



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

Monday 14 December 2020, 11.00 – 2.00pm
Westland District Council

AGENDA

11.00	Welcome and Apologies	Chair
11.02	Confirm previous minutes	Chair
11.05	Matters arising from previous meeting	Chair
11.10	Financial Report	Project Manager
11.15	Project Manager's Report	Project Manager
11.25	Technical Report – Historic Heritage, Objectives and Policies	Senior Planner
11.45	Technical Report – Rural Zone Policies	Principal Planner
12.05	Technical Report – General Rural Zone Rules	Principal Planner
12.25	Lunch	
12.45	Technical Report – Rural Lifestyle Zone Rules	Principal Planner
1.05	Technical Report – Settlement Zone Rules	Principal Planner
1.25	Technical Report – Special Zones Issues, Objectives and Policy/Rule Direction Part 2 (Future Urban, Stadium)	Principal Planner
1.55	General Business	Chair
2.00	Meeting Ends	

Meeting Dates for 2021

Tuesday 26 January (West Coast Regional Council)

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 24 NOVEMBER 2020, AT THE OFFICES OF GREY DISTRICT COUNCIL & VIA ZOOM, COMMENCING AT 10.05 A.M.

PRESENT:

R. Williams (Chairman), A. Birchfield, J. Cleine, S. Roche, T. Gibson, B. Smith, L. Coll McLaughlin, P. Madgwick, A. Becker (left meeting at 12.00pm)

IN ATTENDANCE:

J. Armstrong (Project Manager) via Zoom, L. Easton via Zoom, E. Bretherton (WCRC), V. Smith (WCRC) (left meeting at 12.52 pm), S. Bastion (WDC), P. Morris (GDC), T. Jellyman (WCRC)

WELCOME

The Chairman welcomed everyone to the meeting. He reminded those present that this is a public meeting and members of the public as well as media are welcome to attend. The Chairman welcomed any members of the public who may be viewing the meeting via Council's Facebook page.

APOLOGIES:

Moved (Madgwick / Birchfield) *that the apologies from F. Tumahai, Cr Martin, S. Mason be accepted.*

Carried

LATE ITEM

Approval and Funding for Desktop Study Identifying Significant Natural Areas on Conservation Land

Moved (Williams / Smith) *That late item be accepted.*

Carried

CONFIRMATION OF MINUTES

Moved (Roche / Coll McLaughlin) *That the minutes of the meeting dated 29 October 2020, be confirmed as correct, with the minor amendment below being made.*

Carried

MATTERS ARISING

The Chairman noted the minor typographical error relating to Westport Cycle trail.

Cr Coll McLaughlin asked if the letter to the Minister of Local Government Minister has been sent. Mayor Cleine confirmed that the letter was sent on 17 November.

Financial Report

J. Armstrong spoke to this report. She advised that the budget is tracking well with budget actual spend slightly under. J. Armstrong advised that this will even out once research and communications platform invoices are to hand.

Moved (Roche / Becker) *That the financial report is received.*

Carried

Approval and Funding for Desktop Study Identifying Significant Natural Areas on Conservation Land

J. Armstrong spoke to this report and advised that costs from Wildland Consulting for extending SNA identification over conservation land have come in at \$43,965 plus GST. J. Armstrong advised that a meeting has been held with DoC on the West Coast, and DoC will contribute to the costs. She advised that confirmation has been received with DoC's agreeing to contribute \$30,000 of the \$43,965. J. Armstrong advised this leaves \$13,965 to come out of the TTPP research budget. J. Armstrong advised that the study will give a clearer picture of all SNA's across the West Coast and will also give a clearer view on what needs to be protected on private land. J. Armstrong confirmed this will include all land on the West Coast. Cr Birchfield stated that he is happy with this.

Mayor Cleine stated that it is likely DoC will be a submitter when the draft plan is completed, he is concerned that there might be a legal risk in this area. J. Armstrong advised that DoC will not have input into the contract as it will be TTPP who hold the contract. L. Easton advised that the contribution that DoC will make is for their land, and they are unlikely to be a submitter or appellant around any SNA identification on their own land, but they may be very interested in what is on private land. L. Easton stated that Council is the lead contractor, Council holds the brief and there are good measures in place to ensure a robust process. Mayor Cleine asked if DoC have bought into the scope of the methodology that Wildlands are going to use. J. Armstrong confirmed that the scope has been sent to DoC. The Chairman read out a letter to the meeting from Mr. Mark Davies (DoC Director of Operations- West Coast), which confirms the funding. The Chairman advised he would write to Mr. Davies following today's meeting confirming receipt of the letter.

