

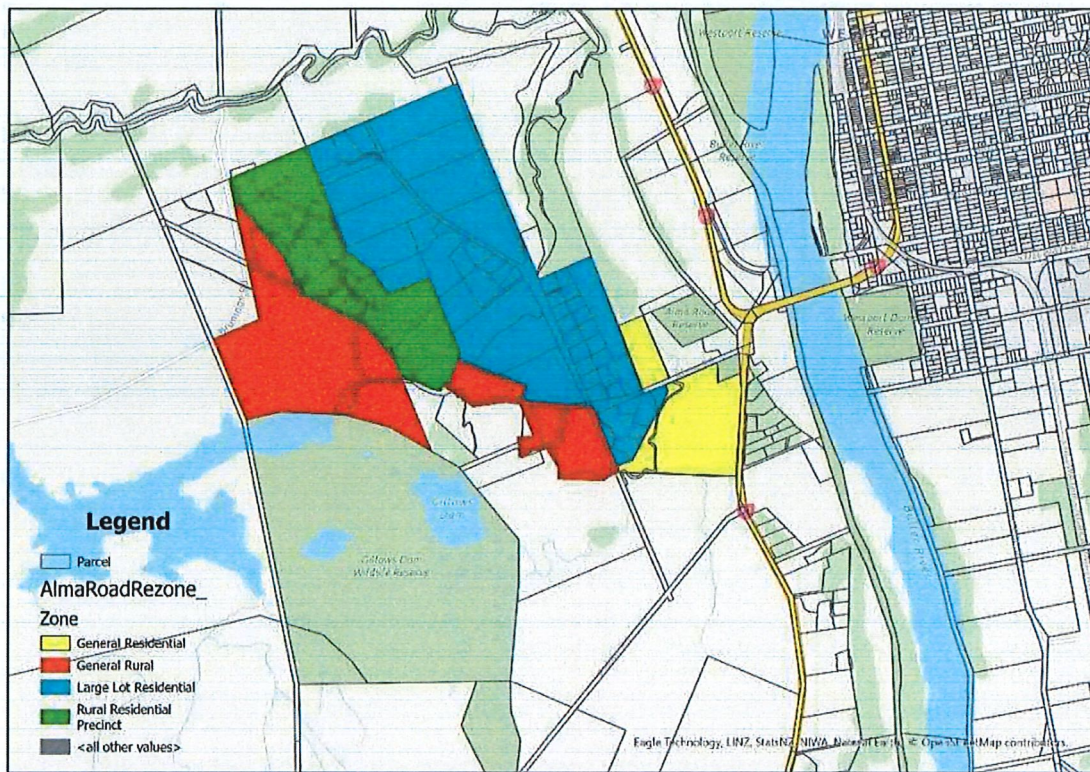
## Proposed Te Tai o Poutini Buller Zoning

Submitter Garry Howard S358.

### Re: Buller District Council Rezoning Proposal for Alma/McPadden Road Area.

Thank you for advising of Buller District Council alternative zoning changes. There is one aspect of Councils proposal that is **totally unacceptable and against work already planned and discussed to date.** I will cover this aspect later in this submission.

The Council proposes that for the Alma/McPadden Road area, the General Residential Zone classification as notified in the TPPP be re classified into a three further zone classifications, Large Lot Residential; Rural Residential and General Rural as shown below.



*Figure 2. Alternative zoning proposed by BDC.*

1. The General Residential as shown in yellow. Agree and support.
2. The Large Lot Residential (blue) – 1 unit per 1000sqm site area. Agree and support as this is consistent with resource consents that have already been granted i.e. RC220026 being a lot subdivision at the north-west corner Alma/Mcpadden Road, Lot sizes 2,855 sqm to 5418 sqm.

