

Te Tai o Poutini Plan
Introductory Planning Statement
Residential Zones and Special Purpose
Zones



Te Tai o Poutini
PLAN

A combined district plan for the West Coast

Introduction to the Residential and Special Purpose Zones Topics

1. Tēnā koutou. My name is Lois Margaret Easton. I have been the principal planner during the period of development of Te Tai o Poutini Plan. I have been the lead planner for the residential zones and special purpose zones topics. My credentials are outlined in the relevant s42A reports and I will not repeat these here.
2. Firstly I will discuss Residential Zones.
3. This topic is one of the topics where harmonisation between the three operative plans was required and where there has also been very significant rezoning. The three operative plans each only have one residential zone but the Te Tai o Poutini Plan has three. The main zone used is the General Residential Zone and most areas that were zoned a residential zone in the operative plans became General Residential Zone in Te Tai o Poutini Plan, however there are some differences by district.
4. In Buller, the operative plan included small towns such as Granity and Karamea within the residential zone, in Te Tai o Poutini Plan these areas became Settlement Zone, so the General Residential Zone was only applied at Reefton and Westport.
5. In Westland, only areas in and around Hokitika were zoned General Residential Zone, with areas previously identified as Tourist Residential in the Westland Operative Plan becoming Settlement Zone. Medium Density Residential Zone has also been applied in three locations in Hokitika – at Seaview, the former Racecourse and along Revell Street.
6. In Grey, smaller townships that are fully reticulated on the outskirts of Greymouth such as Runanga and Dobson are also included within the General Residential Zone – they were Residential Environment in the Operative Grey District Plan. With Greymouth as the largest centre, the opportunity to include a Medium Density Residential Zone was identified early on, and significant thought went into a zoning pattern which supports some intensification around the town centre and smaller neighbourhood centres of Greymouth.
7. Right across the West Coast there has been very substantial rezoning of areas to Residential Zones to provide for growth and also to support improved resilience to natural hazards.
8. In Hokitika the Seaview terrace was identified early on as an important location for residential expansion, with the former hospital area zoned as a combination of General Residential and Medium Density Residential Zone. There has also been substantial rezoning to General Residential Zone in the Kaniere area to allow for urban expansion in this location.
9. In Greymouth there has been significant rezoning in the Coulson Road and Jamieson Road areas behind South Beach and Karoro. Because of infrastructure deficits – particularly in relation to stormwater management, the Large Large Lot Residential Zone was developed and applied to these locations. Due to the infrastructure deficit there are also significant areas identified as Future Urban Zone, as there is currently insufficient infrastructure capacity in the Council trunk systems to provide for development in these areas.
10. The Kaiata Park development inland from Greymouth is also an area where there has been substantial rezoning for residential purposes. Originally Kaiata Park was developed as a Commercial and Industrial area, through a Plan Change undertaken in the early 2010s. Some commercial and industrial development has occurred there, however a large part of the land remained undeveloped. A decision was made by the Grey District Council that rezoning for residential was more appropriate for some of these lands, given their low hazard status, and work was undertaken with the developer – Ball Developments, to identify an appropriate approach. Key to this is recognising the existing commercial and industrial development, and as much as possible, avoiding reverse sensitivity issues arising in this location. For this reason the Mixed Use Zone has been used as a buffer, as has the Open Space Zone in some locations.
11. In Moana there is significant demand for new residential development – though in practice this is largely a holiday home community. Past masterplanning and infrastructure planning for the area undertaken by Grey District Council informed the zoning pattern for the Moana Settlement.

There is a large undeveloped area zoned General Residential Zone which was rolled over from the operative Greu District Plan, and this was retained as wastewater infrastructure pipelines have been developed to service this location. Of specific note is that there is no water supply infrastructure at Moana. The current community is about 300 dwellings, and the Grey District Council has recognised that water supply infrastructure is required, however no funding or planning for its implementation has yet been undertaken. The infrastructure capacity at Moana is generally important to consider around zoning, as the wastewater treatment plant is due for consenting in only a small number of years. Currently the discharge is to the Arnold River, and a need to upgrade the wastewater treatment and disposal is acknowledged by the Grey District Council.

