

# **Te Tai o Poutini Plan**

## **Addendum to Rural Zones and Settlement Zones**

### **s42A Reports and Appendices**



**Te Tai o Poutini**  
**PLAN**  
*A combined district plan for the West Coast*

## 1. Introduction

1. It has been identified that three submissions points on the Rural Zones topic were omitted from the Rural Zones s42A Report and that three submissions points on the Settlement Zones topic were omitted from the Settlement Zones s42A Report.
2. This addendum report includes these submissions points and gives recommendations on whether to accept, accept in part or reject these and any recommended changes to the Plan.
3. In addition submission 538.531 of Buller District was recommended to be accepted, but the consequent amendments to the Plan were not shown in the s42A report.
4. In addition the Settlement Zone s42A report included only a partial commentary in relation to submission 315 of Russell Robinson in relation to rezoning at Moana. Further information has now been received from the Grey District Council review of technical information and this report provides updated commentary and recommendations on that submission point.

## 2. Rural Zones - Omitted Submissions and Recommendations

5. The table below identifies the omitted submissions, any further submissions and the s42A author's recommendation on these. A commentary on the submissions points is also provided.

Submitter	Submission	Plan Provision	Position	Relief Sought	s42A Author Recommendation
Griffen & Smith Ltd	S253.004	Rezoning Requests	Amend	Rezoning proposed COMZ and GRUZ land in Greymouth incl. legal road 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 to the same as the adjacent land.	Accept
Manawa Energy	S438.136	Overview	Amend	Retain reference to renewable electricity generation within the Overview, as notified. Amend the paragraph titled 'Key points to note' by adding an additional bullet point as follows: <u>Regionally significant infrastructure, and renewable electricity generation activities are provided for in the strategic directions around connections and resilience and are necessary activities within Rural zones.</u>	Accept
Manawa Energy	S438.140	Overview	Amend	Amend the Overview as follows: The GRUZ – General Rural Zone is the largest zone	Accept