L. Easton explained how the analysis will be worked through with a big part of the contract being ecological review work, GIS analysis is also a big part of this. She advised that existing files will be used for this section of work, new GIS boundaries will not be created unless there is something of significant difference. L. Easton advised this analysis will be sufficient.

Cr Roche commented that there has been a desk top analysis done for Buller and said the information is available. L. Easton confirmed that this information has been passed on by BDC staff.

Moved (Roche / Becker)

- 1. That the Committee receives this report.*
- 2. That the Committee accepts the quote from Wildland Consulting.*
- 3. That the Committee request a variation to the current Wildland Consulting contract be drawn up.*
- 4. That the Committee approve the funding of \$13, 965 from the TTPP Research budget towards this additional work.*

Carried

Project Manager's Report

J. Armstrong spoke to this report. She stated it has been a busy time on the West Coast with a meeting held with members of the Greymouth CBD business association. J. Armstrong advised that the plan process was been discussed along with business concerns around raising finance and getting investment into the town. She stated that the group are supportive of Plan direction, and participants had lots of ideas for revitalizing the town centre, including using the floodwalls and having multiple small and pop up businesses sharing a premises.

J. Armstrong reported that there was a huge turnout for the Primary Sector workshop. She stated there was concern with SNA's especially in the Grey district, she advised them that landowners would be contacted. Participants queried whether Farm Environment Plans could be used for self-monitoring outcomes on farms. J Armstrong explained this was not something the TTPP can regulate, and would need to be discussed with individual councils. She commented that there is a lot of discussion required by individual councils around this matter.

J. Armstrong reported that a small hui was held at Arahura Marae which was very productive. The idea of joint management of Maori land was discussed at this meeting. She advised that this concept builds on the Mana Whakakahone a Rohe agreement. She stated that settlements and freehold land use as Papakainga was also discussed.

J. Armstrong stated that she is not hopeful of finding funding for TTPP from the Jobs for Nature fund.
J. Armstrong advised that she has been working with EA's regarding meeting dates for 2021. J. Armstrong will send out invitations for workshops for next year.
J. Armstrong advised she has been working on the long term budget for the next 10 years. A meeting is scheduled for 14 December to work through the accuracy of costs.
J. Armstrong confirmed that buildings would not be put on the stop banks / floodwall but conversations with businesses may include using them for markets and small events.
Mayor Cleine spoke of meeting frequency and feels a lot is operational, he suggested that timing is tightened up and less information coming to the committee. The Chairman stated that he had intended to ask the committee for their feedback on this. It was agreed this would be discussed off line and brought to the 14 December meeting. The Chairman stated he is keen to make the best use of time.

Moved (Coll McLaughlin / Gibson) *That the report is received.*

Carried

Port and Hospital Special Purpose Zone

L. Easton spoke to this report and said that core part of towns for Greymouth and Westport is their ports. She stated that the point of this report is to enable activity and recognise some activities can be smelly and dusty. Provisions were noted for water blasting and business along with fuel storage. Cr Birchfield spoke of the importance of ports and activities around them.

P. Madgwick spoke of concerns at Jacksons Bay should this area develop with holiday homes. He stated that the Jacksons Bay port is a working port. L. Easton advised this is currently zoned as a coastal settlement. She stated that she may not have hit on the right way to zone Jacksons Bay port but is aware port activity needs to be able to continue. P. Madgwick stated that it is important this is protected.

Mayor Smith stated that Jacksons Bay is the only deep water port on the West Coast. He asked if gravel coal and bulk fertilizer is considered. L. Easton this is considered as cargo and cargo also includes fish.

The Chairman noted that safety and security is very important and is concerned that the future of fishing vessels and cruise ships should be considered. He also spoke of the connection with rail and shunting. He stated that river control and floods need to be taken into account with regard to port activity. Discussion took place and it was noted that health and safety legislation may cover some of these concerns. Security, customs and links to transport were discussed with regard to multi modal transport.

