

Before the Independent Commissioners

Under the Resource Management Act 1991

In the matter of a hearing on submissions on the proposed Te Tai o Poutini Plan

Topic 20: Settlement Zone and its Precincts

Submitter: **Russell Robinson** and **Brunner Builders Limited (S515)**

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**Statement of Evidence of Russell Robinson**

18 March 2024

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**Submitters' solicitors:**

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**anderson  
lloyd.**

## Introduction

- 1 My name is Russell Robinson. I am the sole director of Brunner Builders Limited (Brunner Builders), a building company which I started in 2010.
- 2 I have previously provided evidence (dated 12 February 2024) on my submission on the proposed Te Tai o Poutini Plan (**TTPP**) regarding the appropriate location of the Outstanding Natural Landscapes boundary.
- 3 This evidence addresses the submission I made on the TTPP seeking to rezone the land owned by Brunner Builders, to the north of Moana township, from Settlement and Rural Residential Precinct to a mix of Settlement Zone and Settlement Zone with a Settlement Centre Precinct. This land is bordered by Arnold Valley Road (east), existing residential (south) and the Moana Scenic Reserve to the (north and west). An aerial image of the land is as follows:

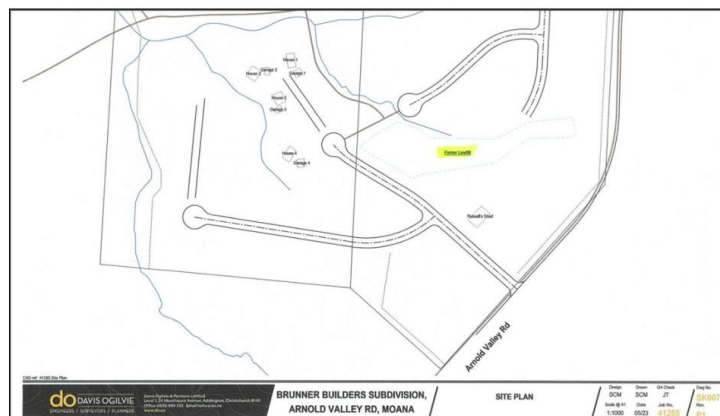


## Background

- 4 Moana is a small township on the northern shore of Lake Brunner, the largest lake on the West Coast. Lake Brunner is known for its fishing, which can generally be done year-round, water-skiing and swimming, as well as its beautiful scenery. Although there are other clusters of residential settlement around Lake Brunner, Moana generally services these areas, and it is also a stopover for the TranzAlpine train that runs a scenic service between Christchurch and Greymouth. Moana is approximately 30 minutes from Greymouth and three hours from Christchurch, has a permanent population of around 80 residents, but is very popular and has many holiday baches.
- 5 I am very familiar with the township of Moana having lived there for 25 years – I currently reside at 1940 Arnold Valley Road, north of the land owned by

Brunner Builders. I am a local builder and drainlayer and I have also operated Brunner Builders in the area for over 10 years. I have built several houses in Moana and built the floating jetty and boat ramp. In addition, I owned the Moana Hotel for 12 years and built the three-storey motel complex containing seven studio units and seven two-storey units. I am a member of the Moana Volunteer Fire Brigade and have been a member of the Community Association.

- 6 During my years in Moana I have seen significant growth, to the point that there is now a shortage of rental accommodation and land available to build on. There is a current demand for housing in Moana, and this demand is expected to increase in the coming years. With an established school and medical centre, and proximity to Greymouth, Moana has potential for more permanent residents if it had more housing stock, and will also continue to grow as a tourist hot spot.
- 7 Brunner Builders purchased the land in February 2020, at that time the land was largely disused, and I understand it was just an investment property for the Dargaville-based owners. Prior to that, the land had been used for a number of uses including an airstrip/helicopter landing pad in the 1980's, agriculture (not for 20 years or so), golf course and quarry. The land is also the site of the former Moana Landfill, and Helen Kellet has assessed the land for contamination risk due to that.
- 8 Since purchasing the land, it has been largely disused with the exception of a storage yard in the south-east of the land, where am currently storing four houses and five garages, gravel, topsoil and machinery. The buildings are ready to be moved onto their floor-slabs in the southern end of the land. I have resource consent<sup>1</sup> for the relocation of these houses and garages, and their location will be as identified in the resource consent below.



