

## Te Tai o Poutini Plan Proposed Plan

# Submission form

Have  
your  
say!

Te Tai o  
Poutini Plan  
Proposed  
Plan

We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

## Your details:

First name: Russell Surname: Robinson (Brunner Builders Limited)

Are you submitting as an individual, or on behalf of an organisation?  Individual  Organisation

Organisation (if applicable): \_\_\_\_\_

Would you gain an advantage in trade competition through this submission?  Yes  No

If you **could** gain an advantage in trade competition through this submission please complete the following:

I am  /am not  directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Postal address: 1940 Arnold Valley Road, Rd 1, Dobson, 7872

Email: russell@brunnerbuilders.co.nz Phone: 021 432515

Signature:  Date: 11/11/2022

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Strategic Direction            | <input checked="" type="checkbox"/> Energy Infrastructure and Transport | <input checked="" type="checkbox"/> Hazards and Risks |
| <input checked="" type="checkbox"/> Historical and Cultural Values | <input checked="" type="checkbox"/> Natural Environment Values          | <input checked="" type="checkbox"/> Subdivision       |
| <input checked="" type="checkbox"/> General District Wide Matters  | <input checked="" type="checkbox"/> Zones                               | <input checked="" type="checkbox"/> Schedules         |
| <input checked="" type="checkbox"/> Appendices                     | <input checked="" type="checkbox"/> General feedback                    |   |

All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission  I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?

Yes, I would consider presenting a joint case  No, I would not consider presenting a joint case

**Public information** - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

Want to know more?

[www.ttpp.nz](http://www.ttpp.nz)