Hospital Zone was discussed. L. Easton advised that the Greymouth hospital is in a commercial zone, Westport and Reefton hospitals are in residential zone. L. Easton spoke of the extensive activities that occur in and around hospitals.

Cr Roche queried if it should be changed to a health zone. L. Easton provided information on this matter. Cr Roche asked if names should be future proofed and it was noted that names are included in the planning standards and feels that names will not create problems. Mayor Cleine asked if the O'Connor Home should be included in the health zone. Extensive discussion took place and it was agreed that further work is required as this area. Helicopter facilities were discussed and it was noted that these do need to be provided for.

P. Madgwick stated that the correct spelling of the name of the new Greymouth Hospital is Te Nikau. Mayor Smith spoke of the medical centre in Hokitika. It was agreed that the Hokitika, Franz Josef and Haast health centres would be included.

Cr Coll McLaughlin asked if the staff could review zones and precincts as areas as these need to be future proofed. She would like this to come back to the meeting to consider Karamea and other zones. L. Easton agreed with this.

Moved (Cleine / Gibson)

- 1. That the Committee receive the report.*
- 2. That the Committee provide feedback on the draft objectives and policies for the Port and Hospital Zones.*

Carried

Tai o Poutini Plan Technical Update – Open Space Zone Rules

L. Easton spoke to this report and advised this is last paper on this matter. She spoke of the three open space zones and advised the key thing is to make it so normal activity does not require a resource consent. L. Easton spoke of the importance of being aware of neighbour impacts which may trigger adverse reaction and used the example of sporting activities.

Mayor Cleine noted that commercial activity does not seem to have been allowed for, or grazing. L. Easton clarified matters relating to this and provided additional information. She stated that the purpose of the commercial activity needs to relate to the open space.

L. Easton answered questions and offered to follow up on activities relating to events and functions along with the use of community halls. She agreed that hours of operation will also be re looked at across all zones.

Mayor Cleine spoke of cell towers that might be on reserve land and feels that this example needs to be considered.

P. Madgwick – Pounamu Pathway, he stated that some of the pou whenua will be in rural areas and that it is important to provide for this.

Cr Roche requested that hours of operation for sports and recreation are also relooked at.

L. Easton answered questions and advised that conservation land could end up in the open space zone.

Extensive discussion took place on natural open space zone, Cr Coll McLaughlin expressed concern about community facilities in this zone. L. Easton advised that the natural open space this may not be required. Mayor Smith stated that just because land is administered by DoC does not mean that it is a national park. Cr Coll McLaughlin commented that this may be a situation where the West Coast doesn't fit with the rest of New Zealand.

It was agreed that L. Easton would follow up on concerns of the committee with regard to open space zone matters.

P. Madgwick spoke of cemeteries and Urupa. He gave examples of whanau establishing a Urupa on farming or ancestral land. P. Madgwick advised that this may apply to others who have lived in a rural zone or on family owned land.

L. Easton offered to look into this in more detail and will bring back a paper on this to the meeting.

L. Easton advised that matters relating to noise will be brought to the meeting next year.

She provided information on beaches, esplanades and rules in this area. L. Easton advised that this plan will end at the mean high water springs high tide mark.

Moved (Coll McLaughlin / Birchfield)

1. *That the Committee receives the report*
2. *That the Committee provide feedback on the draft Rules for the Open Space Zones.*

Carried

Te Tai o Poutini Plan Technical Overview – Notable Tree Issues, Objectives and Policies

E. Bretherton spoke to this report. She advised that notable trees are different to SNA's. E. Bretherton advised that different criteria are being used in each district. She offered to answer questions.

P. Madgwick stated that it is very important that heritage trees are protected. He stated that there are numerous trees around the region that are deserving of protection. P. Madgwick suggested that particular trees would need to pass a test and rules would need to be in place to ensure that these trees are protected.

E. Bretherton explained schedules to the meeting, and next steps. She answered questions.

P. Madgwick stated that once heritage trees are gone, they are gone. He stated that now is a good opportunity to nominate trees and start the process to protect them. Discussion took place on how this would be managed. E. Bretherton confirmed that there is no national legislation on this. Policy four and six were noted.

