

## Te Tai o Poutini Plan Proposed Plan

### Your details:

First name: Jane Surname: Bayley

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

Individual  Organisation

Organisation (if applicable): Cape Foulwind Staple 1 Ltd

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:

Email: [jane@staigsmith.co.nz](mailto:jane@staigsmith.co.nz)

Phone: 03 545 6883

Signature: 

Date: 10 November 2022

### Your submission:

Te Tai o Poutini Plan Proposed Plan The specific provisions of the proposal that my submission relates to are:

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

**Submission 1**  
**General – Maps**  
Reason

The proposed Planning Maps do not reflect current legal parcel boundaries.

For Instance, Maps 22 and 152 do not reflect the appellations as shown below.

This may be because of the transparency of the Zones.



From TTPP



From Grip re parcels

**Decision Sought**

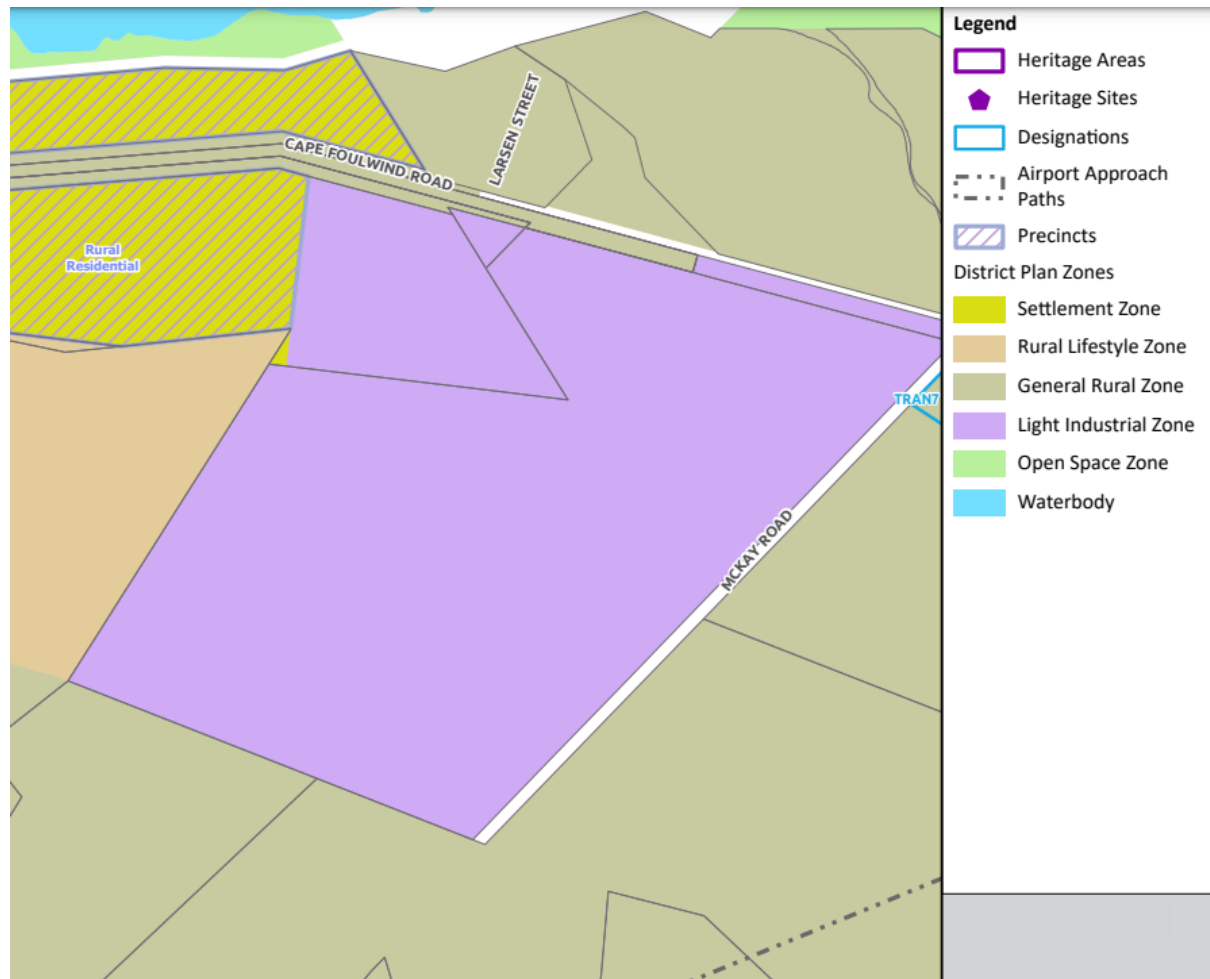
That all of the Planning Maps accurately reflect the legal appellations at time of printing, and that Zones reflect appellation boundaries.