0508 800 118



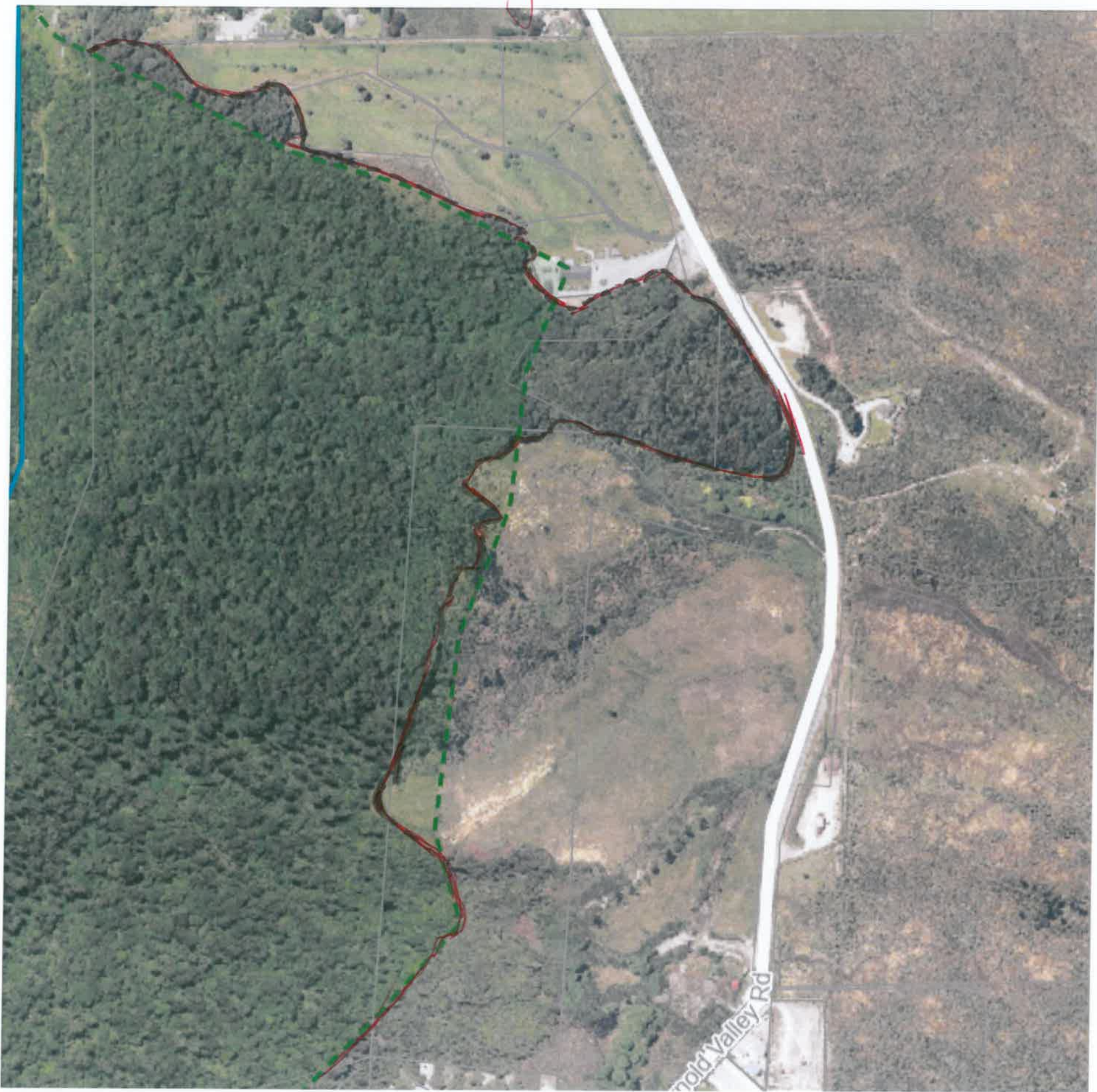
Te Tai o Poutini  
PLAN

A combined district plan for the West Coast





Amended ONL Boundary



**Submission on the Te Tai o  
Poutini Proposed District Plan  
(TTPP)**

**Russell Robinson and Brunner  
Builders Limited**

**Moana North**

**10 November 2022**

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## 1.1 Introduction

### To:

The Chief Executive(s)

The West Coast Regional Council and Grey District Council

Russell Robinson and Brunner Builders Limited make the following submission on the proposed Te Tai o Poutini District Plan (**TTPP**):

## 1.2 The Submitter

The Submitter's details and address:

Russell Robinson  
Brunner Builders Ltd  
1940 Arnold Valley Road RD1  
Dobson  
Westcoast 7845

The submitter's point of contact and address for service is:

Craig Barr  
Town Planning Group NZ Limited  
[craig@townplanning.co.nz](mailto:craig@townplanning.co.nz)  
+64(0)274065593

## 1.3 The Site

The Site comprises two properties legally described as Lot 1 DP2820 (14.0027ha) and Pt RS 3806 (12.7168ha). Record of titles and interests are in **Attachment A**. The Site has a collective area of 26.7ha.

The site is located immediately north of Moana township, approximately 480 metres north of Lake Moana/Brunner and approximately 500 metres east of the Arnold River.

The rezoning proposal relates to the Site, while the requested amendments to the Outstanding Natural Landscape boundary affect the Site and the surrounding properties.

## 1.4 The Submission

The objectives of the submission are to amend the notified TTPP Maps to rezone the Site from Settlement Zone with a Rural Residential Precinct as identified in **Figure 2** below (and zoned Rural Zone under the Operative Grey District Plan (**GDP**) as shown

in **Figure 1** below), to an urban zoning comprising a mix of residential and commercial development such as a Settlement Zone (with average and minimum allotment sizes), a village commercial centre precinct and a light industrial zone.

The submission includes amending the location of the Outstanding Natural Landscape Boundary identified on the notified TTPP, to more accurately reflect the forest vegetation cover associated with the reserve and Arnold River environment located to the west of the site, (including consequential amendments to the adjoining sites to better reflect the amended boundary). A proposed amended Outstanding Natural Landscape boundary is in **Attachment B** (red line identifies the amended Outstanding Natural Landscape boundary).

Subdivision and development facilitated by the rezoning may also be subject to location specific objectives, policies, rules and other methods to ensure high quality built environment outcomes, the provision of water, management of the former landfill, wastewater and roading services which integrate well with and appropriately manage the values on site including landscape, wetland, waterbody and indigenous vegetation values.

The provisions/methods added to the TTPP may also include residential design guidelines and village centre design guidelines which will be incorporated by reference into the District Plan. Future subdivision or development will need to consider the outcomes of the guidelines.