<sup>1</sup> LU 3163/23

- 9 The intention has always been to develop the land, and I purchased it with that purpose in mind. I used to drive past the land every day and think that it was wasted and would form a natural extension of the township. At the moment, the town relies on weekend visitors but I think that a larger permanent population would make the town function better. I have a vision for my development where people can move to Moana to live, and work from home or from an office or hub in the town centre. These types of communal workspaces are becoming popular in small towns.
- 10 I also think that there is a real shortage on the West Coast of high quality, executive-style, housing. I think development in Moana is an opportunity to provide this sought-after housing style, and this will attract residents.
- 11 Since purchasing the land, Brunner Builders has been investigating how to use it for residential development. I have taken advice from numerous technical consultants, and have spent a considerable amount of time and money in order to come up with a suitable residential development proposal. In August 2022 Brunner Builders lodged its plan change application, seeking to rezone the land from Rural under the Operative Grey District Plan to a mix of Settlement Zone, a village commercial centre precinct and a light industrial zone. However, shortly before lodgement the TTPP was notified.
- 12 Once the consultant team reviewed the TTPP, they advised me to pursue the rezoning through this process and the plan change has been put on hold. The TTPP has notified the land as Settlement Zone with the Rural Residential Precinct, acknowledging that the land is suitable for residential development. This is supported, and I note that it already directly adjoins residential zoning. I consider that it would be a lost opportunity to not achieve greater density in a manner which is mindful of its surroundings (for e.g. adjoining a reserve), which is why I seek removal of the Rural Residential Precinct, flexibility of density and the inclusion of an Outline Development Plan to ensure protection of features requiring it.

### **Rezoning Sought**

- 13 Based on my experience building in the locality, I see the Site as well suited for high amenity residential development designed in a comprehensive manner. An ODP and proposed rule regime is proposed.
- 14 There have been a lot of things to consider with development of the land. There is the forest area to the West, some of which Mr Nichol has identified as significant, there are the 'wetlands', streams, terraces and gullies, provisions of infrastructure – both roading and services, and all of these factor into the layout and financial feasibility of the development.

- 15 I want to eventually provide a development that will fit with the current character of Moana, contribute to the community and protect and enhance the special features of the land, all while being serviceable and marketable to future residents and holiday makers. This is a challenging undertaking, and after getting lots of advice, I have landed on the proposal put forward in my Submission. As I see it, the zoning that was notified (Settlement) continues to apply to the land, but a flexibility and higher density is provided so that development can meet those criteria: fitting with Moana character, contributing to the community (and District), protecting and enhancing features, all while being a marketable and serviceable development.

*Development restrictions*

- 16 There is no doubt that Moana is scenic, and the land itself contributes to this with the small areas of the Moana Scenic Reserve that spill across the north-west and south-west corners. Mr Nichol has assessed parts of these areas as significant, and on his recommendation, I have offered them a no-build areas. Also, on his advice, I have reduced the level of development that will be allowed in the buffering 'Forest Residential' areas, by limited the level of vegetation that can be removed. These areas are both on the ODP, and have special provisions relating to them. I think that dealing with these areas as proposed will allow the character of Moana to be evident within the development.
- 17 In addition to the offering of those restricted areas, there are other constraints of development on the land. There are streams, slopes between terraces and gullies that will all eventually need to form part of some sort of open space area as they are not suitable for development. The location of the footpaths on the ODP generally outline where this open space network will go, but the full extent of it will not be known until subdivision when we undertake detailed work around services and lot-layout.
- 18 Wetlands have been identified on the land by Mr Nichol, but he acknowledges they have no significance. The one in the south (Wetland 6), which is said to be significant, is said to be so on the basis of a plant that is common on the West Coast (as explained by Mr Nichol). The proposed rezoning will afford me the ability, acknowledging regional resource consent will be required, to enhance areas of wetland (potentially in different areas) so that they are actually of some value. Enhanced wetlands will likely link in with the open space network created by the footpaths and streams and, obviously pending detailed design and consent, be utilised as part of the stormwater solution.