It is understood that On-Line maps will update automatically as LT Plans are deposited to ensure that plans remain relevant.

## Submission 2

### Zoning Maps 22 and 152

Reason Cape Foulwind Staple 1 Ltd seeks Supports the Zoning of the Former Holcim Plant Site as Light Industrial.



### Decision Sought

Cape Foulwind Staple 1 Ltd seeks the Zoning of the Former Holcim Plant Site as Light Industrial.

**Submission 3**  
**Zoning Maps 22 and 152**  
Reason

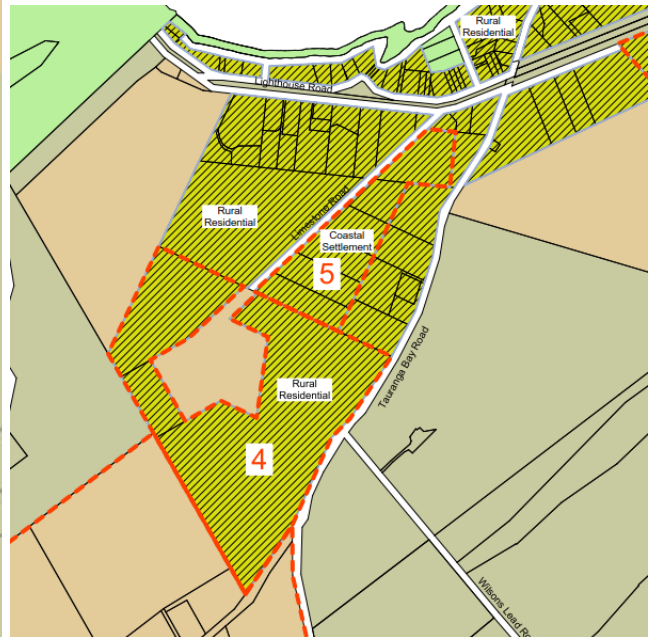
Cape Foulwind Staple 1 Ltd seeks reconsideration of the zoning of parts of their land as identified in the **Attached Plan**.

**Area 4 Guardian Lake Flats**

Cape Foulwind Staple 1 Ltd acknowledge the TTPP's zoning of the land around Guardian Lakes shown on Maps 22 and 152, as being Rural Lifestyle and being suitable to subdivide to 1ha, as notified below.



From TTPP



Submission

As with earlier submissions in pre-consultation to the TTPP, Cape Foulwind Staple 1 Ltd consider that this land is suitable for more intensive development, with 4,000m<sup>2</sup> sections, as supported by Tasman Carter Landscape Architects and GWE Consulting Engineers Ltd.

Cape Foulwind Staple 1 Ltd therefore consider that the land shown as Area 4 Guardian Lakes Flats is suitable to be Settlement Zone - Rural Residential Precinct 4.

**Decision Sought**

Cape Foulwind Staple 1 Ltd seeks that the zoning of the Guardian Lakes area shown as Area 4 on the attached plan, therefore be changed from Rural Lifestyle to Settlement Zone-Rural Residential Precinct 4 on Planning Maps 22 and 152.

## Submission 4

### Zoning Maps 22 and 152

#### Reason

Cape Foulwind Staple 1 Ltd seeks reconsideration of the zoning of parts of their land as identified in the **Attached Plan**.

#### **Area 6 Quarry Lake**

The TTPP have zoned the land around the former Quarry Site as Rural-General, within the area marked as Area 6 on the attached plan.