Without derogating from the breadth of the changes sought above, amendments to the notified TTPP text and maps including consequential amendments to the TTPP associated with the rezoning may include (but not be limited by) the following particular amendments/parameters:

- Amending the zoning from Settlement and Rural Residential Precinct to a mix of urban residential, village centre/commercial, and light industrial zoning.
- Amending the location of the Outstanding Natural Landscape Boundary as shown in **Attachment B**, or similar amendments which more appropriately reflect the proper Outstanding Natural Landscape boundary.
- Providing for the following land uses:
  - A residential density across the site in the order of at least 200 residential lots with flexible densities varying from in the order of 300m<sup>2</sup> minimum net site area, and an average site area of 1000m<sup>2</sup> calculated across the proposed Settlement Zone;
  - A commercial village area, and a light industrial commercial area;
  - A pedestrian/cycling network interspersed amongst the existing stream network and proposed stormwater management system;
  - Integrating the existing wetlands with the proposed stormwater basin and proposed wetland stormwater management regime which can be



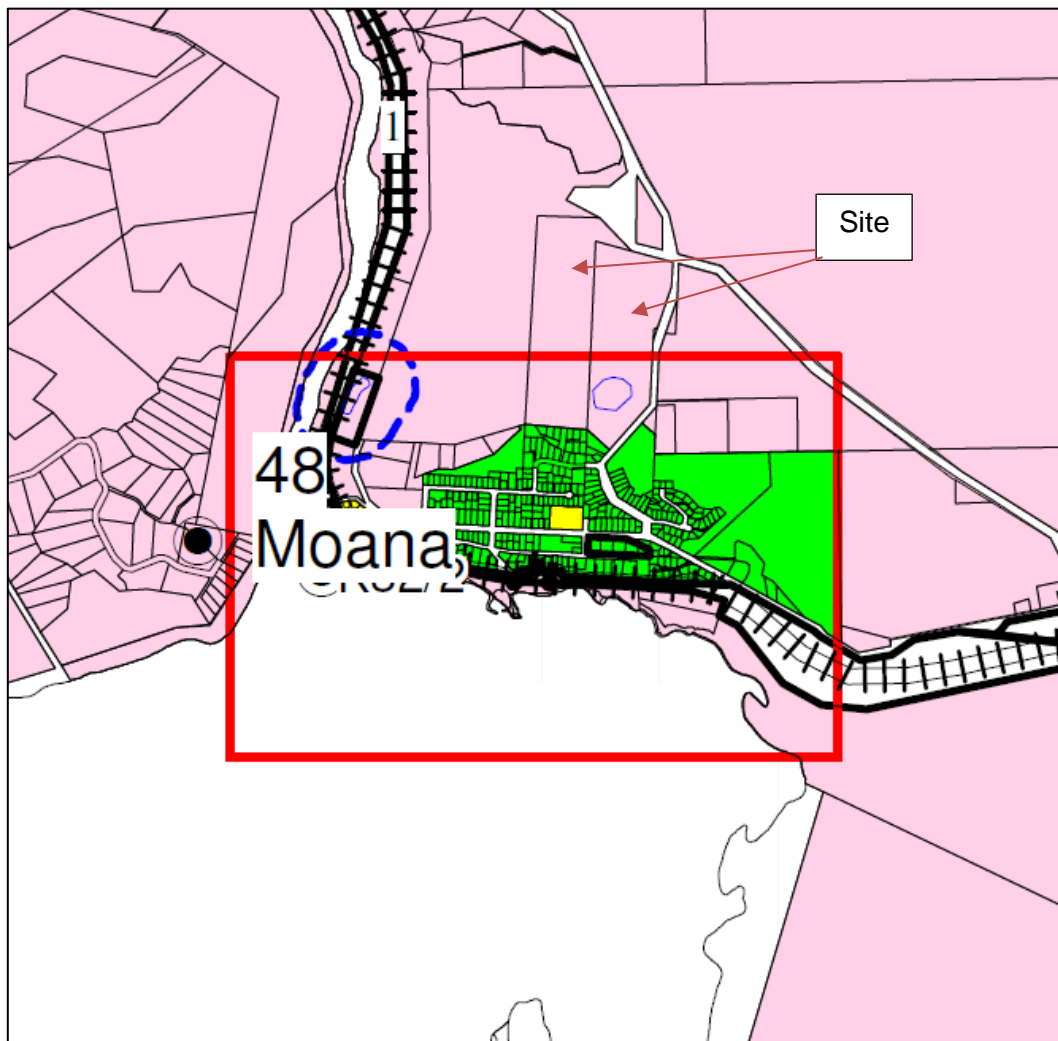
designed to have a positive effect on values of the existing wetland system;

- Riparian planting along the existing stream network;
- Access to the development will be via two intersections from Arnold Valley Road.

## 1.5 District Plan Background and Context

The site is zoned Rural under the GDP and is subject to an overlay/annotation identifying a former landfill located on the site. **Figure 1** below is an excerpt of District Plan Map 9 and identifies the zoning and road.

