

## **Pre-Hearings Report on General Residential Zoning of Alma Road Area Westport.**

### **Participants:**

Buller District Council represented by Ms Inwood and Mr Barr and other staff members.

Westport Rifle Club officials and Westport Pistol Club officials represented by Ms K McKenzie.

Avery Brothers represented by Ms Becker Coll Mclaughlin (1<sup>st</sup> pre-hearing)

Mr M Dellaca (2<sup>nd</sup> pre-hearing)

TTPP

West Coast regional Council

### **The first pre-hearing meeting was held on 21 May in Westport.**

Ms McKenzie, on behalf of the Rifle/Pistol Clubs, expressed concern that there was insufficient notice given to all submitters to the day's proceedings, limiting the ability to achieve any meaningful outcomes from the pre-hearing.

Whilst this was acknowledged by all, in the end it became less of an issue as it became clear that more information was required in order to progress matters and there was general agreement that a further pre-hearing was required.

The issues for the submitters present were with reverse sensitivity of their activities on the Rifle Range and the Quarry if the rezoning went ahead as per the proposed TTPP.

The BDC responded to the zoning submissions and had pared back the General Residential Zone (GRZ).

This has satisfied the Avery Brothers as the land surrounding their quarry operation was to remain in the Rural Zone.

The Rifle and Pistol Clubs offered to provide further information relating to other rifle ranges adjoining residential land located in the South Island but required BDC to get noise assessment evidence to provide noise contours for their activities on the Rifle Range.

BDC agreed to provide this information at the next pre-hearing.

All parties did agree that in a perfect world the Master Planning currently being conducted by BDC should have been completed prior to the draft TTPP going out to consultation.

No other agreements were reached.

### **The second pre-hearing meeting was held 27 June in Westport.**

Buller District Council presented evidence from Mr Craig Barr, which included a noise assessment prepared by Marshall Day Acoustics.

Mr Barr stated that the noise assessment used a “flat earth” approach in providing preliminary shooting noise contours for the Westport Rifle Range set out in the Marshall Day Report as areas A, B and C.

Area A was the main topic of conversation as it encroached over the southern end of the proposed GRZ.

Mr Barr was of the opinion that suitable mitigation measures could reduce the noise level in this area of A, even though the Marshall Day Report was recommending that residential development should be discouraged in this area.

Ms McKenzie felt that there was not enough evidence presented to clearly show that noise mitigation measures such as bunds etc could in fact reduce the level of noise to dwellings in area A. More in depth on the ground assessment, considering the topography, was needed in order to satisfy the Clubs that the Marshall Day recommendation should be ignored.

It was generally agreed that there was insufficient time before the 16 July hearing to gather any more noise information and conduct another pre-hearing, although BDC offered to share any further information gathered prior to the hearing day at the request of Ms McKenzie.

### **Summary**

The Buller District Council require the rezoning of land in the Alma Road area for a number of reasons as outlined in Mr Barr’s evidence.

Whilst it was accepted by the users of the Westport Rifle Range that their activities could co-exist with nearby residential developments, given this was actually happening in areas like the Selwyn District, noise mitigation measures needed to be included in the TTPP relating specifically to this GRZ to ensure that any future reverse sensitivity issues are to be avoided.

The parties could not agree, on the evidence presented to date, that the issue of future reverse sensitivity to activities conducted on the Westport Rifle Range have been resolved.

Graeme Neylon

Dated 06/07/2024

