



# Te Tai o Poutini PLAN

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## How requests for rezoning will be managed

### What is Te Tai o Poutini Plan?

Te Tai o Poutini Plan will be the new combined District Plan for the Westland, Grey, and Buller District Councils. It will replace the current individual district plans and provide the Objectives, Policies, Rules and Maps for how activities and resources are managed across the three districts.

### Request for rezoning as part of Te Tai o Poutini Plan

The new Te Tai o Poutini Plan will feature some significant changes to the types of zones and where they are located on the West Coast.

Bringing together the zoning information of the three district plans and meeting the National Planning Standards will result in some significant change to the current zones.

Alongside this, the Councils have identified areas they want to rezone to meet current and future development needs, and rezoning of these areas will also occur. In particular, there are likely to be significant areas rezoned around the main centres for new residential housing, medium density housing and industrial development.

### Private land rezoning requests

Some private landowners may also want to seek rezoning of their land through the Te Tai o Poutini Plan process.

Due to time and resourcing constraints, during the preparation of Te Tai o Poutini Plan, private requests for rezoning are not being considered as part of the draft Plan development. Instead, any landowner seeking a zoning change is asked to make a submission on Te Tai o Poutini Plan and present their evidence and arguments for rezoning as part of the hearings process.

**Te Tai o Poutini Plan is expected to be notified for public submissions in July 2022.**



## Principles for rezoning

To assist people seeking rezoning, the principles being used in assessing rezoning applications are outlined below:

1. The overall impact of the rezoning is consistent with the West Coast Regional Policy Statement;
2. Rezoning for residential housing should be able to make use of existing infrastructure rather than require large scale infrastructure extensions by the Councils;
3. Rezoning for business and industrial land should be within or adjacent to existing settlements and towns, and its location should not undermine the function of existing town centres or settlements;
4. Areas of high natural, historic or Poutini Ngāi Tahu value will generally not be appropriate for rezoning to more intensive uses;
5. Rezoning should not result (either directly or indirectly) in the exacerbation of significant natural hazards or increase the risk of significant natural hazards to the community;
6. Rezoning decisions should be made with awareness of the potential impacts of climate change and not result in communities or buildings being placed in areas where significant risk could result as the climate changes;
7. Managing reverse sensitivity impacts to industry, mineral extraction or other productive uses so these are able to continue to operate;
8. Managing the impacts on nationally significant infrastructure such as the national grid, to ensure they are appropriately protected from incompatible development and reverse sensitivity;
9. Using the Future Urban Zone as a way to protect land for urban uses and managed retreat where infrastructure or other constraints mean that rezoning to the ultimate end zone now is not appropriate.

In addition, there are a number of good practice approaches that will be considered in assessing any proposal including:

- a. Zone boundaries need to be clearly defensible e.g., follow roads where possible or other boundaries consistent with the purpose of the zone
- b. Zone boundaries should follow property boundaries
- c. Generally, no "spot zoning" (i.e., a single site zoned on its own).
- d. Zoning is not determined by existing resource consents and existing use rights, but these will be taken into account.

## Want to ask a question?

For more information email [info@tppp.nz](mailto:info@tppp.nz) or call 0508 800 118.



**Te Tai o Poutini**  
PLAN

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