Lake Brunner is also identified in the GDP as an Outstanding Natural Landscape, including adjoining land up to 150m from the boundary of the lake edge road reserve excluding Moana township. The site is not part of the outstanding natural landscape under the GDP.



**Figure 1.** Excerpt of GDP Plan Map 9, with annotations illustrating the site and adjoining land parcels, including the large area of road which adjoins the northern boundary of the site. The former landfill is identified by the blue circle within the application site.

Under the TTPP the site is zoned Settlement, and Rural Residential Precinct. The western edge of the site is identified as an Outstanding Natural Landscape. The site is not subject to the following annotations also deployed by the notified TTPP:

- Natural Hazards
- Sites of heritage or significance to Maori, except to note that Lake Brunner and the Arnold River are identified as sites of significance to Maori, and the site alongside large parts of the District is subject to the Pounamu Management Area overlay.



**Figure 2.** Excerpt of TTPP Plan Map (E-map version). Moana township is zoned General Residential and the subject site is zoned Settlement and Rural Residential Precinct. The ONL boundary is the green dashed line.

The Settlement (Rural Residential Precinct) zoning provides for a residential density of 1 lot/residential unit per 4000m<sup>2</sup> (Rule Sub-S1(f)) and also subject to the relevant district wide rules and provisions of the TTPP.



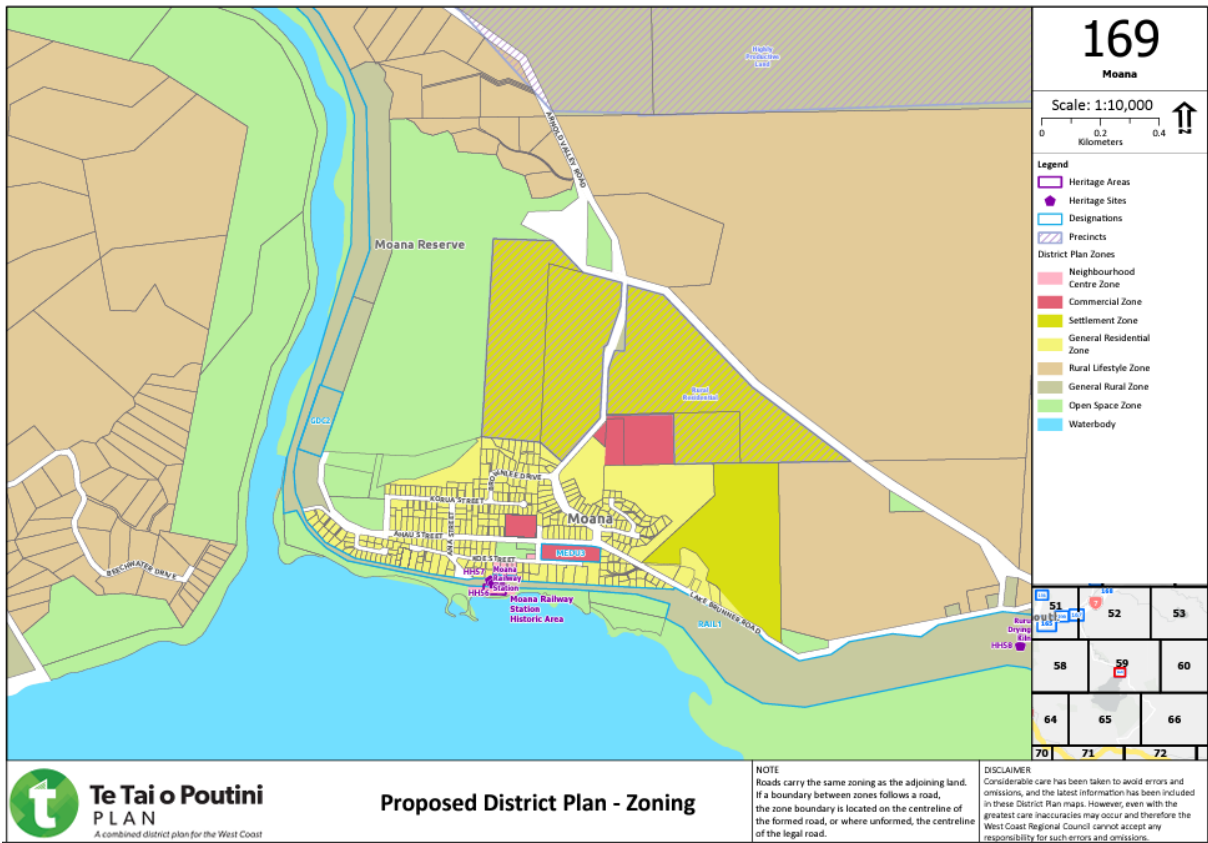


Figure 3. TTPP pdf District Plan Zoning mapbook.