12. In Westport, planning for development outside of significant hazard areas has been a significant piece of work that Buller District Council and West Coast Regional Council have been undertaking for the last 5 or more years. Early on the Alma Road terrace was identified as the logical location for the progressive movement of residential development away from the major hazards presented in Westport Town. Due to funding and timing issues, the detailed masterplanning work was not able to be done for this area prior to notification of Te Tai o Poutini Plan, so the best information available at the time was used as the basis of rezoning, with a large area rezoned as General Residential Zone. Since that time, infrastructure planning has been undertaken and now masterplanning work is underway. This is discussed further in my s42A report and in the technical evidence provided by the Buller District Council on this topic.
13. At Reefton, there is limited infrastructure capacity for further residential growth, some rezoning occurred, but again the major rezoning was to identify some areas on the periphery of the town as Settlement Zone.
14. I now turn to the written evidence provided ahead of this hearing.
15. In terms of Alma Road at Westport, there have been 2 pre-hearing meetings held in relation to the proposals for this area. As I outline in my s42A report, I support the approach proposed by the Buller District Council and I have nothing further to add in relation to that. I note that an acoustic report has been developed for the rifle range and gun club area, but that any requirement for acoustic insulation would sit within the Noise Chapter in relation to Rule 3. The acoustic report and associated information has been provided to the s42A author for that report, and the s42A author will provide her recommendations on this to the Noise chapter hearing.
16. In relation to the evidence of Ball Developments and Kaiata Park, I note that their submission has been summarised to a range of submission points across several topics. Because it all relates to the same area, and the overall approach to residential rezoning at that location, the planning and technical evidence for the rezoning proposal is being presented by Ball Developments at this hearing.
17. In relation to the evidence of Silver Fern Farms and the rezoning in the Seaview area, I note that the initial subdivision for the area was approved, and the subdivision establishment works commenced prior to the notification of the proposed Te Tai o Poutini Plan. The zoning in the proposed Plan therefore both reflected the approved subdivision and the intent of the Westland District Council to open that area up as a major residential expansion for Hokitika. Council water and wastewater infrastructure has also been connected to the development. I have recommended in my report that the 7 less developed sites adjacent to the General Industrial Zone area are zoned Rural Lifestyle, though I note that Silver Fern Farms prefer General Rural. At this point I have not changed my view on the recommended zoning.
18. I turn now to the Special Purpose Zones Topic.
19. The special purpose zones are all largely new identifications within Te Tai o Poutini Plan as the operative plans had few or no special purpose zones. There are two main types of special purpose zone – the Airport, Hospital, Māori Purpose, Port and Stadium Zones are very bespoke zones intended to enable very specific activities. These are described as – Airport Activities in the Airport Zone, Healthcare and Medical Activities in the Hospital Zone, Māori Purpose Activities, Port

Activities in the Port Zone and Stadium Activities in the Stadium Zone. These are all defined in the definitions section and the intention of the zones is that these specific activities should be able to occur, generally as a Permitted Activity. Because the zoning is very enabling for these specific activities, it will usually be very restrictive for other, more general types of activities such as residential development, that would be incompatible with the purpose of the zone.

20. The Future Urban Zone and Scenic Visitor Zones are however different, as these zones have different types of purposes.
21. The Future Urban Zone is intended as a holding pattern until such time as the land is needed for urban development. As such the zone provisions are largely intended to retain the rural nature of the area, and ensure development that would be incompatible with a future urban use does not occur. In particular it is recognised that ad hoc development can make future urban development particularly difficult to service with urban infrastructure.
22. The Scenic Visitor Zone replaces the Tourist Commercial Zone in the operative Westland District Plan and the Scenically Sensitive Commercial Zone from the Buller District Plan. As much as possible the provisions were a "rollover" of the operative plan approaches so the differences between the Buller and Westland District approaches were retained within the rules. In the case of Franz Josef however, significant further planning for the town centre has been undertaken, including work on developing an urban design framework. Specific provisions which recognise that framework are included within the Scenic Visitor Zone rules for Franz Josef.
23. In terms of written evidence provided ahead of the hearing by submitters on the Special Purpose Zones I have no specific comments. I do note however that the submissions of Skyline Enterprises Limited in relation to their proposal for a Special Purpose Zone will be heard at the Franz Josef hearing in October.
24. At this point there are no other specific matters that I would draw your attention to in relation to the s42A report.
25. Thank you