



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

15 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: Residential Zones and Special Purpose Zones (excluding the Franz Josef areas)

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 Residential Zones and Special Purpose Zones (excluding the Franz Josef areas) and instead requests that this letter be tabled for the Hearing Panel’s consideration in lieu of attendance. The Ministry submitted on a total of nine provisions across the Residential Zones and one definition in the Special Purpose Zone, supporting five and supporting in part four as outlined below:

- Definitions
- Residential Zone
- General Residential Zone
- Large Lot Residential Zone
- Medium Density Residential Zone

The s42A Officer’s reports for the Residential Zones and Special Purpose Zones (prepared by Lois Easton) have been reviewed in their entirety. Of the nine provisions that the Ministry submitted on five were accepted in the s42A officer’s reports with the remaining four provisions either being accepted in part or rejected. The one definition in the Special Purpose Zone was accepted and therefore will not be mentioned any further in this letter.

Residential Zones

The Ministry submitted on two provisions in the Residential Zone (RESZ), two provisions in the General Residential Zone (GRZ), two provisions in the Large Lot Residential Zone (LLRZ) and two provisions in the Medium Density Residential Zone of which four were accepted (RESZ-O3, GRZ-R14, LLRZ-R12 and MRZ-R7) the remaining four were all either accepted in part (RESZ-P4 and MRZ-R12) or rejected (GRZ-R7 and LLRZ-R7).

Residential Zone

In regards to the Residential Zone (RESZ), following the Ministry’s submission, the reporting officer recommended the below changes to RESZ-P4 (red font):

- RESZ – P4

Enable existing non-residential activities and home occupations to continue and new non - residential activities to establish provided they ~~do not have a-avoid~~ significant adverse effects on the character and amenity of RESZ - Residential Zones, particularly in relation to scale, car parking, vehicle movements, noise, visual appearance, glare, dust and odour.

The Ministry supported the notified version on RESZ-P4 and it is noted that the reporting officers recommendation for the inclusion of the wording 'avoid' in the policy results in a stronger direction than the wording of the notified version. The Ministry request that the notified wording of RESZ-P4 is retained.

General Residential Zone

Following the Ministry's submission on the General Residential Zone (GRZ), where amendments to the permitted activity standards were sought relating to traffic generation, the reporting officer has considered and subsequently rejected the amendments sought by the Ministry. For completeness purposes, the Ministry's sought amendments as shown below (red font):

- GRZ - R7

**GRZ-R7 Community Facilities and Educational Facilities
Activity Status Permitted**

Where:

1. *All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with;*
2. *Except for educational facilities, A-a maximum of 4 heavy vehicle movements and whichever is the greater of 20 light vehicle movements per day or 140 vehicle movements per week; and*
3. *No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place.*
4. *For educational facilities, a maximum of 140 light vehicle movements per day are generated.*

The Ministry requested the aforementioned amendments to the performance standards to reflect more realistic standards for educational facilities which also aligns with the Ministry request to update Table 6 - High Trip Generating Activities in the Transport Chapter.

The Ministry respectfully request that the Hearings Panel consider the Ministry's sought amendment, noting that the Ministry supports the intent of the rule to manage the operation of educational facilities, however, considers that educational facilities would be unreasonably restricted with the vehicle movement standards as notified.

Medium Density Residential Zone

Following the Ministry's submission on the Medium Density Residential Zone (MRZ), the reporting officer recommended that the Ministry's submission point on MRZ-R7 in relation to traffic generation was accepted – although the following rationale, was that the Ministry's submission point was rejected. For completeness purposes, the Ministry's sought amendments as shown below (red font):

**MRZ - R7 Community Facilities and Educational Facilities
Activity Status Permitted**

Where:

1. *All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with;*
2. *Except for educational facilities, A-a maximum of 4 heavy vehicle movements and whichever is the greater of 20 light vehicle movements per day or 140 vehicle movements per week; and*
3. *No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place.*
4. *For educational facilities, a maximum of 140 light vehicle movements per day are generated.*

Similar to the General Residential zone, the Ministry requested the aforementioned amendments to the performance standards to reflect more realistic standards for educational facilities which also aligns with the Ministry request to update Table 6 - High Trip Generating Activities in the Transport Chapter.