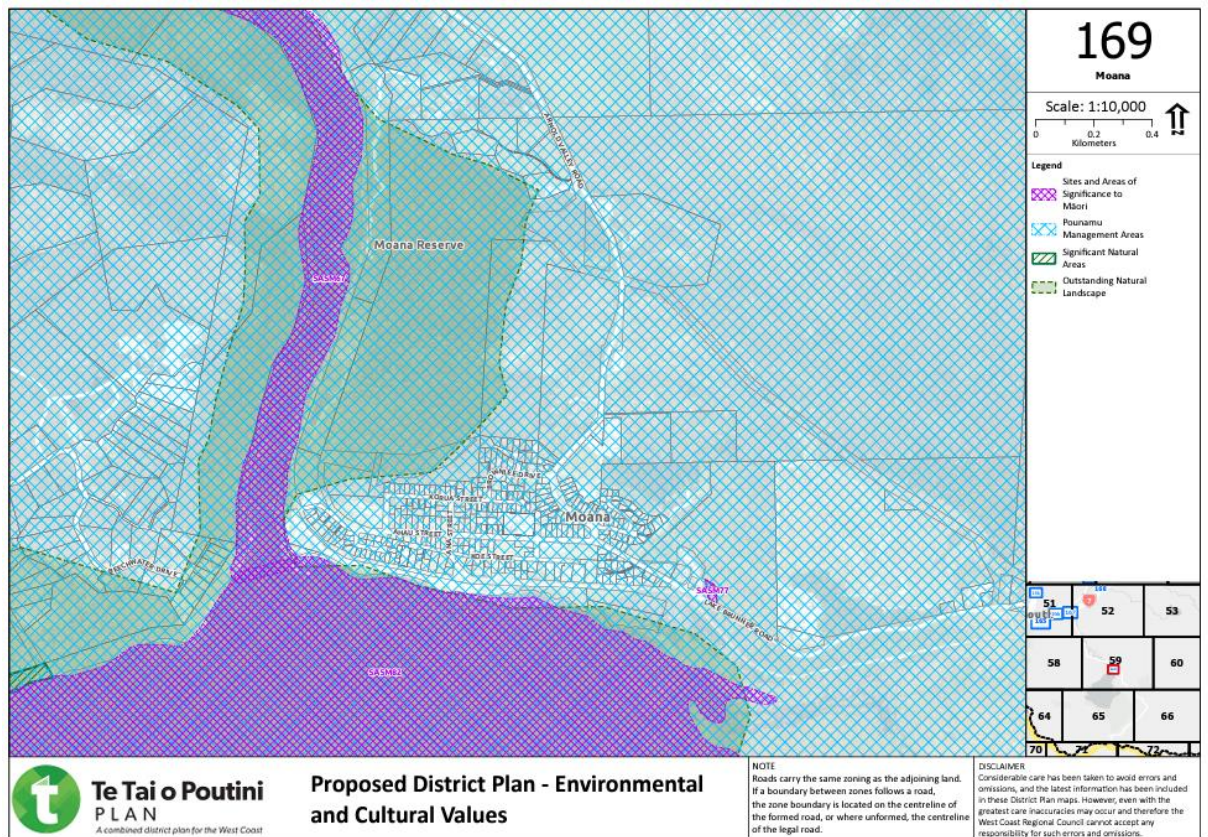


Figure 4. TTPP pdf map Environmental and Cultural values mapbook, illustrating the ONL over part of the site and the pounamu Management Area overlay which applies to not only the site but the wider environment.



