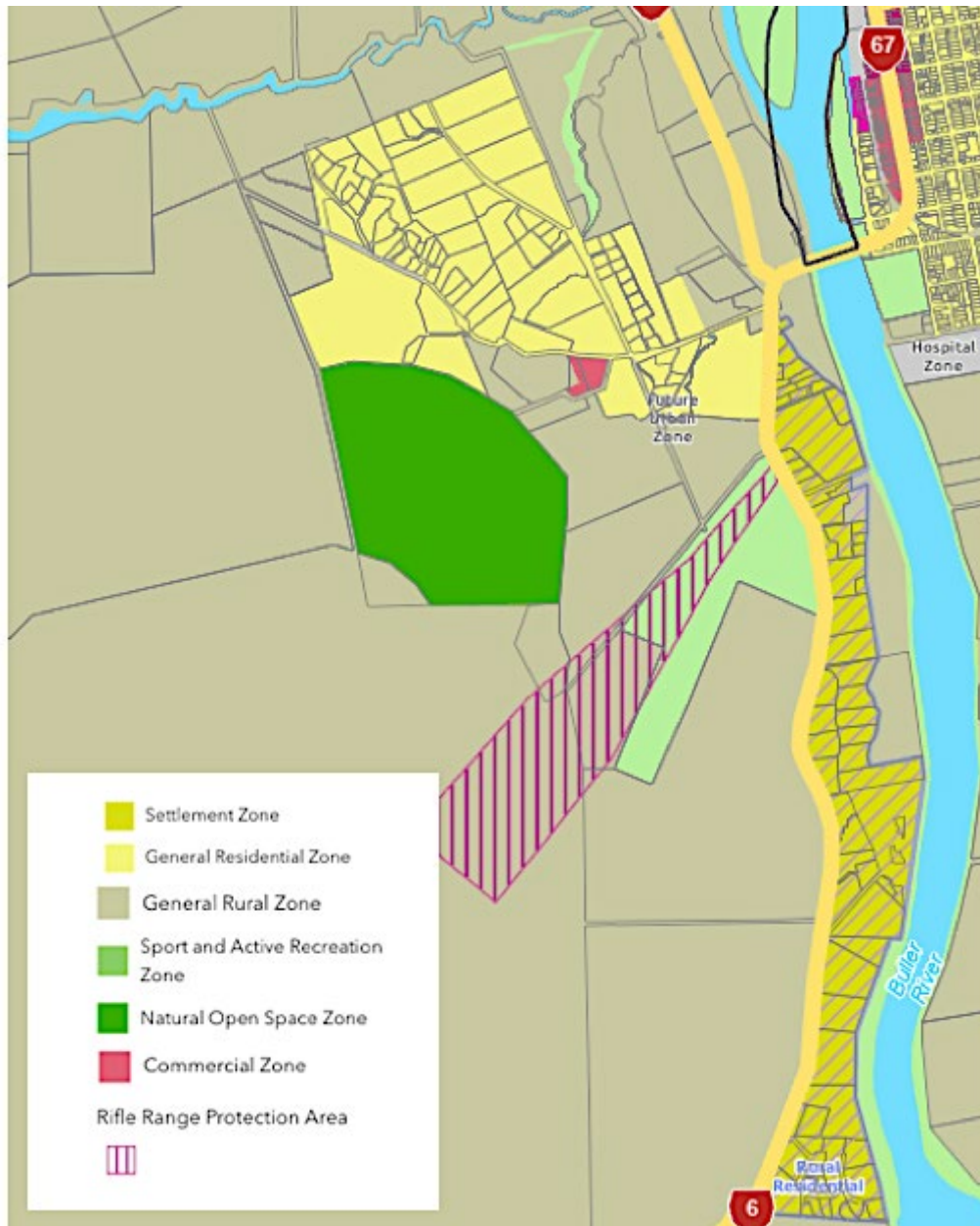
- Buller Health Centre, the Port, the Airport and the Pulse Energy Recreation Centre have been included within “special zones” to support their ongoing development and use.
- Design guidelines are included to support the implementation of the Town Centre Revitalisation.



Alma Road Terrace and Buller Road

- The Alma Road Terrace has been mostly rezoned General Residential Zone to allow new development to occur with a less risky hazardscape. There is also a small area identified that has been zoned Commercial Zone that would be suitable for a new set of local shops to support the residential development in the new suburb.
- The area around the rifle range and the existing quarries remain General Rural Zone to allow those activities to continue.

- An area along the Buller Road/SH67 up to the SH6 junction has been rezoned Settlement Zone – Rural Residential Precinct, which allows development of 4000m² lots.