- 19 The average lots size of 1,000m<sup>2</sup> will ensure that the density of development is in accordance with the surrounding residential development. For instance, properties on Harper Drive and the northern part of Brownlee Drive (southern boundary of the land) range from around 600m<sup>2</sup> – 1,200m<sup>2</sup>. The smallest proposed lots (if serviceable), can ensure efficient use of strategically located land and complete utilisation of development capable areas.

### *Moana Market*

- 20 As I noted above, I have seen considerable growth in Moana during the time that I have been there. I think that providing a variation in lot sizes, I have the ability to market to a greater pool of potential buyers, and contribute in a positive to way to Moana's growth.
- 21 To confirm this, I have asked Nicky Brownlee of Harcourts Grenadier to provide me with market data for the area. Ms Brownlee has provided me with some valuable commentary on the current market for residential properties in Moana. Specifically, her recent experience is that properties are selling quickly, and there are often multiple buyers. A copy of her letter explaining this is **attached** as **Attachment 1**.

### *Roading*

- 22 I am advised that if I wanted to, under the notified planning provisions, I could cut up my land into 4,000m<sup>2</sup> sections and have multiple driveways along Arnold Valley Road.
- 23 This would probably be easier, and cheaper, for me. But I don't think that that would create a development that fits with the character and the values of Moana. I'd like to see a development that fits well within Moana, and with the Moana Scenic Reserve. I think the recommendations of Mr Penny and Ms Bailey, that there be two accesses and then planting shielding the development, would achieve this. I think these recommendations will result in greater safety and better scenery than having lots of driveways along the road, which is why I have agreed to the proposal to include a road network from two accessways and a 10m vegetation buffer along Arnold Valley Road.

### *Village Centre*

- 24 Despite the TTPP providing some commercial zoning in the existing township, this zoning is actually over the Hotel and School, and I don't think there is really any land available in the township to offer the level of commercial activity required to service Moana's growing population. The

notified commercial area across the road may be better suited to some of these activities, particularly ones requiring large spaces such as farm supplies.

- 25 My view has always been that Moana could benefit from increased town centre activity that would in turn provide more employment opportunities to support a permanent population. It wasn't until Grey District Council requested that my plan change (at the time) include an area of commercial activity that I realised my proposed development could contribute to this vision.
- 26 Since the suggestion from Grey District Council, we have proposed a Village Centre to support the new residential development in the rezoning.
- 27 My view is that our village centre can work alongside commercial area notified across the road, with our village centre focusing more on activities suitable within a residential area and the commercial area providing for larger activities.

### **Conclusion**

- 28 I consider that the rezoning of the land to provide additional residential density than what was notified is a more appropriate and sustainable use of the land, and it will assist the Council to ensure it has sufficient land allocated for growth. The inclusion of an outline development plan, and associated provisions, means that a more cohesive and well-functioning urban environment can be created – one that incorporates with the Moana Scenic Reserve and Arnold Valley Road.
- 29 I request that the Commissioners approve the rezoning I am seeking, along with the amended TTPP provisions and amended ONL boundary.

**Russell Robinson**

**18 March 2024**

12<sup>th</sup> March 2024

To Whom it may concern,

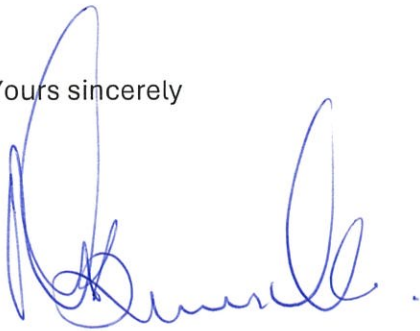
Re: Moana North Development, Russell Robinson.