This area is land associated within the amphitheatre surrounding the Main Quarry Lake, and is internally focussed. The nature of the site is not conducive to rural activities. It is a modified landscape centred around what is now a large lake, although it does present an attractive landscape. The proposed rural zoning would send the wrong signal to both the community and neighbouring landowners as rural activity is non-viable on this land.

The Quarry Lake provides an amenity which would be best suited to a Rural Lifestyle development, potentially with some form of tourism activity.

Cape Foulwind Staple 1 Ltd therefore consider that the land shown as Quarry Lake land shown as Area 6 is suitable to be Rural Lifestyle, with minimum 1ha allotments.



**Decision Sought**

Cape Foulwind Staple 1 Ltd seeks that the zoning of Quarry Lake shown as Area 6 on the attached plan be changed from Rural General-Rural Lifestyle on Planning Maps 22 and 152.

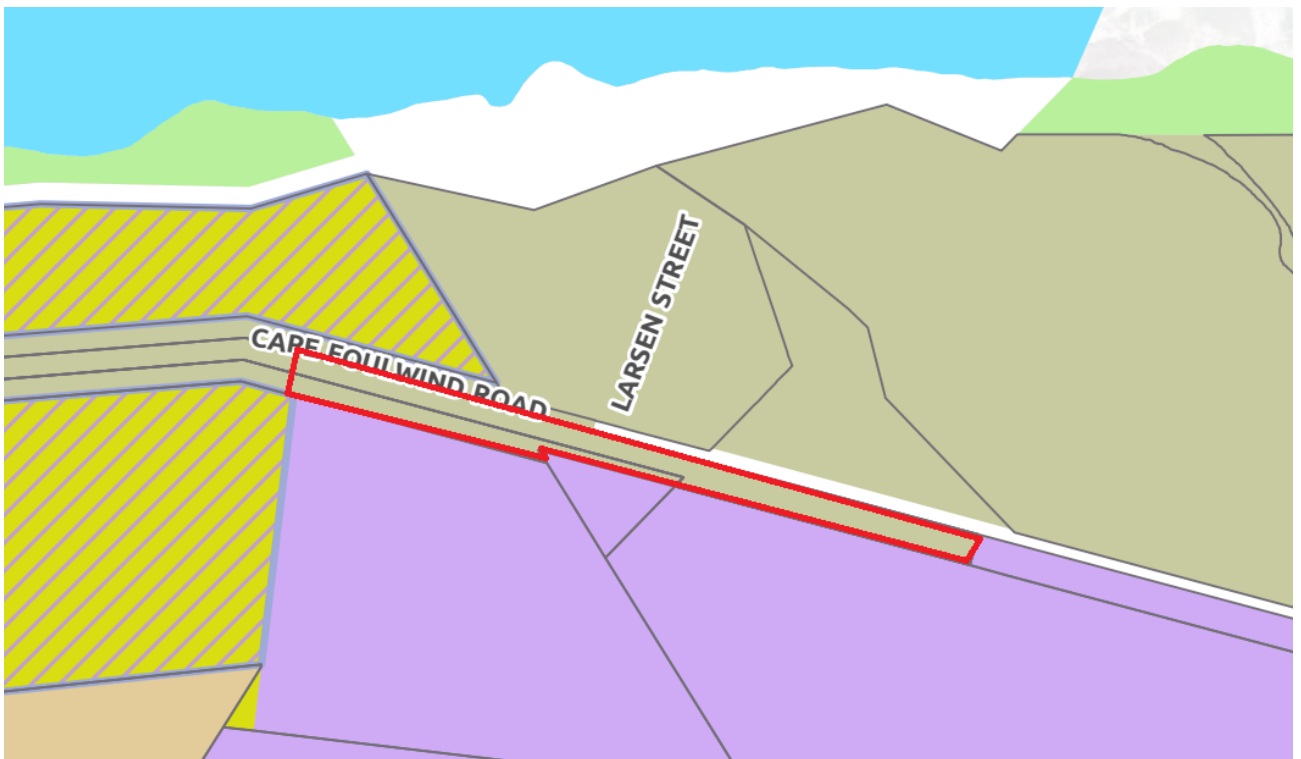
## Submission 5 Zoning Maps 22 and 152

### Reason

Cape Foulwind Staple 1 Ltd note that the notified TTPP on Zoning Maps 22 and 152 have zoned various strips of land owned by both the Buller District Council and Cape Foulwind Staple 1 Ltd as Rural – General.

