

Te Tai o Poutini Plan

Introductory Planning Statement

Rural Zones and Settlement Zone



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. 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 rural zone but the Te Tai o Poutini Plan has three – General Rural, Rural Lifestyle and Settlement Zone, and multiple precincts. The main zone used is the General Rural Zone and most areas that were zoned a rural zone in the operative plans became General Rural Zone in Te Tai o Poutini Plan, however there are some differences by district.
3. I note that while there are two s42A reports, that the Settlement Zone, and its Precincts are considered as a type of Rural Zone – and are subject to the Rural Zone policies, so I will discuss these three zones as a group.

Buller

4. In Buller, while most rural land has been zoned General Rural Zone some limited areas were identified as General Rural Zone: Highly Productive Land Precinct at Karamea and Little Wanganui, recognising the horticultural use in this area and the land being Land Use Capability Classification LUC 3. There are also areas of LUC 3 around Westport, but these were not specifically identified within the Highly Productive Land Precinct.
5. During the life of the operative Buller District Plan, rural lifestyle subdivision had become quite widespread around the Westport area, but in an ad hoc basis. The proposed Plan involves quite a lot of rezoning of land as the Rural Lifestyle Zone – both areas that had already been developed for this purpose, and also some additional areas.
6. The operative Buller District Plan also did not have a Settlement Zone – or Rural Residential, so there has been substantial rezoning to these zones. The small towns (eg Granity, Karamea, Charleston, Waimangaroa) are all zoned Settlement Zone. There has also been provision for expansion of all of these towns with rezoning of adjacent lands. There are three Precincts within the Settlement Zone. The Rural Residential Precinct, which provides for larger lots than the Settlement Zone, has been used in a range of locations on the periphery of Westport as well as some of the other small towns. In addition a Settlement Centre Precinct has been used in locations such as Karamea, where commercial development to support the growing town has been undertaken. There is also provision for these small settlement centres to expand.
7. The Settlement Zone: Coastal Settlement Precinct has been used at Punakaiki. This zone is very restrictive, reflecting the high natural character and landscape values of this area. The operative Buller Plan zones this area as Scenically Sensitive Residential, and the provisions are largely a rollover of what was included in the operative Plan with some harmonisation with Westland's approach which also has this precinct. There has been no rezoning to allow for the expansion of Punakaiki as the area is subject to multiple natural hazards. However between the settlement and north to Charleston there has been rezoning of areas to the Rural Lifestyle Zone, to allow for some further development. In many locations this zone replaces the Paparoa Special Character Area that was used in the Buller District Plan.
8. In Buller the prevalence of natural hazards has had a major role in decisions around rezoning. The entire coastline is subject to natural hazard risk as are locations around the major rivers. In addition there are significant land instability issues from the adjacent hills, meaning future development is limited to locations where the threats from sea, river and mountain are not significant.

Grey

9. The operative Grey District Plan had an existing Township Zone, and Rural Residential Zone, so for these areas, the proposed Plan provisions are largely a rollover. Provision for expansion of

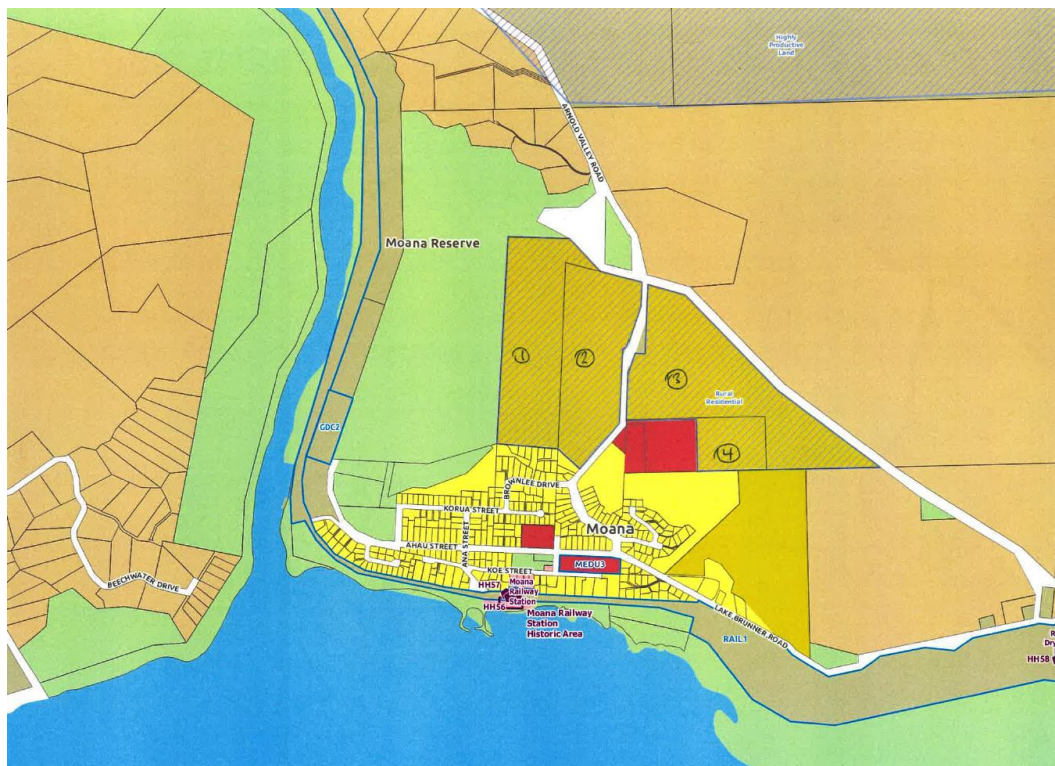
townships such as Barrytown and Moana has been made, primarily through the use of the Settlement Zone and Settlement Zone: Rural Residential Precinct. In addition the Settlement Centre Precinct has been used in locations such as Blackball where commercial activity has been expanding as tourism develops in these areas.

