

IN THE MATTER OF

the Resource Management Act 1991

AND

IN THE MATTER OF

Hearings in Relation to the
Proposed Te Tai o Poutini Plan:
Commercial and Industrial Zones

STATEMENT OF EVIDENCE OF PAULINE HADFIELD

Dated: 14 June 2024

Introduction

1. My name is Pauline Hadfield, and I am a Senior Planner at Davis Ogilvie and Partners Limited, based in Nelson. I have over twenty years resource management experience, most of which has been West Coast-based work including both consultancy work and consent processing on behalf of the Buller District Council and more recently, the Grey District Council.
2. I prepared Submission 253 on behalf of Griffen and Smith Ltd.
3. This evidence is in response to clarification requested by the Reporting Officer in paragraph 217 of the s42A report for this hearing, namely:

“Griffen & Smith Ltd (S253.004) seek to rezone as COMZ the land at the southwestern end of the Mitre 10 site, Waterwalk Road, the lagoon, Raleigh Street, the railway corridor, and the flood wall in the vicinity as per the zoning applied to the adjacent land. Refer to the map below. It is unclear what land the submitter is seeking to be rezoned. In lieu of any technical evidence, at this stage I recommend this request be rejected. However, I invite the submitter to clarify what land is sought to be rezoned and provide technical evidence at the hearing so that this can be considered further.”
4. All other references to Griffen and Smith’s submission in the s42A report for this hearing are noted and accepted; Mr David Smith, Managing Director of Griffen and Smith, has advised that he no longer wishes to be heard in relation to those matters.
5. However, in the interests of tidying up the anomaly in the Planning Maps that I identified when preparing Griffen and Smith’s submission, I requested the ability to provide a written clarification of the matter ahead of the hearing.
6. Appendix 1 attached to this evidence is a marked-up excerpt from the Planning Maps, showing areas that I believe are incorrectly zoned as General Rural in the vicinity of Griffen and Smith Mitre 10 and the Blaketown Lagoon. Appendix 2 contains an aerial photo of the same approximate area.
7. Firstly, I would like to clarify that Submission 253 did not request that these areas be zoned COMZ; merely that they should be zoned “in keeping with the adjoining zoning”.
8. Please note that this is an observation only, as a matter that I believe could be clarified when finalising the zoning maps for the new TTPP. There are likely to be other areas where similar consideration may be necessary.
9. The areas relating to this submission point are outlined in heavy black on Appendix 1, and include:
 - i. Part of the Hokitika Industrial railway line. In other areas, the railway line appears to be zoned consistently with the adjacent zoning. In this area, the line has been zoned GRUZ but adjacent land has Commercial or Open Space zoning.
 - ii. A small strip of legal road, between the Mitre 10 site and the Greymouth hospital site, which contains the main hospital entrance. This should be shown consistently with other local roads; that is, white background with no zoning overlay.

- iii. Parcels of Council-owned land south of Raleigh Street that are within the Greymouth Aerodrome site, which in my opinion should be included within the Special Purpose (Airport) zone.
 - iv. Roughly triangular parcels of land at the intersection of Raleigh Street and Waterwalk Road; these are also Council-owned land. The splay on the eastern side of Waterwalk Road is road; the other, larger corner may be better zoned as Open Space.
 - v. The flood wall along the northern side of Raleigh Street and behind the residential properties along Preston Road. The flood wall is often used for recreation purposes (for example, dog walking) and would, in my opinion, be more appropriately included in the Open Space zone. It appears that the flood wall has been largely vested as legal road; however, the nature of the land more closely aligns with the description for the Open Space Zone given its use for recreation purposes.
10. I have considered the effect of rezoning the flood wall areas, noting that future works may be required to maintain or upgrade this significant natural hazard mitigation structure. The rules for the Open Space Zone do not specifically refer to hazard mitigation works; but neither do the rules for the General Rural Zone. In this regard, re-zoning will have negligible effect. Rules relating to any maintenance or upgrade would, I believe, be governed by the Natural Hazards chapter. Rules NH-R2 and NH-R3 address repairs, maintenance and upgrades to natural hazards mitigation structures.
 11. I trust that the above clarification, along with the attached plans, will assist you in your consideration of whether these areas (and/or other similar areas) are zoned most appropriately for their existing and future use.
 12. Thank you for your time. I am happy to answer any questions you may have.