3. The Rural/Residential Precinct (green) – 1 unit per 4000sqm site area as proposed is not consistent with what has been established in the area, particularly around Lakeside Terrace which has section sizes from 2500 sqm. It is more appropriate for this area to be zoned Large Lot Residential due to the allowance for future infrastructure (water and sewage) to be taken up Alma Road. The Infrastructure Accelerator Funding as applied for by Buller District Council includes an allowance for water and sewage services to be taken to the corner of Alma/McPadden Road for the expressed purpose of eventually being extended along both McPadden Road and Alma Road. For this reason, the area should be treated no different from the McPaddens Road area that is proposed by Council as Large Lot Residential.
4. General Rural as shown in orange. This is inappropriate for this area. The Council submission does not provide any information on which type of General Rural Zone as outlined in the TTPP and copied below.
  - The GRUZ - General Rural Zone covers much of the [land](#) on the West Coast/Te [Tai o Poutini](#) where [primary production](#) uses are the major activities. There are two Precincts within the Zone - GRUZ - PREC1 - Community Living Precinct and GRUZ - PREC5 - Highly Productive [Land](#) Precinct.
  - The SETZ - Settlement Zone covers all the wide range of settlements that are outside of the four main towns throughout the West Coast/Te [Tai o Poutini](#). Because of the range of conditions within the Settlement Zone there are three Precincts within the Zone - SETZ - PREC2 -Settlement Centre Precinct, SETZ - PREC3 Coastal Settlement Precinct, and SETZ - PREC4 - Rural Residential Precinct.
  - The RLZ - Rural Lifestyle Zone is located around the edges of towns and settlements. It includes areas that were predominantly farmed in the past, but have gradually moved out of economic [primary production](#), although they still may have rural activities occurring.

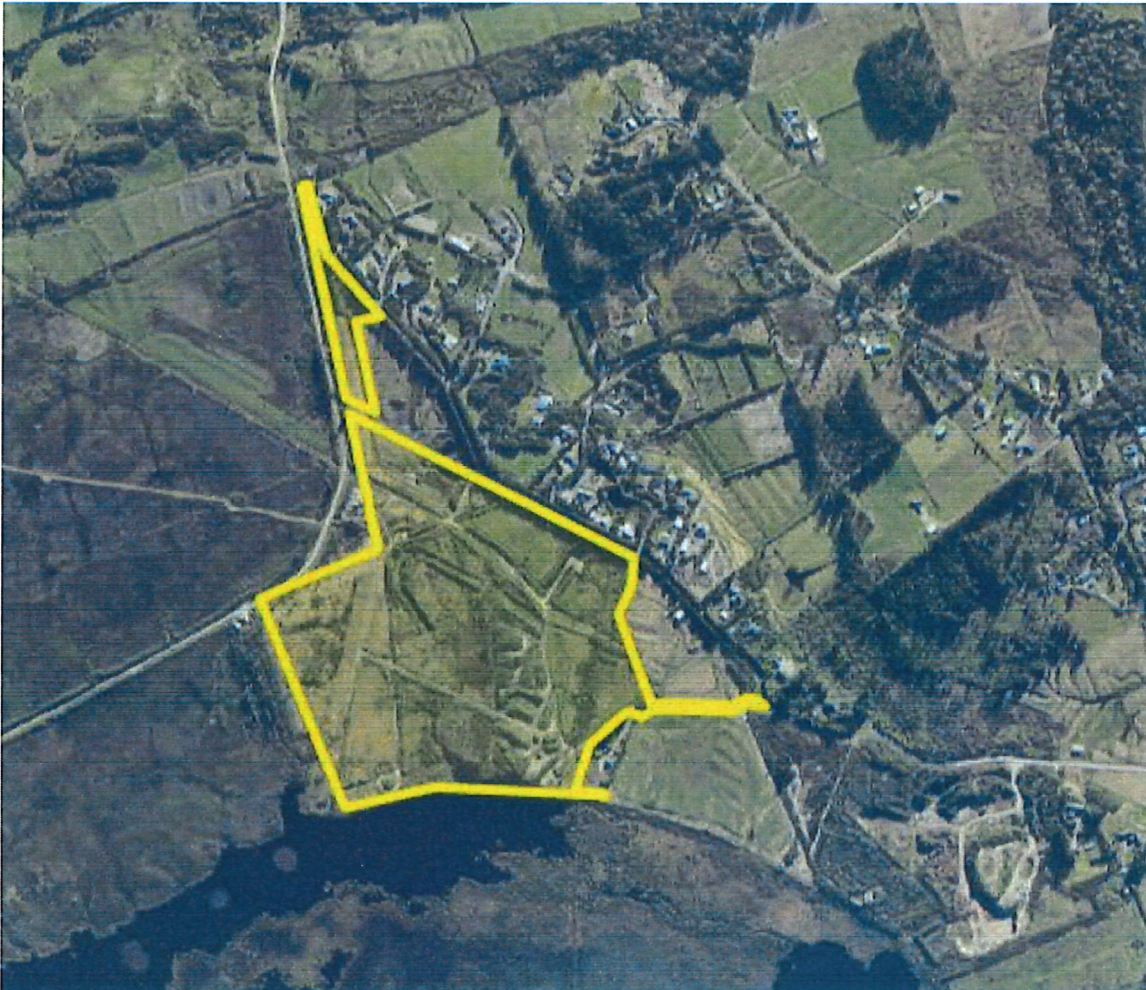
The property located at 199 Alma Road, comprising Lot 1, DP 469438 and Lot 1, DP 475451, is contained in Title 655020 and covers an area of 27.4365 hectares. This site was proposed for subdivision as part of Buller District Council's submission to the Infrastructure Accelerator Fund, with the aim of developing it for residential use.