10. There is no Rural Lifestyle Zone in the operative Grey District Plan, however the minimum subdivision size for rural land of 1ha meant that ad hoc lifestyle development is widespread in a range of locations across the district. The Council was very concerned to protect the productive land of large farms in the district from further ad hoc development, as well as reverse sensitivity effects, and the majority of large farms and surrounding areas are included in the General Rural Zone: Highly Productive Land Precinct. There are some areas of LUC 3 in the Grey Valley, but the majority of land is LUC 4 or above. This still represents a very significant productive resource for the West Coast and is the backbone of the dairy farming economy.
11. To complement this there has been extensive rezoning of areas outside of these highly productive areas as Rural Lifestyle Zone. This includes at locations such as Barrytown, Paroa and Marsden.
12. The General Rural Zone: Community Living Precinct has been used for zoning the community at Gloriavale.
Westland
13. The operative Westland District Plan had a Rural Zone and a Small Settlement Zone. Areas previously zoned Small Settlement, have been included in the Settlement Zone. Again provision for expansion of these settlements has been made through rezoning – with a combination of areas of Settlement Zone, Settlement Zone: Rural Residential Precinct and Rural Lifestyle Zone used to provide for future development. The Settlement Centre Precinct has also been used in locations such as Haast to support the growth of commercial development.
14. The operative Westland District Plan has a coastal settlement zone, and these areas became Settlement Zone: Coastal Settlement Precinct in the proposed Plan with associated provisions aimed at protecting the special character of these areas. There is no provision for expansion of most of these settlements, beyond land that was zoned in the Westland District Plan. This is largely because they sit amidst public conservation land, but also these settlements are all subject to significant coastal hazard risks.
15. There are no lands within Westland District that have LUC 3, and the General Rural Zone: Highly Productive Land Precinct has not been used in Westland District.
16. I now turn to the written evidence provided ahead of this hearing.
17. Firstly I would like to discuss the evidence of Radio New Zealand. The technical evidence of Steve White has raised some concerns for me as he identifies a risk where buildings and structures exceed 10m within 250 of the radio mast. He also raises relevant issues about the lack of height limit in the Restricted Discretionary Activity rules in relation to some activities. While the height limit in all the rural zones is 10m it is conceivable that when a 10m building is being constructed it will have higher scaffolding, and structures such as satellite dishes, aerials or solar panels are excluded from this limit. There is a small area of Settlement Zone: Rural Residential Precinct and Rural Lifestyle Zone within 250m of the radio mast. The wider Cape Foulwind area is all within 1km of the radio mast. In light of this technical evidence I consider some further changes to the provisions are necessary.
18. It would be my preference to include an overlay in the Plan, such as we have used for the airport flight paths, and the rifle range protection area. However I do not think there is scope within the submission to do this.
19. In order to address issue, within the scope of the submission I propose that the following rules are amended to include a notification clause similar to that which I proposed in relation to GRUZ – R10 as follows:

When making notification decisions in relation to this rule, the Council will be informed by Radio New Zealand in terms of the safety risks of electromagnetic coupling that could arise with the construction of structures greater than 10m in height within 1000m of the Cape Foulwind radio transmission site.

20. I recommend this notification clause would apply to the following rules:

- SETZ - R21 Community Facilities, Educational Facilities, Emergency Service Facilities and Retirement Homes not meeting Permitted Activity Standards
 - GRUZ - R18 Mineral Extraction and Mineral Prospecting and Exploration not meeting Permitted Activity standards
 - GRUZ - R23 Papakāinga Developments not meeting Permitted Activity Standards
 - GRUZ - R25 Mineral Extraction Activities not meeting Permitted or Controlled Activity Standards
 - GRUZ - R26 Community Facilities, Educational Facilities and Emergency Service Facilities not Meeting Permitted Activity Standards
 - RLZ - R15 Mineral Prospecting and Exploration not Meeting Permitted Activity Standards and Mineral Extraction Activities
21. In relation to the submission of Manawa Energy and the “missing” submissions points on the Overviews for these zones. I have identified that the bulk of Manawa Energy submissions on the Overviews of a range of zones were misallocated to the Natural Hazards topic, therefore they have not been addressed in my s42A report. However Ms Styles has addressed this in her evidence at paragraphs 4.1 to 4.5 and I support her proposed amendments.
22. Finally I would like to mention the submission of Te Kinga Estates Limited and Rob Kinney (S517) The submission provided was unclear in its intent. Since the s42A report has become available Mr Kinney has contacted me and provided clarification of the location of his properties and a map indicating these. This is shown below. Mr Kinney would like it to be clear that he seeks a Settlement Zone for these properties. No additional evidence has been provided by Mr Kinney and I do not have any altered recommendations in relation to these properties from my S42A report.



23. At this point there are no other specific matters that I would draw your attention to in relation to the s42A reports.
24. Thank you