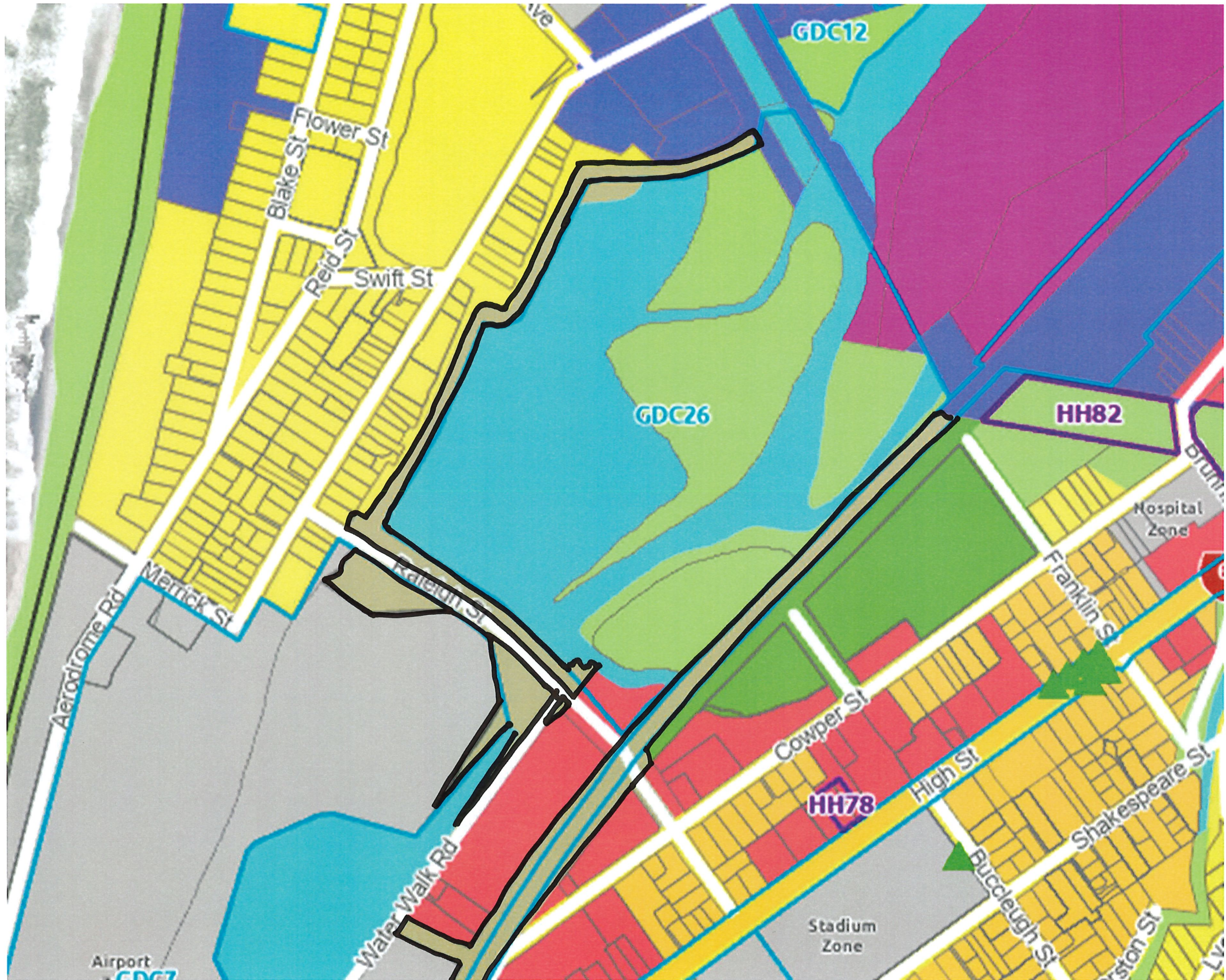
PAULINE HADFIELD

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Davis Ogilvie & Partners Ltd

APPENDIX 1

Planning Maps Mark-up



APPENDIX 2

Aerial Photo



Map Prepared
Pauline Hadfield



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