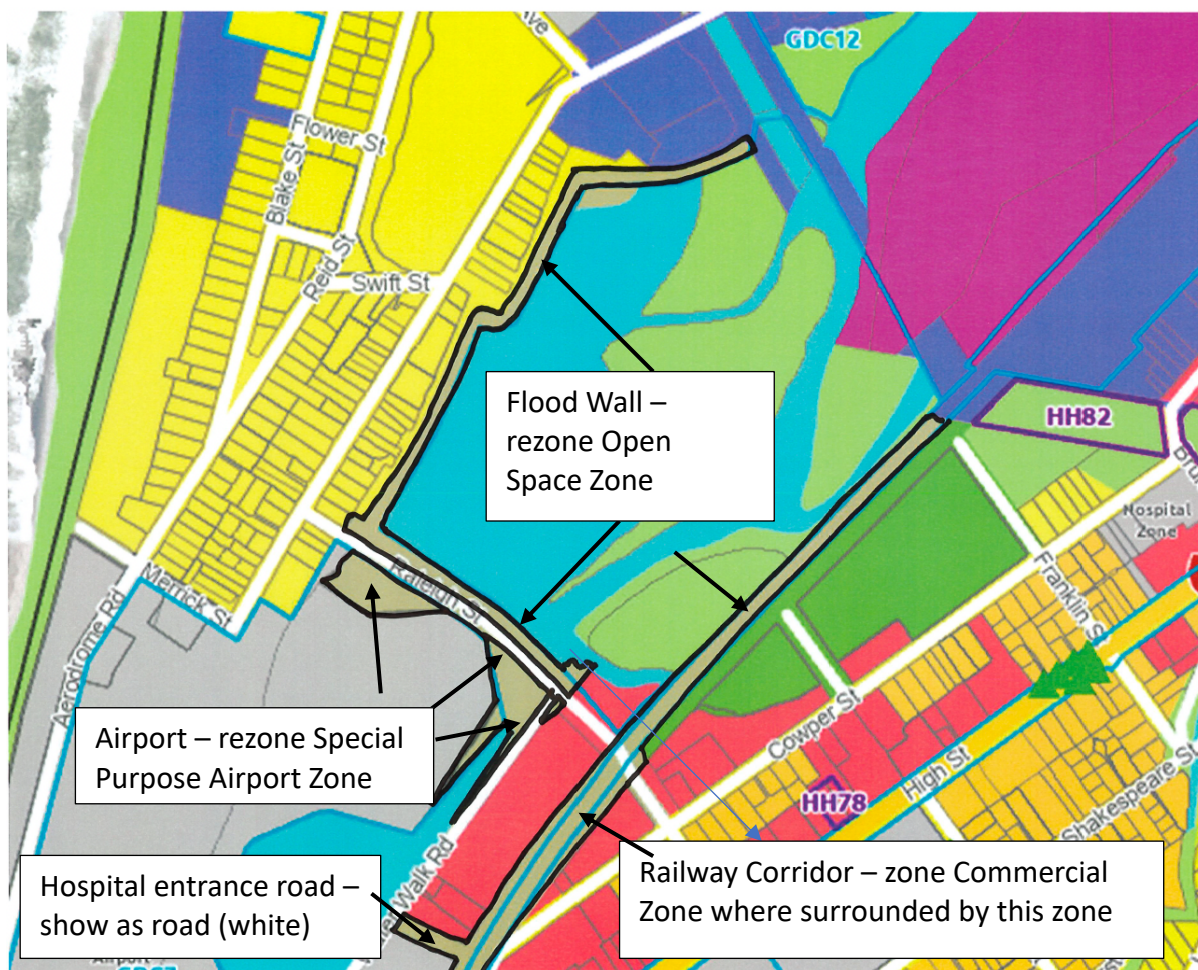
				<p>... The GRZ – General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. It also provides for resource extraction such as quarrying and mining, <u>regionally significant infrastructure</u>, and intensive indoor farming, such as indoor poultry and pig farms. These activities have the potential to generate adverse activities beyond the boundaries of a site, for example: noises from farm animals and farm machinery, odour from dairy-sheds and associated effluent treatment and discharge systems, silage/baleage and agricultural fertiliser, light overspill, and traffic effects from milk tankers, aggregate trucks and stock trucks. The effects of rural production activities therefore need to be appropriately managed and mitigated, while recognising that the GRUZ – General Rural Zone is a production-oriented working environment that is characterised by these activities.</p> <p>The GRZ – General Rural Zone is also characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds, or larger, more numerous buildings of industrial scale and appearance used for intensive primary production or rural industry. <u>A number of renewable electricity</u></p>	
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				<p><u>generation activities are located within this zone and these activities provide a crucial role in ensuring provision of electricity supply to the West Coast and are recognised as regionally significant assets.</u> Rural halls, domains and schools which serve the needs of the rural community are also present however there is a general lack of urban infrastructure in the zone such as street lighting and footpaths. Te Tai o Poutini Plan seeks to maintain this rural character.</p> <p>Where numerous or larger scale buildings or structures are proposed, their location, height and scale are managed to ensure development does not compromise the qualities of the rural setting or rural character. <u>A range of structures associated with regionally significant infrastructure are also a feature of the rural areas.</u></p>	
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6. Griffen & Smith Ltd (S353.004) have identified an anomaly in the Zone maps in that there are areas around the Mitre 10 Site and Blaketown lagoon zoned General Rural Zone. This includes the flood wall, the road reserve, the railway line, and some areas of Council owned land adjacent to the airport. This submitter seeks that they are rezoned to reflect the zoning of the adjacent land as follows:

- That the of the railway line adjacent to the Commercial Zone is rezoned as Commercial Zone, not zoned General Rural Zone
- The legal road between Mitre 10 and the Greymouth Hospital (which includes the hospital entrance) should be shown as road, not zoned General Rural Zone
- All the Council owned land south of Raleigh Street that forms part of the Airport should be zoned Special Purpose (Airport Zone)
- The flood wall and the triangular parcels of land around Waterwalk Road should be zoned Open Space Zone.

7. These amendments are shown in the map below:



8. Pauline Hadfield of Davis Ogilvie has provided additional planning evidence to support the proposed rezoning. I agree that the General Rural Zone identification of these lands is an error, and support the approach proposed by the submitter as outlined in that planning evidence.
9. Manawa Energy (S438.136) seek amendments to the Rural Zones Objectives and Policies Overview identifying the Connections and Resilience strategic directions around regionally significant infrastructure and renewable electricity generation. I support this submission and the proposed amendments, as the Rural Zones are a major location for these activities.
10. Manawa Energy (S438.140) seek amendments to the General Rural Zones Overview to identify that regionally significant infrastructure and renewable electricity generation is located within the zone. I support this submission and the proposed amendments which I consider reflect the importance of these activities in the General Rural Zone lands.

