



**Te Tāhuhu o  
te Mātauranga**  
Ministry of Education

1 July 2024

Hearings Commissioners

West Coast Regional Council – Council Chambers

Greymouth, 7805,

PO Box 66

**Ministry of Education - Te Tai o Poutini Plan (Combined District Plan) – Letter to be tabled at Hearing:  
Commercial and Industrial**

The Ministry of Education (“the Ministry”) lodged a submission in relation to the Proposed Te Tai o Poutini Plan (Combined District Plan for the West Coast) (TTPP) on 3 November 2023.

The Ministry will not attend the hearing for Commercial and Industrial scheduled to commence on 1 July 2024 and instead requests that this letter be tabled for the Hearing Panel’s consideration in lieu of attendance.

For the avoidance of doubt, the Ministry submitted on a total of nine provisions across the Commercial and Industrial Zones, supporting four, supporting in part four and opposing one provision as outlined below:

- Commercial and Mixed Use Zone
- Commercial Zone
- Mixed Use Zone
- Neighbourhood Zone
- General Industrial Zone
- Light Industrial Zone

The s42A Officer’s report for ‘Hearing – Commercial and Industrial’ (prepared by Lois Easton) has been reviewed in its entirety. Of the nine provisions that the Ministry submitted on four were accepted in the s42A officer’s report, the remaining five provisions were all accepted in part.

**Commercial Zones**

The Ministry submitted on two provisions in the Commercial Zone (COMZ), one in the Mixed Use Zone (MUZ) and one in the Neighbourhood Centre Zone (NCZ) of which one was accepted (removal of COMZ-R8) and the remaining three were all accepted in part. Following the Ministry’s submission, the reporting officer recommended two new rules, as outlined below:

- COMZ-R5A:

*COMZ-R5A Commercial Activities, Community Facilities, Emergency Service Facilities, Community Corrections Activity, Educational Facilities and Visitor Accommodation Activities  
Activity Status Permitted*

*Where:*

*1. All performance standards for Rule COMZ - R1 are complied with.*

*Advice Notes:*

1. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.

Activity status where compliance not achieved: Restricted Discretionary

The Ministry acknowledges the inclusion of educational facilities as permitted, providing the aforementioned standards relating to COMZ-R1 and the NOISE-R3 are met. In regard to NOISE-R3, the Ministry have their own acoustic treatment requirements specific to school uses that provide for quiet, productive classroom environments and can reduce reverse sensitivity effects. As such, the Ministry request the educational facilities are excluded from Advice Note 1. This could read as follows:

- COMZ-R5A:

COMZ-R5A Commercial Activities, Community Facilities, Emergency Service Facilities, Community Corrections Activity, Educational Facilities and Visitor Accommodation Activities  
Activity Status Permitted

Where:

1. All performance standards for Rule COMZ - R1 are complied with.

Advice Notes:

1. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply (except for Educational Facilities).

Activity status where compliance not achieved: Restricted Discretionary

In secondary provision the reporting office has recommended is in relation to New Buildings in the Mixed Use zone, as outlined below:

- MUZ-R9A:

MUZ-R9A New Buildings and External Additions or Alterations to Existing Buildings not meeting Rule MUZ-R1

Activity Status Restricted Discretionary

Activity status where compliance not achieved: Discretionary

Where:

1. Rule MUZ-R1.2 is complied with. Discretion is restricted to:

a. Bulk, location and design of storage, buildings and structures;

b. Effects on the safety, amenity and attractiveness of the street or public places;

c. Visual dominance, privacy and shading effects on neighbouring sites; and

d. Materials being stored and the period of time for storage.

The aforementioned addition proposed by the reporting officer is not opposed by the Ministry.

## **Industrial Zones**

The Ministry submitted on two provisions in the General Industrial Zone (GIZ) and Light Industrial Zone (LIZ). GIZ-R14 was accepted, and no further comment is considered necessary in this regard. LIZ-R14 was accepted in part, with the following amendments being suggested by the reporting officer (red font):

LIZ-R14

~~Community Facilities and~~ Educational Facilities

Activity Status Discretionary

Activity status where compliance not achieved: N/A

We respectfully request that the Panel considers the Ministry's position on the above provisions, particularly COMZ-R5A in relation to NOISE-R3. If any of the reporting officers aforementioned recommendations are not accepted, the Ministry request that their original submission points and positions are retained.

Should you have any queries please contact myself as the Planning consultant to the Ministry in this matter in the first instance.

A handwritten signature in black ink that reads "Daly Williams". The signature is written in a cursive, slightly slanted style.

Daly Williams

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(Consultant to the Ministry of Education)

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