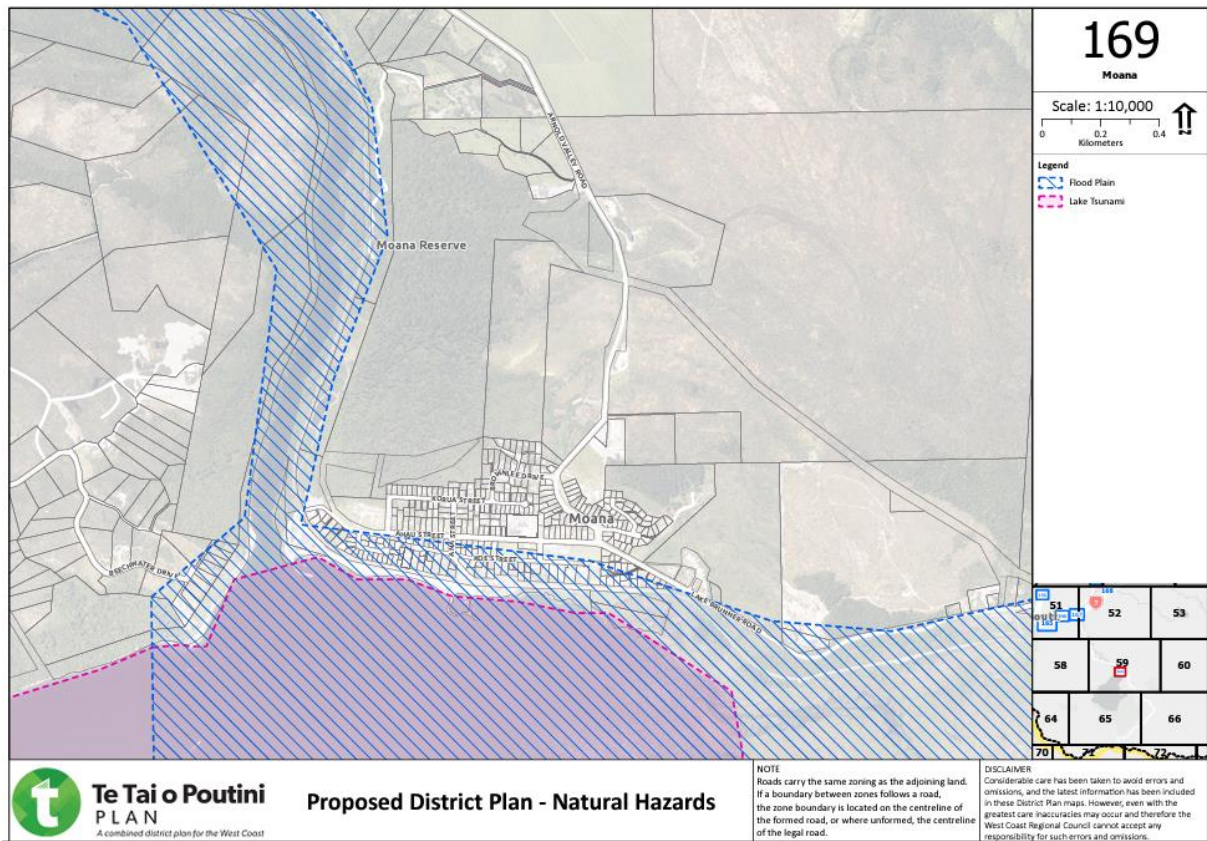


Figure 5. TTPP pdf map Natural Hazards mapbook.

## 1.6 Proposed urban rezoning

The proposed rezoning is more appropriate than the existing rezoning and would allow expansion of urban development adjoining existing urban township of Moana. Applying a form of Settlement zoning to the site would provide for more efficient use of land while still managing the natural resource values on the site such as maintaining indigenous biodiversity values, and protecting any identified areas which qualify as significant indigenous vegetation under the Regional Policy Statement and notified TTPP framework.

The status quo zoning anticipates a density of one residential unit per 4000m<sup>2</sup>, however the proposed zoning comprising greater residential densities presents opportunities for a range of lot sizes which reflect the identified natural resources present on the site, while providing a density of residential activity which encourages the provision of reticulated water and wastewater, and a roading and walking network which promotes greater connectivity both within the submission site and wider Moana area, than is otherwise anticipated through a very low density/rural residential pattern of development.

The proposed density can also help facilitate improved reticulated water or wastewater and roading / footpath services to the wider Moana settlement through the provision of additional rateable residential and commercial properties.

The residential activity can offer greater living opportunities at Moana, while a village centre and light industrial areas will support diversification and viability of social and economic

wellbeing though the provision for opportunities for a range of local commercial, services, quality open space and retail convenience needs to enhance Moana.

Use of the site as proposed has the potential to result in a quality environment with high amenity values in accordance with design guidelines etc.