### 3. Settlement Zones - Omitted Submissions and Recommendations

Submitter	Submission	Plan Provision	Position	Relief Sought	s42A Author Recommendation
Cashmere Bay Dairy Ltd	S461.021	Rural Zones	Amend	The TTPP should include rules for setbacks from infrastructure such as wastewater treatment plants and land disposal areas, transmission	Accept in part

				infrastructure and water supply catchments	
Frank and Jo Dooley	S478.004	Rural Zones	Amend	Rules to contain provisions that address management of sites being rezoned - they should only be triggered where there is a full infrastructure plan in place.	Reject
Scenic Hotel Group	S483.006	Rural Zones	Support	Retain the approach of treating Air BnB as a commercial land use	Reject

11. Cashmere Bay Dairy Ltd (S461.021) seek that there be rules for setbacks from infrastructure such as wastewater treatment plants and land disposal areas, transmission infrastructure and water supply catchments. I support this submission in part. I note that the Buller District Council (S538.554) have specifically sought a 150m setback from designated wastewater treatment sites and I have recommended an amendment to Rule SETZ – R2 to require this. There are existing requirements around setbacks in the Energy Provisions (eg Rule ENG – R6 and ENG – R7) that specifically address transmission infrastructure.
12. In relation to water supply catchments, in principle, I support a requirement for a setback where these are also designated and identified on the planning maps. However, I am not clear on what an appropriate setback is for such activities or where they are located. I note that Te Mana Ora have also sought setbacks from public water supply intake points, but I have been unable to identify the location of these on the West Coast, as they do not appear to be designated or mapped in any way. As a general principle I consider that such features should be mapped and identified so that landowners are aware of the rules that apply to these.
13. Some landfill sites are included within a designation, and I support a setback for buildings housing sensitive activities where these are within 150m of a designated landfill site be added to Rule SETZ – R2.
14. Frank and Jo Dooley (S478.004) seek that there be rules that contain provisions that address management of sites being rezoned - they should only be triggered where there is a full infrastructure plan in place. I do not support this submission. I note that there is a general expectation that Settlement Zone, as well as the Rural Lifestyle and General Rural Zones will be serviced through on-site methods, rather than public infrastructure. While some development may require expansion of the roading network, I consider this can be accommodated through the development phase, and the financial contributions chapter of the Plan provides for how this will be funded. While there is provision within the Settlement Zone rules for a higher density (500m<sup>2</sup>) of development where 3 waters servicing is provided, this is principally to provide for the existing serviced areas within some of these small towns. The expectation is that new/peripheral Settlement Zone development will be at least 1000m<sup>2</sup> sites with on-site servicing, as there is no capacity within the current Councils' Infrastructure planning for significant expansion of 3 waters infrastructure. The areas identified for rezoning have been assessed on this assumption of on-site servicing.
15. Scenic Hotel Group (S483.006) support the approach of treating Air BnB as a commercial land use. I do not support this submission as the submitter has mis-interpreted how these types of activities are regulated through the Plan. Air BnB is a type of short stay visitor accommodation that is managed through the Residential Visitor Accommodation provisions in the Plan. These activities are required to be ancillary to a residential activity, and the provisions are built around ensuring that they are of a scale and nature that fits with the wider residential/rural environment.