Buller District Council initiated discussions with the owner, resulting in a Letter of Intent dated 28 September 2022. Subsequently, Stafford Green Limited, Buller District Council, and Kāinga Ora invested significant effort in advancing the development plan. The project progressed to the point where a ministerial visit to Westport was planned to announce it officially.

However, Stafford Green Limited ultimately decided not to proceed due to the perceived risks associated with guaranteeing the completion of a specified number of homes within various milestone timeframes.

For visual reference, please refer to the attached Alma Development plan.

Council then moved its focus to the current proposal at the start of Alma Road.



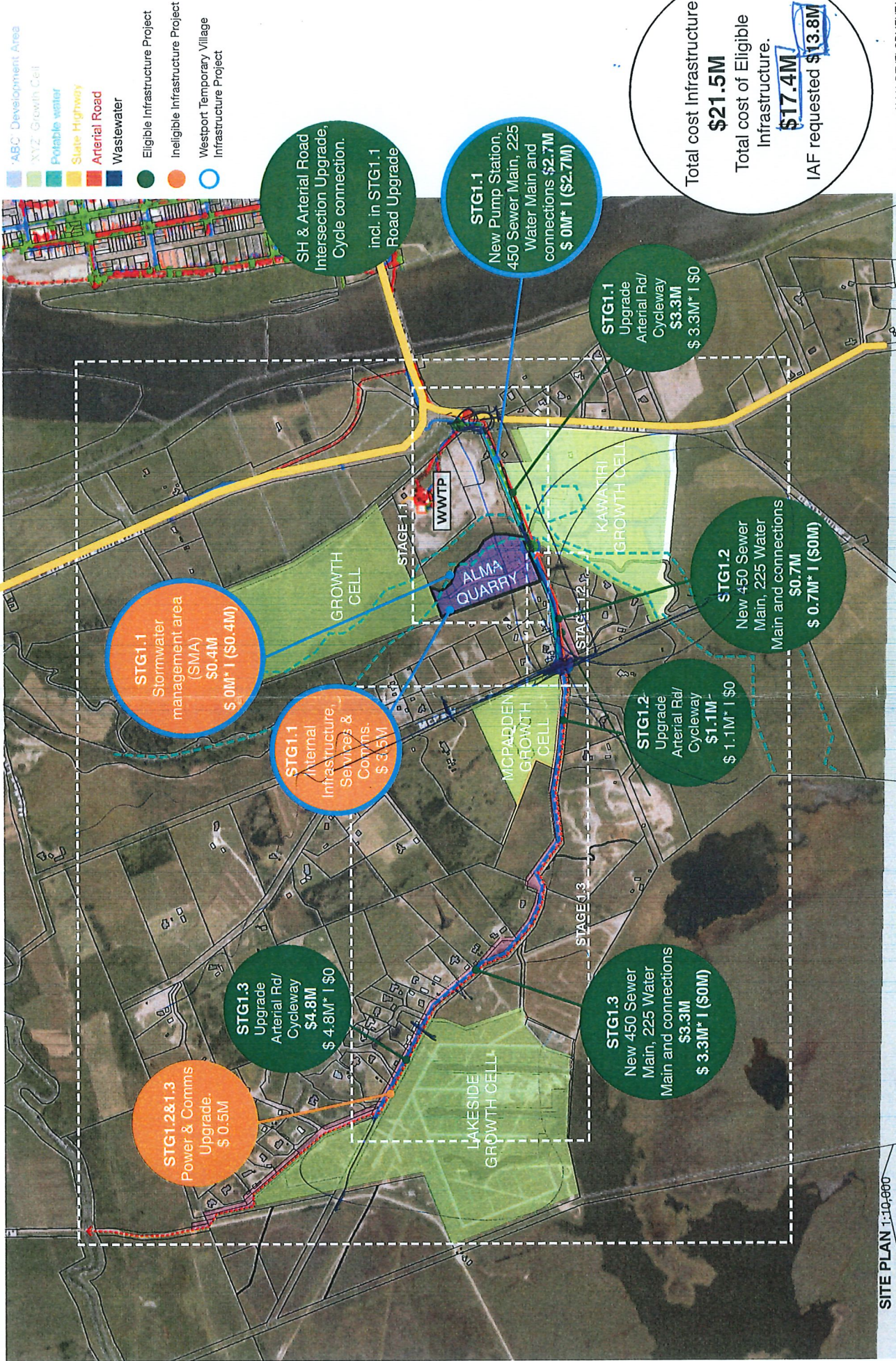
Stafford Green Limited will undertake a subdivision soon but is currently completing resource consent conditions for the ten-lot subdivision Alma/McPaddens Road.

