

Summary of Submission on Proposal for Policy Statement or Plan, Change or variation

To: Buller, Grey, and Westland District Councils

Date 2<sup>nd</sup> of August 2024

Subject: Te Tai o Poutini Plan

*Background:* Te Kinga Estates Limited submitted in support of the Tai o Poutini Plan Zoning for the Properties on the Arnold Valley Road, legally described as Lot 2 DP 303895, Lot 3 DP 303895, Part RS3806 and Lot 1 DP2820. These sites are shown on the attached plan and are marked 1, 2, 3 & 4 for visual reference. Te Kinga Estates Ltd submitted asked for this zoning to be applied to the Property Lot 2 DP 568525.

Discussion

Please refer plan Figure1 - Te Kinga Estates owns the land adjacent to the above sites. Marked with the number 5 for reference.

The proposed zoning for Te Kinga Estates Limited's property, legally described as lot 2 DP 568525 is currently Rural Lifestyle Zone under the Te Tai o Poutini Plan.

Te Kinga Estates request the proposed zoning for Lot 2 DP 568525 to be changed to a Settlement Zone.

Te Kinga Estates Ltd property is in close proximity to the township of Moana. Te Kinga Estates anticipates the site being further developed in the future.

Te Kinga Estates support the proposed plan which sees the general area being developed into the future and supports the intent of the plan to encourage development and settlement of the area.

The settlement area identified in the plan marked Rural Residential settlement zone appears in the first instance to be extensive (approx. 50 ha hectares properties numbered 1-4 in the attached plans). The undulating and poorly drained nature of the area, likely natural hazards and remnants of mature native vegetation will considerably reduce the potential area for development. The Moana refuse transfer station is also located within the middle of the current proposed Settlement Zone (refer figure 2 & 3).

Te Kinga Estates property is generally flat with some areas which are slightly undulating. It is naturally suited to development (refer figure 2 & 3).

Much of the adjoining areas are zoned Settlement Areas and Te Kinga Estates preferred zoning is for a Settlement area.

The site is well elevated and underlain by glacial gravels. The site is likely to have a low liquefaction risk in the event of a significant earthquake. The site is well above lake level and away from landslide induced lake Tsunami inundation risk.

Te Kinga estates request the Commissioners please consider the rezoning of Lot 2 DP568525 to a Settlement Zone to allow for the potential future growth of the Moana township.

Regards

Rob Kinney Director – Te Kinga Estates Limited

FIGURE 1: One Plan Planning map showing Settlement Zoning 1-4 and Te Kinga Estates Property 5 zoned Rural Lifestyle

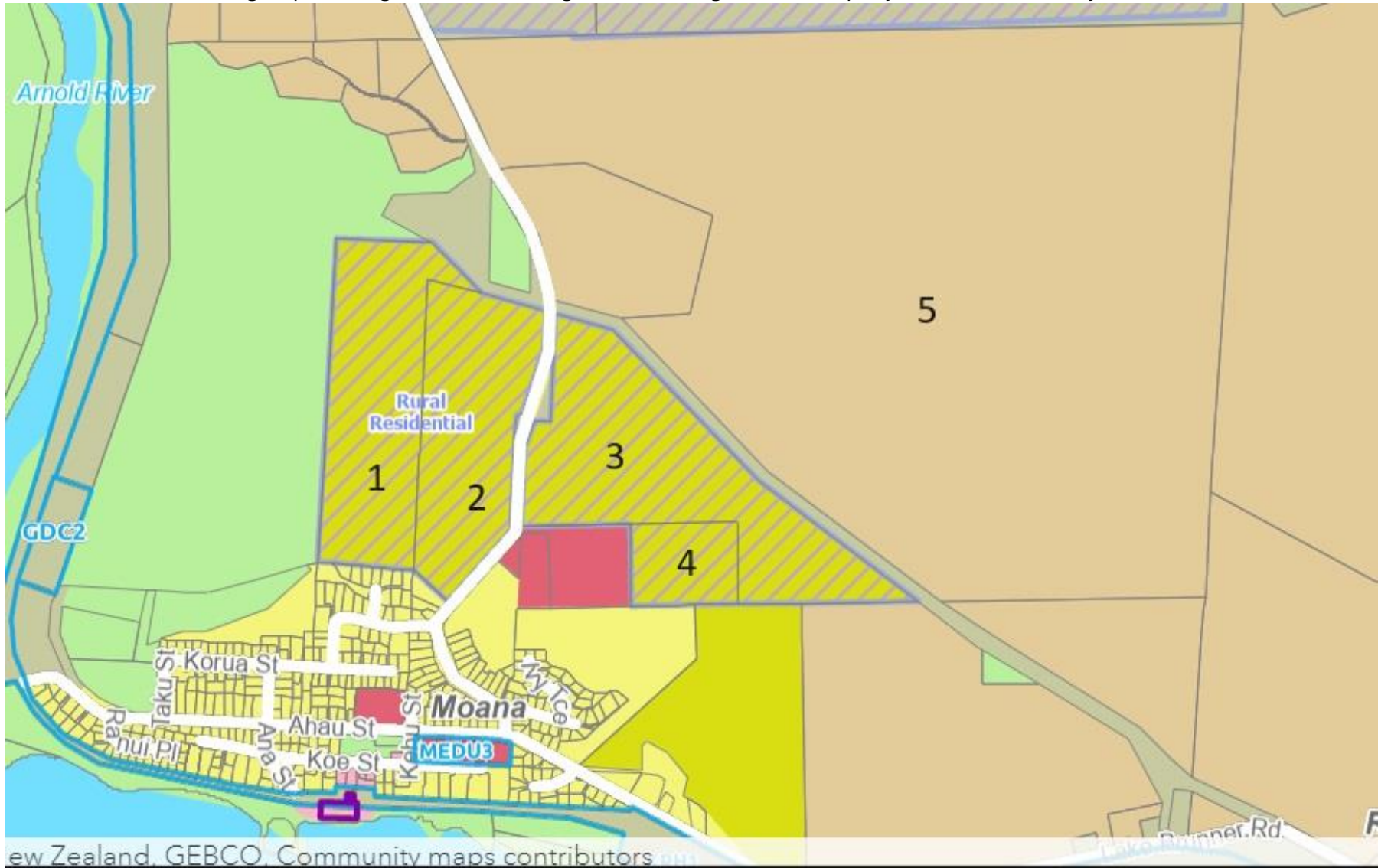


FIGURE 2: Aerial Photo of the Properties in the settlement zone showing areas of vegetation and poorly drained areas



FIGURE 3: 1:50,000 TOP MAP Showing 20m contours