Rezoning the site as proposed will will also:

- assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA) including the integrated management of the effects of the use, development, or protection of land;
- create a well-functioning urban environment;
- meet the requirements of section 32 of the RMA; and
- promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA, and in particular the efficient use of natural and physical resources.

The requisite further section 32 analysis and technical evidence will be provided in support of this submission in advance of any hearing.

## **1.7 Relief sought**

The Submitter seeks any and all relief required to give effect to the matters raised in this submission, and to ensure an appropriate urban zoning for the Site.

In addition, the Submitter seeks any other relief as may be required to give effect to the matters raised in this submission, including alternative, further or consequential amendments to any provisions of the TTPP that address the matters raised by the Submitter, and including any changes necessary to the TTPP as a result of introduced national environmental standards and national policy statements.



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **WS5D/378**  
**Land Registration District** **Westland**  
**Date Issued** 04 September 1990

**Prior References**  
WS1A/1446      WS5C/898

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**Estate** Fee Simple  
**Area** 14.0027 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 2820  
**Registered Owners**  
Brunner Builders Limited

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**Interests**

Subject to Section 315 Land Act 1924 (affects part formerly in CT WS1A/1446)

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land (affects part formerly in CT WS1A/1446)

42774 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 7 Deposited Plan 1863	Part	Part formerly CT WS5C/898 - herein	
Drain water	Lot 8 Deposited Plan 1863	Part	Part formerly CT WS5C/898 - herein	

Land Covenant in 53917 (affects part formerly in CT WS5C/898)

Land Covenant in 74751 (affects part formerly in CsT WS1A/1446 and WS5C/898)

11669878.3 Mortgage to Wroxton Finance Limited and to Curzon Capital Limited in shares - 19.2.2020 at 3:38 pm

11697255.3 Mortgage of Mortgage 11669878.3 to Doncaster Holdings Limited - 2.3.2020 at 12:07 pm

12048275.3 Variation of Mortgage 11669878.3 - 25.3.2021 at 10:49 am



**Approvals**  
 PURSUANT TO A RESOLUTION UNDER SECTION 307 LOCAL GOVERNMENT ACT 1974, DATED THIS 13<sup>TH</sup> DAY OF AUGUST 1990 THE GREY DISTRICT COUNCIL HAS APPROVED THIS PLAN OF SUBDIVISION AND CERTIFIES THAT THE PLAN COMPLIES WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME OF THE COMMON SEAL OF THE GREY DISTRICT COUNCIL. THIS WAS AFFIRMED HERETO IN THE PRESENCE OF:  
 COUNCILLOR  
 PRINCIPAL OFFICER