The TTPP Planning maps show that the land on to the south of the strips are zoned Light Industrial.

Cape Foulwind Staple 1 Ltd seeks that these strips of land, and half of Cape Foulwind Road, be zoned in accordance with the adjacent zoning for consistency.



### Decision Sought

Cape Foulwind Staple 1 Ltd seeks that the zoning of the strips of land in front of the former Holcim Cement Plant Site, including Cape Foulwind Road be amended to reflect the adjacent Light Industrial Zoning rather than being Rural Zone-General.

## Submission 6

### Site Coverage v Building Coverage

#### Reason

There needs to be consistency across the plan as to the definition of Site Coverage v Building Coverage in the Plan. The TTPP only references Building Footprint, which seems to be used for another purpose in relation to extensions of buildings.

#### *BUILDING FOOTPRINT*

*means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.*

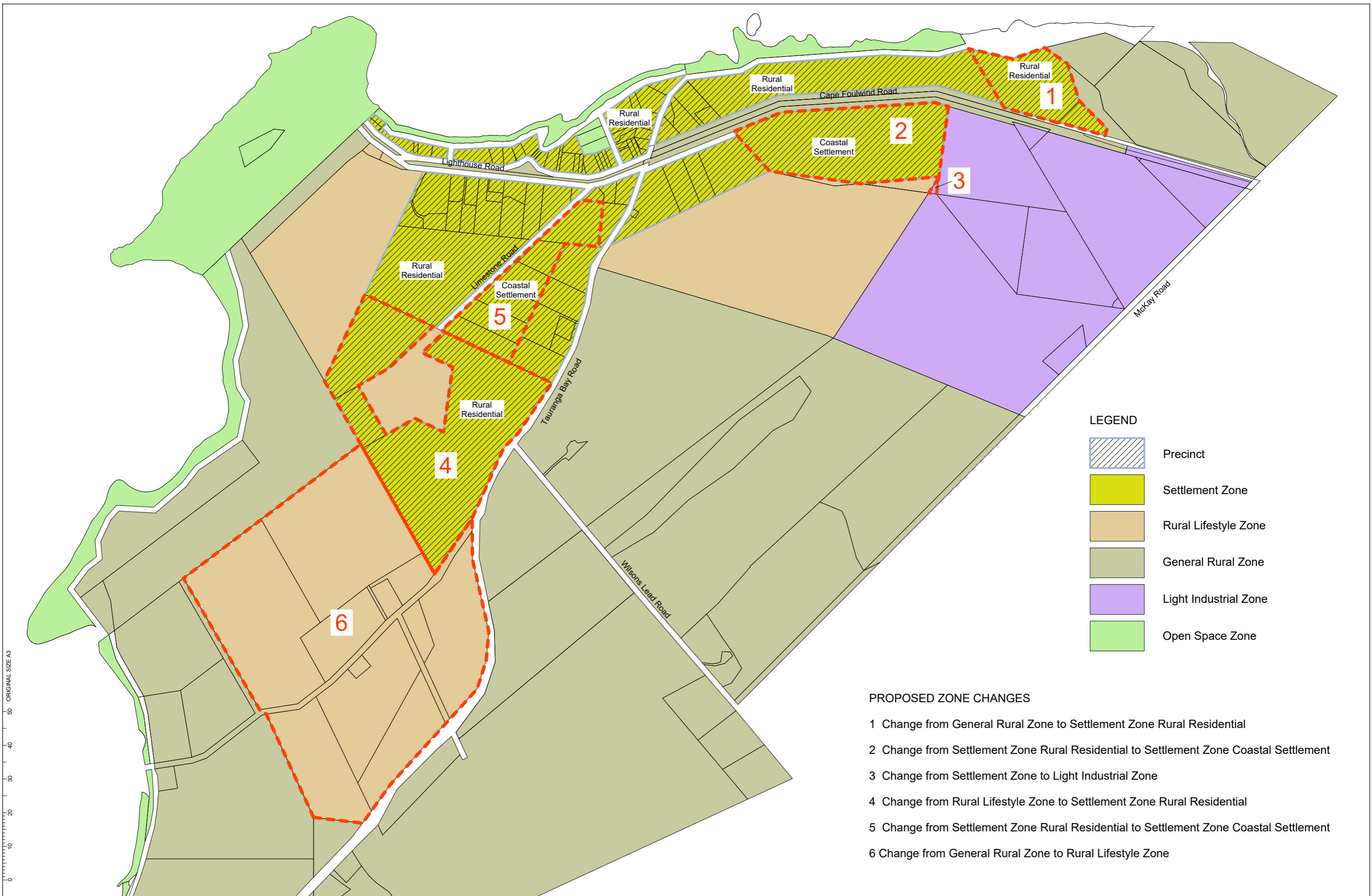
NCZ – R1(5)	Maximum site coverage is 60%;
NCZ – R5(4)	Maximum site coverage is 60%;
NCZ – R10(3)	Maximum building coverage is 50%
GIZ - R1(2)	Maximum site coverage is 80%;
LIZ - R1(2)	Maximum site coverage is 65%;
GRZ - R1(5)	Maximum site coverage is 40%;
GRZ -R16(6)	Maximum building coverage is 50%.
GRZ - R17(4)	Maximum building coverage is 50%.
GRZ - R18(3)	Maximum building coverage is 50%.
LLRZ – R1(5)	Maximum site coverage is 40% or 500m whichever is the lesser;
LLRZ – R14(5)	Maximum building coverage is 50%.
MRZ - R1(4)	Maximum site coverage is 40%;
MRZ - R11(5)	Maximum building coverage is 50%.
RLZ – R1(5)	Site coverage is a maximum of 30%; and
SETZ - R2(4)	The maximum site coverage is: i. 40%; except ii. Maximum site coverage is 60% in the SETZ - PREC2 - Settlement Centre Precinct
MPZ – R1(3)	Maximum site coverage is 40%;
PORTZ - R1(2)	Maximum site coverage is 80%;
SVZ – R1(4) iii.	Maximum site coverage is 60%;
SVZ – R1(6) vi.	Maximum building coverage is: a. 80%; except b. 100% for sites in the Franz Josef/Waiiau Main Street Frontage area;