While the draft subdivision plan as attached shows a possible layout of the subdivision it is far from complete as section sizes are intended to vary from serviced sections of approximately 700 sqm to unserviced sections of a few hectares.

The proposal also allows for water tanks and bore that could be linked to Carters Beach via Brunnings Road and Alma/McPaddens Road to ensure both areas receive water at an adequate flow rate and pressure.

**The outcome required is for the area of 27 ha to remain as proposed “General Residential” or Large Lot Residential. This is essential for future development in the area.**

# ALMA DEVELOPMENT



SITE PLAN 1:10,000

ALMA DEVELOPMENT V6 - DEC 21 1

7/05/2023

## **Alma Road Master Plan Project – Stafford Green Ltd.**

**Objective:** The objective of this project is to develop a master plan for the three titles, which provide approximately 32 hectares of land for a lifestyle and residential subdivision. The development will include the creation of approximately 60 to 100+ sections, with 10 to 20 sections being developed at a time.

**Titles:** The three titles included in this project are:

1. 27.4365 hectares, consisting of Lot 1 DP 469438, Lot 1 DP 475451, and Title 655020. Approximately 2 hectares of this title is currently being subdivided off for the construction of a new home by Brad and Casey French.
2. 5.2718 hectares, consisting of Lot 3 DP 362095 and Title 253267.
3. 2 hectares, consisting of Lot 2 DP475451 and Title 655021.

**Overview:** The development will principally be a lifestyle subdivision, with consideration given to some residential sections and the possibility of a local café/dairy. The lifestyle sections will range from 1500sqm to 3500sqm, with some potentially larger due to natural contours. The residential cluster will range from 550sqm to 800sqm, primarily within Title 253267.

**Services:** The lifestyle sections will have formed road access, power, and telecommunications. Consideration will be given to a cost-benefit analysis of connecting to the BDC sewage treatment plant or providing a smaller treatment plant for the subdivision.

**Water:** Water will be sourced from a bore and reticulated throughout the subdivision. A cost-benefit analysis will be conducted to determine whether individual tanks or a treated and reticulated service is more feasible. The council has shown interest in enhancing the water supply to Carters Beach.

**Landscaping:** Landscaping is a critical aspect of this project, with the potential to incorporate access to Charles Dam for recreational kayaking. Charles Dam is a man-made dam that can be a point of attraction for the subdivision. Preliminary views of DOC will be obtained. The landscaping will also help mitigate the effects of the predominantly south-west wind coming across the lake.

**Other Features:** The ground geology consists of top mud with limited fertility, iron pan sands with consolidated iron layers that inhibit drainage to the alluvial gravels. Power lines will be relocated by Transpower, who plans to remove the steel-framed pylons.

**Subdivision Concept for Gillows Dam Block**  
 Lot 1 DP 469438 Lot 1 DP 475451 Blk IV Steeples SD

Some 27.4Ha split into 99x sections, no smaller than 1,600m<sup>2</sup>. Falls within district rule and would service the over 60's demographic, families and / or those relying on the Kiwi Saver \$500k cap finance. This should create a welcoming and diverse culture and community.

Following regional rules utilise / divert the Gillows dam to create three arms of additional water ways, thus creating more habitat for native flora and fauna, creating a peaceful environment for the subdivisions inhabitants as well as more desirable sections and gaining quicker and better return for investors of the subdivision.

A walking / biking track created to allow the public access to this stunning environment.

**Numbers at a Glance:**

Orange 38 x House & Land Packages at \$500K = \$19,000,000

Green 52x House & Land packages at \$550k = \$28,600,000

Pink 9x House & Land Packages at \$600K = \$5,400,000

Blue House and Land 1x at \$500k & 1x at \$650,000 = \$1,150,000

Total Potential Turn Over = \$54,150,000