#### 4. Submission 515 Russel Robinson and Brunner Builders

16. Russell Robinson and Brunner Builders (S515.001) have sought the rezoning of land for development at Moana. The Settlement Zones s42A report paragraphs 195 to 196 address this submission. Since drafting the report I have received the following information from Grey District Council.
- There is capacity at the Moana Wastewater treatment plant for the proposed development, however there is no current sewer pipe connection up Arnold Valley Road to the site. In relation to the proposed development, Grey District Council's Utilities and Infrastructure Manager Kurtis Perrin-Smith has advised "*It is considered that the details and options discussed by Sophie South are technically feasible and conclude that a solution could be put in place, to ensure the proposed development could be serviced with reticulated wastewater. Council has in parallel had the treatment capacity of the existing wastewater plant checked/confirmed. Council is happy with the information provided through its own review, provided by Stantec NZ. Specific detailed investigation and design would be required at the time of the subdivision consent, which will include some pipework upgrades through the existing wastewater network.*"
  - There is currently no water supply network for the township of Moana. In relation to the proposed development Grey District Council's Utilities and Infrastructure Manager Kurtis Perrin-Smith has advised "*It is considered that the detail and options discussed by Sophie South are technically feasible and conclude that a solution could be put in place. Council believes that a large scale development of this nature, would take the Moana township beyond the point of self-supply (ie status quo), and a reticulated solution would be needed, including firefighting. Council has funded a small budget in the 2024/25 year to commence high level investigations for a reticulated solution. While a developer would need to fund all elements of a potential development, Council would need to consider and consult the existing community on such a proposal, options available and ultimately the potential funding mechanisms. Specific detailed investigation and design for the development would be required at the time of the subdivision consent.*"
  - There are existing stormwater problems at the township of Moana which currently has an incomplete stormwater network. In relation to the proposed development Grey District Council's Utilities and Infrastructure Manager Kurtis Perrin-Smith has advised "*It is considered that the detail and options discussed by Sophie South are technically feasible and conclude that a solution could be put in place. Specific detailed investigation and design would be required at the time of the subdivision consent*"
17. In light of the the above comments I have considered my recommendations on the submission. I do not oppose the rezoning of the site to Settlement Zone (from Settlement Zone, Rural Residential Precinct) but do not support providing for more intense development as sought by the submitter who is seeking densities down to 300m<sup>2</sup>. This density is smaller than the Permitted Activity density in the General Residential Zone. I am concerned that the submitter is effectively seeking urban densities but without the degree of infrastructure and amenity provision that go with urban densities, for example footpaths, streetlights and parks. The TTPP is very clear that the Settlement Zone is a type of rural zone, and infrastructure expectations sit within a rural context. The Settlement Zone does allow densities of 500m<sup>2</sup> only where full 3 waters reticulation (no on site servicing) is provided. The General Residential Zone also specifically requires full 3 waters reticulation and connection to a community system and financial contributions requirements are included recognising this. The lack of water supply system at Moana in particular is also problematic in this context.
18. I am also concerned about the connection and cohesion of the development to the wider Moana settlement and whether the proposed development fits within the policy framework – for example RURZ – P2 and RURZ – P12.
19. The site is located away from the main Moana township area up the Arnold Valley Road. The proposed Plan recognised this by providing for Rural Residential Precinct on the site, with properties north of the site zoned Rural Lifestyle. The Plan for Moana was for the residential

area to continue along the area behind the lakefront, with a gradation of lower density properties up Arnold Valley Road. This development as proposed is also large – some 200 dwellings are proposed. This would nearly double the size of the Moana community which currently has some 300 dwellings. The current community is based around the school, community facilities, park and small commercial area alongside the lakefront area that provides substantial amenity. The development plan provided in the submission contains no detail on what provision will be made for facilities that might be expected in a residential area such as footpaths, parks or on street carparking. There is some provision for a retail area, but the level of detail about what is proposed is low.

20. I therefore now support the submission in part – in that I would support a rezoning to Settlement Zone, with provision for a Settlement Centre Precinct within the site, but not bespoke provisions for the site that would allow a higher level of residential density than provided for in the Settlement Zone.

## 5. Recommended Amendments to the Plan

21. I recommended that S538.531 of Buller District Council in relation to Rule RLZ – R3 be accepted but the s42A report and appendix does not reflect the recommended changes to the rule. The following amendment to the Plan is recommended:

### Rural Lifestyle Zones Rules

#### RLZ - R3 Residential Activities and Residential Units

##### Activity Status Permitted

Where:

1. All performance standards for Rule RLZ - R1 are complied with.
2. Residential unit density is no more than one unit per 1ha net site area ~~on physically contiguous land except where the site is already in existence at the date of notification of the Plan;~~ and
3. There is no more than 1 minor residential unit with a maximum gross floor area of 65m<sup>2</sup> where this is located within 20 metres of and shares the driveway with the principal dwelling.

##### Advice Note:

Where a residential building or noise sensitive activity is located within:

- i. 80m of a State Highway with a speed limit of 70kph or greater; or
- ii. 40m of a State Highway with a speed limit of less than 70kph; or
- iii. 40m of a Railway Line; or
- iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
- v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.