Cape Foulwind former Cement Works

- The old cement works site at Cape Foulwind is rezoned for light industrial use, and the wider site for a combination of Rural Lifestyle (1ha) sites and Settlement Zone - Rural Residential Precinct (4000m²) sites.



Rural Lifestyle Areas

- A range of areas for 1ha Rural Lifestyle development, around Utopia Road, Powerhouse Road, Caledonian Road and at Cape Foulwind, have been identified.

Natural Hazards in Westport

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

A Westport Hazard Overlay is included in TTPP which recognises the combination of coastal inundation and river hazards at Westport town. The rules associated with this overlay focus on ensuring new development and additions to existing development have appropriate freeboard (space above expected floodwaters). The rules also recognise that a flood and coastal protection scheme is planned for Westport which should reduce the level of hazard in the town. These rules have changed significantly from those in the draft TTPP that was consulted on early in 2022.

In the proposed TTPP, the area covered by the Westport Hazard Overlay is the same as what was in the West Coast Regional Council Long Term Plan.

There is work underway at the moment confirming what the final alignment and design of the Westport Flood Scheme is and how this will be funded. Depending on the outcome of this work, the location of the Westport Hazard Overlay is likely to be amended to reflect the actual area covered by the scheme. The areas outside the scheme, and their hazard profile will also likely need to change.

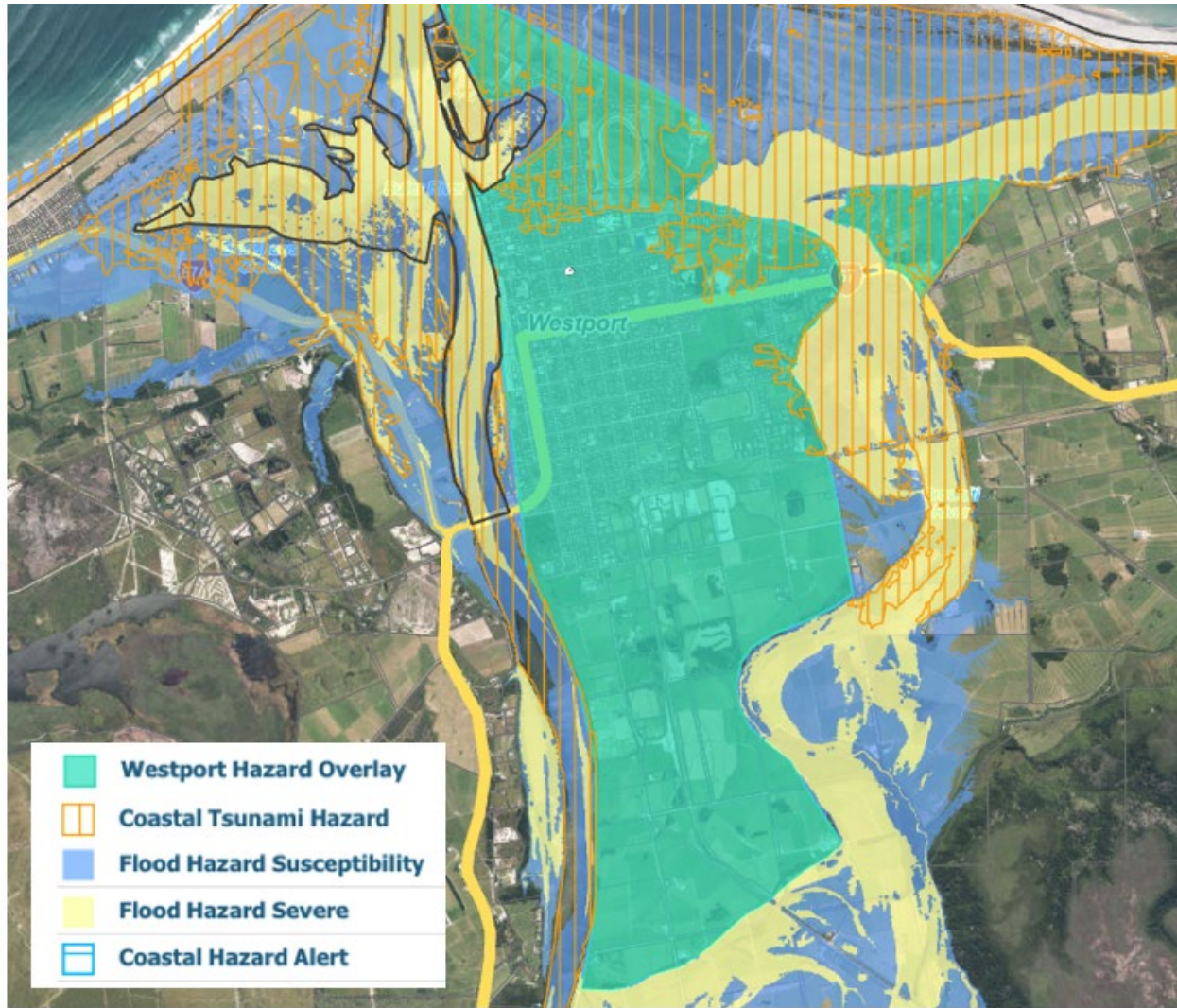
Outside of the Westport Hazard Area (shown in green), other natural hazard overlays apply. These include:

- Coastal severe hazard overlay
- Coastal alert hazard overlay

- Flood severe hazard overlay
- Flood susceptibility hazard overlay.

The coastal tsunami overlay has not been amended from the draft TTPP.

Due to the nature of the hazards, some properties have more than one overlay over them. Where this is the case, all the rules apply.



Please note: The extent of the Westport Hazard Area will need to be amended following decisions on funding and alignment of the proposed protection works.

The table below shows the different rules which apply depending on which overlay applies. A sensitive activity is any residential activity; visitor accommodation; retirement home; healthcare facility; community facility; or educational facility.

	New Sensitive Activities	Existing Sensitive Activities	New unoccupied Buildings	New Commercial/ Industrial	Subdivision	Replacement of a building that is destroyed
Westport Hazard	Permitted <ul style="list-style-type: none"> • 500mm of freeboard over 1% AEP flood and 1% ARI coastal event +1m sea level rise required • When the new Westport Protection Scheme is in place freeboard is not required if the site is protected against these flood and coastal hazard events 	Permitted Activities: <ul style="list-style-type: none"> • Repairs and maintenance • Additions where increase in floor area 500mm freeboard over 1% AEP flood and 1% ARI +1m coastal hazard event • When the new Westport Protection Scheme is in place freeboard is not required if the site is protected against these flood and coastal hazard events 	Permitted	Permitted <ul style="list-style-type: none"> • 300mm of freeboard over 1% AEP flood and 1% ARI coastal event +1m sea level rise required • When the new Westport Protection Scheme is in place freeboard is not required if the site is protected against these flood and coastal hazard events 	Discretionary Activity	Permitted within 2 years of destruction
Coastal Hazard Severe	Non-complying Activity	Permitted Activities: <ul style="list-style-type: none"> • Repairs and maintenance • Additions and alterations where no increase in floor area 	Permitted	Permitted – 300mm of freeboard over 1% AEP flood required.	Discretionary Activity	Permitted within 2 years of destruction
Coastal Hazard Alert	Discretionary Activity	Permitted Activities: <ul style="list-style-type: none"> • Repairs and maintenance • Additions and alterations where no increase in floor area 	Permitted	Permitted – 300mm of freeboard over 1% AEP flood required.	Restricted Discretionary Activity – hazard assessment required	Permitted within 5 years of destruction
Flood Hazard Severe	Non-complying Activity	Permitted Activities	Permitted	Permitted – 300mm of freeboard over	Discretionary Activity	Permitted within 2 years of destruction

		<ul style="list-style-type: none"> • Repairs and maintenance • Additions and Alterations where no increase in floor area 		1% AEP flood required.		
Flood Hazard Susceptibility	Permitted – 500mm of freeboard over 1% AEP flood required.	Permitted Activities <ul style="list-style-type: none"> • Repairs and maintenance • Additions where increase in floor area 500mm freeboard over 1% AEP Event 	Permitted	Permitted – 300mm of freeboard over 1% AEP flood required.	Restricted Discretionary Activity – hazard assessment required	Permitted within 5 years of destruction

There is also a Coastal Tsunami Hazard Overlay. The rules in relation to this overlay apply only to Critical Response Facilities. Critical response facilities means *hospitals, fire, rescue and police stations, buildings intended to be used in an emergency for shelter, operations or response, hazardous or explosive material storage, aviation control towers, air traffic control centres, emergency aircraft hangars, fuel storage, major dams, community scale potable water treatment facilities and wastewater treatment facilities.*

Other Values

Historic Heritage and Sites and Areas of Significance to Māori

19 Historic Heritage items in Westport have been included in the Historic Heritage schedule. These include items from the Buller District Plan that still exist, and three that were listed by Heritage New Zealand Pouhere Toanga, but not included in the Buller District Plan

33 sites and areas of significance to Māori have been identified in Westport. These sites were not previously identified in the Buller District Plan.

For people wanting to undertake work on these sites, the Rules in relation to Historic Heritage & Sites and Areas of Significance to Māori in TTPP must now be considered alongside the operative Buller District Plan rules. The rules vary for each identified site.