Please see attached the recent sales and present competition for properties in Moana. I have recently sold a number of properties in Moana, Lake Brunner, and the demand for properties in this location is very high. Each property listed had multiple buyers for them.,

Properties on smaller sites and larger sites up to 1000sqm are very sought after, there seems to be two types of buyers for properties at the moment, buyer 1. Wanting a smaller piece of land that is easy care. Buyer 2. Wanting a larger piece of land, however no more than 1000m2, this seems to be the limit required to allow room for large garaging and off-street parking.

I have a list of buyers wishing to purchase in Moana, both with and without views. The section at 28 Brownlee drive and 2160 Arnold Valley Road was listed by our Greymouth office and sold by myself (one day on the market).

Yours sincerely



Nicky Brownlee

Harcourts Grenadier



### Search Options





12 March 2024

**Type** All Listing Types  
**Search within** All Harcourts  
**Price** \$200,000 to \$1,200,000  
**Bedrooms** 2 to 6  
**Suburbs** Moana, Lake Brunner  
**Property type** House, Section  
**Status** Available, Under Offer  
**Sale Date** 12 Mar 2023 to 12 Mar 2024

### Present Competition

Photo	Street	Suburb	Beds	Dwelling	Land area	Age	Cap V	Listing Date	List price
	1 Koe Street	Lake Brunner	4		501.00		\$730,000	09 Feb 2024	Auction 14 Mar 2024 <i>over 1 mil</i>

### Recent Sales

Photo	Street	Suburb	Beds	Dwelling	Land area	Age	Cap V	Sale Date	Price
	45 Ahau Street	Lake Brunner	4		541.00	27	\$460,000	24 Nov 2023	\$755,000 <i>SOLD off market</i>
	66 Ahau Street	Lake Brunner	4		1012.00	134	\$340,000	25 Jul 2023	\$799,000 <i>Went into multi offer with 4 Buyers</i>
	43 Ahau Street	Moana	4		474.00	14	\$740,000	21 Sep 2023	\$975,000 <i>2 Bidders @ Auction</i>
	42 Koe Street, Lake Brunner	Moana	3		1037.00	74		09 Nov 2023	\$825,000 <i>Auction brought forward - 2 Bidders</i>

This report is a Current Market Analysis (CMA) of your property giving you an estimated value for the property based on the property information provided by you (the Seller) and the current market conditions as at the date of this report. Please carefully review the property information in this CMA and advise us immediately if you see an error as this information will be used to market the property. This CMA is an appraisal only. It is important to note that this is NOT a property valuation. Should you require a registered valuation you must engage the services of an independent registered property valuer.



## Moana 28 Brownlee Drive and 2160 Arnold Valley Road

### Build a Lake Bach Life

Great location on the corner of Brownlee Drive and Arnold valley Road, two titles are available now to be sold together.

If you are ready for summers on the lake, then look no further than this. These sections come with power, water tank and a lockable container in great condition boasting a covered leanto.

Inland from the main center of Greymouth and on route to the city of Christchurch, surroundings are majestic to say the least. If you have yet to experience the magic of Moana then jump in the car or on that plane and head to the Grey District to visualize your plans for this site today! Title WS3D/1494 & WS3C/122.

This is a rare opportunity so make your interest known now with Catherine McKenzie - 027 266 7299



SOLD 1st Day on market  
listed with Greymouth office - 2 titles  
SOLD \$304,500  
14-Nov-2022

**Price by Negotiation over \$280,000**

**View** [www.harcourts.co.nz/GM9009](http://www.harcourts.co.nz/GM9009) **RV** \$345,000.00 **Rates** \$3,062.65 **Land area** 839 sqm

**Tim Sprott**

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