

**CLAUSE 6 OF THE FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991**

**SUBMISSIONS ON THE  
PROPOSED TE TAI O POUTINI (ONE PLAN)**

**TO:** Te Tai o Poutini Plan Team  
Te Tai o Poutini Plan Submission  
**Via email:** info@tppp.nz

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## 1. INTRODUCTION

O'Connor Crossroads Limited (the submitter) welcomes the opportunity to submit on the proposed Te Tai o Poutini (One Plan). O'Connor Crossroads Limited and Adelma O'Connor own land on State Highway 67 immediately south of Westport. The land parcels involved are Pt Section 23 Blk VII Kawatiri Survey District, Section 3 Blk VII Kawatiri Survey District, Pt Section 25 Blk VII Kawatiri Survey District, Section 1 SO 14816, Section 2 SO 14816, Section 4 Blk VII Kawatiri Survey District, Section 26 Blk VII Kawatiri Survey District, Section 30 Blk VII Kawatiri Survey District, and Pt Section 27 Blk VII Kawatiri Survey District and total some 259ha. The total site area is shown **Appendix 1**.

The following is the submitters submission on the One Plan.

### **Background**

As background O'Connor Crossroads Limited and Adelma O'Connor own some 259ha of land near Westport. The land is bound by State Highway 67 (SH 67) and State Highway 6 and is some 1.8km from the Buller River bridge.

The full site is utilized for farming activity and contains an existing dwelling, a small number of farm buildings and a small forestry block.

A paper road known as Waimea Road runs off State Highway 67 to the rear of the property – a distance of some 1.1km and splits the site in two.

The site is zoned Rural in the Operative Buller District Plan and is proposed to be zoned General Rural in the One Plan. There are no overlays impacting upon the site in the One Plan including no flooding or other natural hazard overlays. The sites soils are indicated in the New Zealand Land Resource Inventory as being LUC 6 and therefore the site is not specifically impacted by the National Policy Statement on Highly Productive Soils.

The property to the west is part of Pāmu Farms (Landcorp), while to the north is an area of Open Space containing the Westport Rifle Range which also contains a Protection Area in the One Plan. Across SH67 and bordering the Buller River is an area of proposed Settlement zoning stretching back to the State Highway 6 intersection.

### **Flooding Natural Hazard**

Westport faces a significant natural hazard issue associated with flooding which has been acknowledged throughout the One Plan. The s32 assessment associated with Natural Hazards and Residential zones sections notes:

- *That the Communities are looking for TTPP to provide a consistent and clear way forward for their management, including how to undertake managed retreat. The Buller District specific feedback raised the need to be forward thinking and have a plan for retreat.*
- *During the Westport 2100 process where the future of Westport and how to manage natural hazards was investigated and discussed widely with the community, it became clear that areas need to be zoned for managed retreat of the community and that this is a matter which needs to be addressed within TTPP.*
- *In relation to the extent of residential zoning, the land zoned for residential development in the operative plans has been largely "used up" – and there are currently no options available for managed retreat of residential properties away from the most hazardous locations, particularly in Westport.*

Further, the Co-Investment in Westport's Resilience report to the Government acknowledges that retreat is likely to happen at some unspecified time and that over time as Westport grows, the growth needs to occur in low hazard areas. The land subject to this submission was identified in the blue-sky thinking (Figure 26) as a potential area for new township expansion.

While acknowledging that the Alma Road terrace area has since been rezoned to General Residential Zone in order "to provide for the significant housing shortage in Westport – which has been exacerbated due to the loss

*of homes from the 2021 and 2022 floods”* and that the Buller District Council has been developing the infrastructure to support the rezoning of this area to support a ‘yield ‘of approximately 400 residential sections from land rezoned in the One Plan. The submitter considers their land would also provide long-term alternatives for future residential, commercial and education development options for Westport on land that is not encumbered by existing development.

Council news releases after recent flood events indicated up to 460 dwellings in Westport could be rendered uninhabitable due to either a major flood event or sea level rise. Similar statistics surround the likely impact on the Westport housing stock arising from earthquake related liquefaction. The ability of Alma Road alone to generate sufficient housing options to match this shortfall is further compromised given that it is highly unlikely that many of the smaller existing lifestyle properties will be re-purposed and subdivided in the medium to long term (3 to 10 years).

## **2. SUBMISSION**

The property identified as Parts A and B in **Appendix 1** has been retained in the One Plan as a General Rural Zone. The submitter considers that without rezoning this land for more intensive residential purposes the One Plan will not create sufficient flood free residential land options to facilitate a managed retreat for homeowners investing in housing options in sustainable locations and will not achieve the purpose of the RMA.

The submitters submission on the One Plan seeks:

- i. Rezoning of Part A of the submitters land, shown in Appendix 1, to Settlement Zone - Rural Residential Precinct.
- ii. Rezoning of Part B as shown in Appendix 1, to Future Urban Zone.
- iii. Any other consequential amendments.

## **3. CONCLUSION**

The submitter seeks the rezoning requested to address the matters raised within its submission.

The submitter considers that Part A of the Property should be zoned Settlement - Rural Residential Precinct to provide some initial options for Westport’s housing shortage. The submitter considers that Part B of the Property is the ideal location for Westport's future urban growth and planned retreat, because:

- a) It is close to the Westport (1.8km from the Buller Bridge).
- b) There are no flooding or natural hazard risks.
- c) The land falls easily toward the Council's Waste Treatment Plant at Alma Road.
- d) It has 1.5km of road frontage on to SH67, enough frontage to create an alternative access rather than over-loading the poorly designed intersection at Alma Road & SH67.
- e) The soils are low quality, being classed LUC6.
- f) It is a large greenfield site offering multiple options for addressing Westport's flooding and liquefaction problems and which will enable the social and economic well-being of the community and meet the reasonably foreseeable needs of future generations.

The submitter would welcome the opportunity to open dialogue with Council to find out what would be best for the long-term interests of Westport.

The submitter wishes **to be heard** in support of its submissions.

If others are making a similar submission, the submitter will consider presenting a joint case with them at the hearing.

**Date:** 10<sup>th</sup> November 2022



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Dean Chrystal

**Consultant Planner (Director)**

Authorised to sign this submission on behalf of O'Connor Crossroads Limited