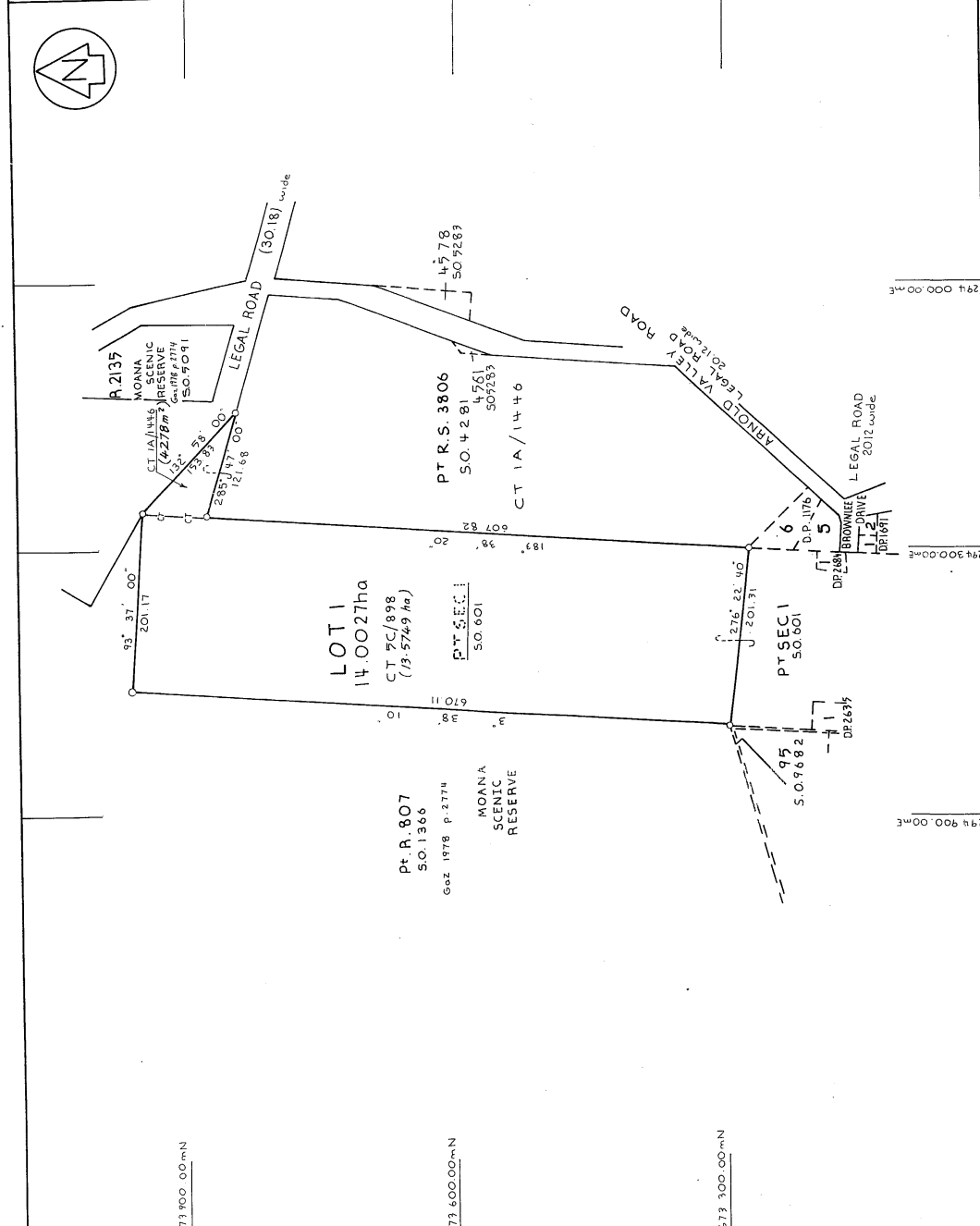
COMPLIANCE CERTIFICATE  
 IN THE MATTER OF THIS LAND TRANSFER PLAN AND THE LOCAL GOVERNMENT ACT 1974, I HEREBY CERTIFY THAT ALL THE CONDITIONS SHOWN ON OR REFERRED TO ON THE SCHEME PLAN OF SUBDIVISION HAVE BEEN MET TO THE SATISFACTION OF THE GREY DISTRICT COUNCIL DATED AT GREYMOUTH THIS 13<sup>TH</sup> DAY OF AUGUST 1990  
 PRINCIPAL OFFICER

C.T. issued ~ 5D/378  
 REGISTERED TO CELESTINE READ H.M. HEAD PROPRIETORS

Total Area 14.0027 ha  
 Comprised in CT 5C/898 & CT 1A/1446 #

I, WILLIAM BENSON THORN OF GREYMOUTH Registered Surveyor and holder of an annual practising certificate No. 1090, do hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1922 or any regulations made in substitution thereof.  
 Dated at Greymouth, this 4<sup>TH</sup> day of September 1990  
 Signature: *W.B. Thorn*  
 Field Book ~ B ~ Traverse Book 69 p. 121, 122  
 Reference Plans DP 174 DP 265/4 DP 265/9 SO 4281 SO 4282 SO 4283 SO 4284  
 Examined and approved by: *BS*  
 Approved as to Survey by: *BS*  
 Chief Surveyor  
 Deposited this 4<sup>TH</sup> day of September 1990  
*W. Thorn* District Land Registrar  
 Received 13.8.90  
 D.P. 2820

FORM 015



TERRITORIAL AUTHORITY Grey District Council  
 Surveyed by J. E. THORN & SONS  
 Scale 1:3000 Date August 1990

LOT 1  
 Being Subdivision of Part 5 (101) and Part Rural Section 143806

LAND DISTRICT WESTLAND  
 SURVEY BLK. & DIST. IV BRUNNER  
 NZMS 261 SHT H.32 RECORD MAP No. 16.09

W. A. GIBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **WS5D/379**  
**Land Registration District** **Westland**  
**Date Issued** 04 September 1990

**Prior References**  
WS1A/1446

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**Estate** Fee Simple  
**Area** 12.7168 hectares more or less  
**Legal Description** Part Rural Section 3806  
**Registered Owners**  
Brunner Builders Limited

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**Interests**

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

Subject to Section 315 Land Act 1924

Land Covenant 74751

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