**Activity status where compliance not achieved:** Discretionary

22. I also recommend the following amendments as a result of the submissions discussed in this Addendum Report:

### RURZ - Rural Zones Objectives and Policies

#### Overview

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Key points to note are:

- The strategic direction for AG - Agriculture to maintain productive values and maintain agricultural viability;
- Regionally significant infrastructure, and renewable electricity generation activities are provided for in the strategic directions around connections and resilience, and are necessary activities within Rural zones
- The importance identified in the strategic direction for MIN - Mineral Extraction in ensuring that new development does not compromise existing mineral extraction activities



through reverse sensitivity and recognition that mineral extraction is an accepted and ongoing activity within the rural areas;

- The importance of identifying and protecting unique and important NENV - Natural Environments as well as areas where subdivision use and development can occur;
- Supporting POU - Poutini Ngāi Tahu as kaitiaki, in economic activity around tourism and visitors and in their management of Pounamu and Aotea stone resources;
- The role that the rural areas play in terms of supporting TRM - Tourism as a major economic activity on the West Coast/Te Tai o Poutini.

## **GRUZ – General Rural Zone Rules**

### **Overview**

The GRUZ – General Rural Zone is the largest zone ... The GRZ – General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. It also provides for resource extraction such as quarrying and mining, regionally significant infrastructure, and intensive indoor farming, such as indoor poultry and pig farms. These activities have the potential to generate adverse activities beyond the boundaries of a site, for example: noises from farm animals and farm machinery, odour from dairy-sheds and associated effluent treatment and discharge systems, silage/baleage and agricultural fertiliser, light overspill, and traffic effects from milk tankers, aggregate trucks and stock trucks. The effects of rural production activities therefore need to be appropriately managed and mitigated, while recognising that the GRUZ – General Rural Zone is a production-oriented working environment that is characterised by these activities.

The GRZ – General Rural Zone is also characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds, or larger, more numerous buildings of industrial scale and appearance used for intensive primary production or rural industry. A number of renewable electricity generation activities are located within this zone and these activities provide a crucial role in ensuring provision of electricity supply to the West Coast and are recognised as regionally significant assets. Rural halls, domains and schools which serve the needs of the rural community are also present however there is a general lack of urban infrastructure in the zone such as street lighting and footpaths. Te Tai o Poutini Plan seeks to maintain this rural character.

Where numerous or larger scale buildings or structures are proposed, their location, height and scale are managed to ensure development does not compromise the qualities of the rural setting or rural character. A range of structures associated with regionally significant infrastructure are also a feature of the rural areas.

### **Settlement Zones Rules**

#### **SETZ - R2 Buildings and Sites - Design**

##### **Activity Status Permitted**

Where:

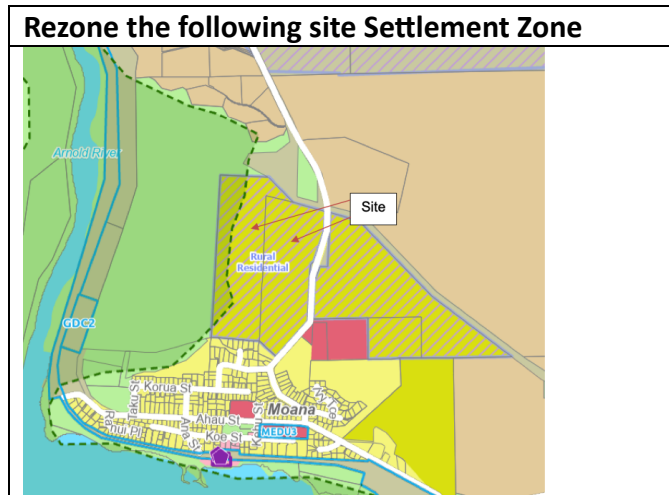
1. The maximum height above ground level for buildings is:

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4. Buildings are setback from boundaries as follows:
  - a. 5m from the road and any GRUZ - General Rural or INZ Industrial Zone boundary and 1m from internal boundaries; except
  - b. In the SETZ - PREC4 - Rural Residential Precinct all buildings are setback 10m from road boundaries, residential buildings are setback 10m from the internal boundaries and non-residential buildings and accessory buildings are setback 5m from internal boundaries;
  - c. In the SETZ - PREC2 - Settlement Centre Precinct no setback from the road boundary is required where there is a verandah provided over an adjacent footpath; and

- d. No building housing sensitive activities shall be located within 150m of a designated community wastewater treatment facility site boundary or a designated landfill site boundary.

**Amendment to the Planning Maps**



Lois Easton  
1 July 2024