

9 November 2022

Te Tai o Poutini Plan – Proposed Plan
info@tppp.nz

Dear Sir/Madam,

Submission on the Te Tai o Poutini Plan (TTPP)

Organisation: *The O’Conor Institute Trust Board*

Please find attached a submission from the *O’Conor Institute Trust Board* on the Proposed Te Tai o Poutini Plan (TTPP).

We would not gain an advantage in trade competition through this submission.

The O’Conor Institute Trust Board is directly affected by an effect of the subject matter of the submission that adversely affects the environment and does not relate to trade competition or the effects of trade competition.

Postal address:

The O’Conor Institute Trust Board
c/- Landmark Lile Limited
PO Box 343
Nelson 7040

Phone: 03 539-0330
Mobile: 027 244 3388
Email: mark@landmarklile.co.nz



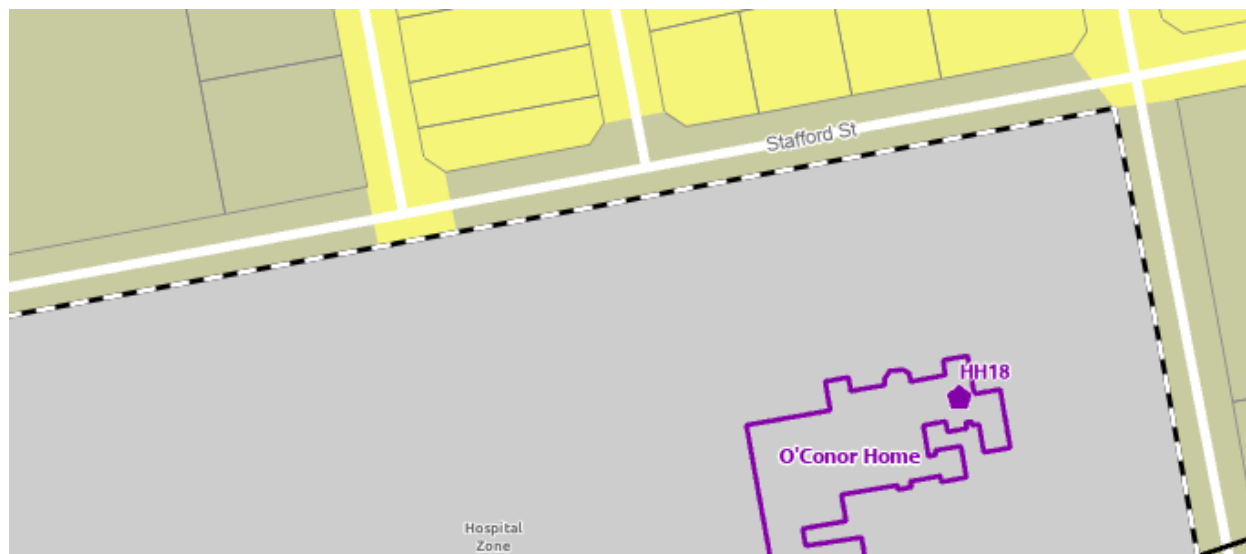
Mark Lile
Landmark Lile Limited
Resource Management Consultancy

The specific provisions that our submission is related to are set out below.

The O’Conor Institute Trust Board wishes to speak to this submission.

If others make similar submissions, we would consider presenting in a joint case.

The O’Conor Institute Trust Board (‘the Board’) own the property at 190 Queen Street, Westport that is zoned ‘Hospital Zone’ in the proposed TTPP (**Map 150**). It is noted that the whole property is covered by this zoning (8.9790Ha) which the Board supports. The site is also located in the Westport Hazard Overlay.



1. It is requested that Stafford Street between Menzies Street and Queen Street be zoned ‘Residential’ rather than just the one small section as shown above. The proposed zoning pattern would result in different setback rules applying to the O’Conor Home site at 190 Queen Street, Westport. This relates to **Map 150**.
2. Although the site is within the proposed *Hospital Zone*, aged care is only mentioned in the overview and objectives, but not specifically in the policies. It is therefore requested that ‘aged care facilities and associated residential activities, including independent living’ be added to the Hospital Zone Policy 1 (**HOSZ – P1**).
3. Hospital Zone Rule 1 (**HOSZ – R1**) outlines the permitted activities related to healthcare, medical activities and buildings. ‘*Healthcare and Medical Activities*’ is defined in the proposed TTPP (**Definitions**) as:

Healthcare and Medical Activities:

- a. *medical and psychiatric assessment, diagnosis, treatment, rehabilitation and in-patient services, including operating theatres;*
- b. *dispensaries;*
- c. *outpatient departments and clinics;*
- d. *medical research and testing facilities, including diagnostic laboratories;*
- e. *medical training and education;*

- f. ambulance facilities;
- g. first aid and other health-related training facilities;
- h. rehabilitation facilities, including gymnasiums and pools;
- i. palliative facilities;
- j. hospice facilities;
- k. residential care services and facilities;
- l. temporary living accommodation;
- m. secure facilities;
- n. mortuaries; and
- o. operations and maintenance support services, including laudries, kitchens, cafeterias, refreshment facilities, generators, substation, storage facilities, ancillary offices, ancillary retail, ancillary childcare and ancillary business services and workshops.

