

Te Tai o Poutini Plan  
Planning Summary Statement

Commercial and Mixed Use Zones – Ngā Takiwā  
Pakihi me ngā Takiwā Hanumi

Industrial Zones – Ngā Takiwā Ahumahi



**Te Tai o Poutini**  
PLAN

*A combined district plan for the West Coast*

## Introduction

1. Tēnā koutou. My name is Briar Belgrave. I am an independent planning consultant from Barker & Associates. My credentials are outlined in the relevant s42A report and I will not repeat these here.
2. This hearing stream covers the Commercial and Mixed Use and Industrial Zone chapters of the proposed Te Tai o Poutini Plan (pTTPP/the plan).
3. The majority of submissions received on these chapters are focussed on matters of detail in relation to the wording of proposed objectives, policies, and rezoning requests. A large number of submissions were also received that support the notified provisions.
4. I will shortly provide an overview of the key recommended amendments in response to submissions covered in the s42A. I have also read all written evidence, correspondence and legal submissions that have been filed and based on that evidence, I have changed the s42A report recommendation for a number of submissions points. Those changes are set out in the addendum report circulated on Friday 21<sup>st</sup> June.
5. Unless it is specifically detailed in the addendum report, my opinion has not yet changed in response to the written evidence, and the recommendations in the s42A report still stand.
6. I note that the following expert evidence filed has not been considered in preparation for this hearing, with the relevant submission points being re-allocated or dealt with through a separate hearing stream:
  - a. **Griffen and Smith Ltd's evidence of Pauline Hadfield (S253.004)** – the proposed land in question is proposed to be zoned General Rural and the evidence from Ms Hadfield clarifies that the submitter is not seeking the land be rezoned as commercial or industrial and that Griffen and Smith Ltd consider an open space or special purpose zoning to be more appropriate. The submission point and evidence has therefore been re-allocated to the rural hearing stream.
  - b. **Cape Foulwind Stape 1 Ltd's evidence of Jane Bayley and Cape Foulwind Stape 2 Ltd's evidence of Jane Bayley** – the evidence filed by Ms Bayley primarily relates to submission points being dealt with through the rural hearing stream. Therefore, the evidence has not been considered in preparation for this hearing. In relation specifically to S557.002, Ms Bayley's evidence notes support for the notified light industrial zoning as addressed in the s452A report. On this basis, Ms Bayley is not seeking any amendment to the s42A or zoning and therefore has not been considered further.

## Commercial and Mixed Use Zones

7. The Commercial and Mixed Use Zones under the Proposed Plan include the Commercial Zone, Mixed Use Zone, Town Centre Zone, and Neighbourhood Centre Zone. The Town Centre zone consists of four corresponding precincts for the towns of Hokitika, Greymouth, Westport, and Reefton. Each of these towns are also supported by four separate Design Guidelines included at Appendix Three.
8. The key amendments I have recommended in response to submissions are:
  - a. Restructuring the rules to locate general standards that apply to all development within the zone under Rule 1.
  - b. Applying a restricted discretionary activity status instead of a discretionary activity status for activities that do not comply with the relevant general standards, as potential effects associated with these non-compliances can be identified and managed through the matters of discretion, which have recommended amendments accordingly. The exception to this is non-compliance to building height within the Commercial and Mixed Use zones.
  - c. And finally, including reference to the Design Guidelines through an advice note. This is the existing approach for the Greymouth and Westport Design Guidelines, and I consider it is more appropriate than inclusion through a permitted activity standard. This is because all four Design

Guideline documents include provisions that relate to a qualitative design assessment. In addition, new buildings within the Town Centre zone are provided for as a permitted activity. I also support a number of amendments to the Design Guideline text to improve clarity. This has been informed by technical urban design advice prepared by Ms Lawrie.

9. I have recommended zoning amendments to a limited number of sites to reflect the existing and reasonably anticipated land use. These sites are further detailed at Appendix 3.
10. No further amendments are proposed to the Commercial and Mixed Use zones, and I note that only Foodstuffs (South Island) Limited has provided legal submissions in relation to these zones. No evidence has been filed by other submitters.

#### Industrial Zones

11. The Industrial Zones under the Proposed Plan include the General Industrial Zone and Light Industrial Zone.
12. The key amendments I have recommended in response to submissions are:
  - a. Relocating a number of broad objectives and policies to the Strategic Direction Chapter. In my view, the direction sought within these provisions apply more appropriately at a strategic level, than to the Industrial Zones and live zoned industrial land; and
  - b. Similar to the Commercial and Mixed Use Zones, restructuring the rules to include general standards under Rule 1, and applying a restricted discretionary activity status instead of a discretionary activity status for activities that do not comply with the relevant general standards.
  - c. In response to submitter evidence, I also support applying a restricted discretionary activity status to non-compliances with building height due to there being operational requirements for industrial activities, and the ability to internalise potential effects within larger industrial sites.
13. I have recommended two zoning amendments to correct an anomaly in zoning and to consolidate the existing zoning pattern. In response to submitter evidence, I support an additional rezoning request to apply to the General Industrial Zone to land at Kaiata.
14. I also support applying the General Rural zone to land at Kainere, in response to submission S421.001, originally coded to the Rural Zones hearing stream.
15. Both of these additional zone amendments are detailed in the Addendum Report.

#### Close

16. Those were the key amendments made to the Commercial, Mixed Use, and Industrial Zone chapters. I am happy to take any questions from the Commissioners.