#### Decision Sought







Cape Foulwind Staple 2 Ltd seeks clarification of the definition of Site Coverage v Building Coverage if Council wants to use the two terminologies.

Cape Foulwind Staple 2 Ltd seeks consistency across the use of the TTPP in relation to the use of Site Coverage v Building Coverage in its rules.





**LEGEND**

-  Precinct
-  Settlement Zone
-  Rural Lifestyle Zone
-  General Rural Zone
-  Light Industrial Zone
-  Open Space Zone

**PROPOSED ZONE CHANGES**

- 1 Change from General Rural Zone to Settlement Zone Rural Residential
- 2 Change from Settlement Zone Rural Residential to Settlement Zone Coastal Settlement
- 3 Change from Settlement Zone to Light Industrial Zone
- 4 Change from Rural Lifestyle Zone to Settlement Zone Rural Residential
- 5 Change from Settlement Zone Rural Residential to Settlement Zone Coastal Settlement
- 6 Change from General Rural Zone to Rural Lifestyle Zone

50 ORIGINAL SIZE A3  
40  
30  
20  
10  
0

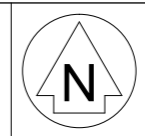
81 Selwyn Place, Nelson  
248 Montreal St, Christchurch  
Ph: 0800 807 818  
www.staigsmith.co.nz  
enquiries@staigsmith.co.nz

Y:\jobs\12500\12510 Cape Foulwind Staple 2.4. CAD\12D\Zone Changes

AMENDMENT	DATE
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JOB/CLIENT  
**CapeFoulwind Staple 2 Ltd  
& Cape Foulwind Staple 1 Ltd**

DRAWING  
**Submission on Notified  
TTPP Zoning Maps**



Survey:  
Drawn: SA  
Checked: JB  
Approved:

ISSUE  
**A**  
DATE  
**04 Oct 2022**

PROJECT NO.  
**12510-CPT-07**  
SCALE: A3 A1  
Hz 1:12000 -  
Vt - -

SHEET  
**1**  
OF 1

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