The Ministry respectfully request that the Hearings Panel consider the Ministry's sought amendment, noting that the Ministry supports the intent of the rule to manage the operation of educational facilities, however, considers that educational facilities would be unreasonably restricted with the vehicle movement standards as notified

In regard to MRZ-R12, the reporting officer recommended that the Ministry's submission point on MRZ-R12 was to be accepted in part, as one additional discretion was recommended to the provision. Grey District Council (S608.737) sought there be additional requirements to ensure that infrastructure is provided to service the development and that a further matter of discretion "the provision of infrastructure to service the development" be added to this rule. The reporting officer supported the inclusion of the additional matter of discretion, acknowledging these facilities can generate significant additional demand on water, wastewater and transport infrastructure, and therefore this is an appropriate matter of discretion. MRZ-R12 is now proposed to read as follows:

- MRZ – R12

MRZ - R12 Community Facilities and Educational Facilities not meeting Rule MRZ - R7, Supported Residential Accommodation and Retirement Homes not meeting Rule MRZ - R8 and Retirement Villages Activity Status Restricted Discretionary

Discretion is restricted to:

- a. Design and location of buildings;
- b. Design and location of parking and access;
- c. Landscape measures;
- d. Hours of operation; ~~and~~
- e. Acoustic and noise insulation requirements; and
- f. Provision of infrastructure to service the development

Notification:

Applications for community facilities will always be notified to adjacent neighbours and may be publicly notified.
Activity status where compliance not achieved: **N/A**

The Ministry are not opposed to the recommended amendments made by the reporting officer as outlined above and agree that appropriate consideration should be given to the servicing infrastructure.

Large Lot Residential Zone

In regard to the Large Lot Residential Zone (LLRZ), following the Ministry's submission, the reporting officer rejected the Ministry's sought amendment. The Ministry's sought amendments to LLRZ-R7 relate to the traffic generation and can be seen below (in red font):

- LLRZ – R7

LLRZ - R7 Community Facilities and Educational Facilities Activity Status Permitted

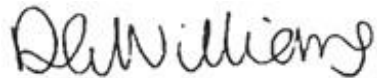
Where:

1. All performance standards for Rules GRZ - R1, NOISE R1-R2 and R4, LIGHT - R3 and SIGN - R10 are complied with;
2. Except for educational facilities, A-a maximum of 4 heavy vehicle movements and whichever is the greater of 30 light vehicle movements per day or 210 vehicle movements per week; and
3. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place.
4. For educational facilities, a maximum of 210 light vehicle movements per day are generated.

Similar to the General Residential zone and Medium Density zone, the Ministry requested the aforementioned amendments to the performance standards to reflect more realistic standards for educational facilities which also aligns with the Ministry request to update Table 6 - High Trip Generating Activities in the Transport Chapter.

In summary, the amendments proposed to the matters of discretion outlined in MRZ-R12 by the reporting officer Ms Easton is not opposed by the Ministry. The amendments proposed by the reporting officer Ms Easton in relation to RESZ-P4, GRZ-R7, MRZ-R7 and LLRZ-R7 are not supported by the Ministry, with the request that the Ministry's original submission points and positions are retained for the reasons outlined above. Whilst it is acknowledged that the Ministry can rely on the powers afforded to them as a Requiring Authority, there are instances where educational activities are not designated, and the Ministry is relying on an appropriate planning framework to establish their facilities. ThFor clarity, if any of the reporting officers recommendations are not accepted by the Hearings Panel, 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

Beca Ltd

(Consultant to the Ministry of Education)

P: +64 3 371 3664

E: daly.williams@beca.com