The board requests that ‘aged care facilities and associated residential activity, including independent living’ be incorporated into clause (k) of this definition as a part of ensuring the activities long established at 190 Queen Street, Westport are provided for. It is also noted that the above ‘o’ point has ‘laudries’ misspelt as ‘laudries’ which needs to be corrected also.

4. **HOSZ – R1.3** and **HOSZ – R1.5** contradict each other. R1.3 says the maximum building length is 20m where this is within 5m of an adjoining RESZ- Residential zone but R1.5 says that all buildings must be set back 5m from any residential zone. It is submitted that these rules need to be amended to ensure the TTPP is clear in its intentions.
5. There are no setback requirements for boundaries zoned ‘General Rural Zone’ which is supported, however a 2m setback from a General Rural Zone boundary may be appropriate.
6. **HOSZ – R10** – Residential Activity not provided for as a Permitted Activity. This is supported, so long as ‘aged care facilities and associated residential activity, including independent living’ is provided for in HOSZ – R1. Aged care and associated residential activity including independent living, is necessary to ensure the O’Conor Home can continue to serve and provide for a vital community need.

Natural Hazards

The O’Conor Home site is in the Westport Hazard Overlay. The natural hazard objectives, along with policy NH-P13 has particular relevance. Activities within the Westport Hazard Overlay are then specifically regulated by rules **NH-R1** and **NH-R52**. The following submissions are made to the planning framework related to the Westport Hazard Overlay, within which the land at 190 Queen Street is located.

7. **Westport Hazard Overlay**. The definition of the Westport Hazard Overlay is supported, and in particular, the reference to the area to “be protected”. It is however interpreted that the protection works planned by the WCRC Long Term Plan will provide that level of mitigation required by the wider planning framework, and addressed in the specific provisions addressed below. As such, it is submitted that the definition of the Westport Hazard Overlay be extended to read:

“This applies to the area certified by the WCRC as protected noting the impacts of climate change have been included in the design, development and implementation of the Westport Flood and Coastal Erosion Protection Scheme”.

It is also submitted that any reference to AEP and ARI be appropriately defined to avoid uncertainty and simplify the administration of the TTPP.

8. **Policy NH - P13.** The relationship of this policy with the protection to be provided by the WCRC Long Term Plan (via the **Westport Hazard Overlay**), and with **Policy NH – R52**, is unclear. It is assumed that the planning framework would require new development to mitigate against the Westport (flood) Hazard in advance of the protection provided by the WCRC being completed / certified. However once the LTP protection is certified, it is also expected that no such mitigation would be required. As such, the relevant policies and rules should clearly set out those expectations, while also providing for ease of administration and interpretation. It is submitted that the current provisions will not lead to this outcome. Given the change requested to the definition of Westport Hazard Overlay, it is considered that clauses a, b and c within Policy NH - P13 should be deleted, or at least remove any uncertainty as to whether the planned LTP works will provide the stated level of protection.
9. **Rule NH – R1. Reconstruction and Replacement of Lawfully Established Buildings in all Natural Hazard Overlays.** The 2-year timeframe imposed within clause 3 of this policy is opposed. Two years is a very short timeframe for all design, consenting and construction to be completed. It is therefore requested that clause 3 be deleted and integrated into what is currently clause 4.
10. **Rule NH – R52. New Buildings and Additions and Alterations to Existing Buildings in the Westport Hazard Overlay.**

As set out under items 7 and 8 above, it is considered that the purpose and intent of this rule needs to be clearly stated, so that it leads to clear interpretation that is easy to administer. The current rule does not clearly apply the ‘protection’ to be provided by the WCRC and applied to the rules within the Westport Hazard Area. Likewise, it is in the communities interest for the O’Conor Home site to be further developed in future given the services it provided to the Buller community, including the provision of independent living.

It is submitted that clause 1 need not contain the protection standard after the words ‘Westport Flood and Coastal Erosion Protection Scheme’ and before the words ‘as certified by the West Coast Regional Council’. It is requested that those words containing these standards be deleted.

Historic Heritage Rules

The O’Conor home is listed as a ‘Historic Place Category 2’ in Schedule One.

11. **HH-R1** – Internal alterations not effecting the external appearance of the historic heritage building should be permitted. This relief is requested.

12. **HH-R2** – Given the requirement to comply with HH-R1, it is considered impossible to achieve the intent of providing for the activities in HH – R2 without triggering the need for resource consent approval. Likewise, it is considered that there are many suitably qualified and experience architects that do not necessarily fall within the definition of ‘heritage architect’. It is considered such suitably qualified and experienced architects should be provided for in R2 rather than ‘heritage architects’ specifically.

Please contact me if you have any queries.

Yours sincerely,



Mark Lile

Landmark Lile Limited

Resource Management Consultancy

cc. *The O’Conor Institute Trust Board*
Attn: Sean Casey
stcasey@xtra.co.nz