Moved (Madgwick / Birchfield)

1. *That the Committee receives the report*

2. *That the Committee provide feedback on the wording of the draft Issues, Objectives and Policies for Notable Trees.*
3. *That the draft Issues, Objectives and Policies in this report (as amended by feedback from the Committee) be used to develop planning rules.*

Carried

Poutini Ngai Tahu Issues and Objectives and Policies

L. Easton spoke to this report and advised that P. Lynch, Ngai Tahu Planner, has been heavily involved with this. L. Easton answered question and provided further information to the meeting.

P. Madgwick stated that this chapter will be quite onerous for Ngai Tahu and will require a lot of workshopping. He stated this will go through every part of the West Coast. He spoke of cultural mapping requirements and expressed concern with the timeframe. L. Easton clarified future steps that are likely to be required.

P. Madgwick spoke of the opportunity for joint management agreements and stated that this is an exciting possibility. He spoke of the very significant areas such as the Arahura and Mahi Tahi Rivers that this would provide an opportunity for the runanga to manage. He stated that the district plans have scant detail on Poutini Ngai Tahu provisions at the moment and that it is good to see the work coming through for the new plan.

Moved (Madgwick / Gibson)

1. *That the information be received.*
2. *That the Committee provide feedback on the wording of the draft Ngai Tahu Issues, Objectives and Policies.*

Carried

Feedback from Consultation to Date

L. Easton spoke to this report. Cr Birchfield stated he was disappointed that there was not more feedback from the mining sector. L. Easton stated that consultation going forward will be much more targeted and more general public consultation is not due until 2022. Cr Birchfield stated that it is important that feedback is sought. J. Armstrong stated that a workshop has recently been held with the extractive industry. She stated that she provides quarterly updates to the sector and they have been very pleased to receive these updates.

Cr Coll McLaughlin stated that she attended the roadshow in Buller including Karamea and was very impressed with this.

Moved (Williams / Cleine) *that the information be received.*

Carried

Adjourned at 12.00 for lunch and reconvened at 12.30

Short-term Residential Visitor Accommodation

L. Easton spoke to this report. She noted that this activity occurs in lots of the small settlements around the West Coast especially in areas where it is not worth building large accommodation facilities. L. Easton advised that Christchurch City Council have now completed a plan change for this purpose.

L. Easton advised that there has been a large increase in visitor accommodation on the West Coast recently. She spoke of the impact of residential visitor accommodation on the housing market.

L. Easton stated that there are requirements under the Building Act and other areas of compliance. She explained that 180 days has been suggested as a maximum timeframe for short term rental accommodation use.

L. Easton advised that she has put a proposal together for unhosted residential accommodation. She also spoke of discussions previously had on this matter at previous meetings.

L. Easton offered to answer questions. Mayor Smith feels that Air BnB's should not be regulated and they should not be zoned commercial. Cr Roche stated that Buller has a different approach and is very happy

with what has been captured in this report. Cr Roche stated that housing is becoming a big issue in Buller due to the amount of people moving to the area. L. Easton provided information on compliance in other areas. L. Easton stated that it is much easier to monitor compliance if a resource consent is in place. She stated that permitted activities are much more difficult to monitor. L. Easton acknowledged that each district has a different view on this. P. Madgwick agrees with Cr Roche. He stated that a housing crisis is the result of the huge increase in Air BnB's and feels this cuts to the heart of community viability. P. Madgwick feels that housing is a duty of local authorities, he queried who else is going to provide this. He acknowledged that Air BnB's do provide accommodation for events but feels that we have got by without them. P. Madgwick stated that a lot of the housing for Air BnB's has been snapped up by people from outside of the region. Mayor Gibson feels that the Plan needs to be as simple as possible and the Building Code will cover some areas of this. Cr Birchfield agrees with Mayor Smith. He feels that landlords are being persecuted, and that people coming and going at Air BnB's is not a problem. Cr Birchfield stated that unnecessary red tape is not required. Cr Coll McLaughlin advised she asked people about this at the recent roadshow. She stated that there is a shortage of housing and Air BnB's are a real concern in the Buller. Mayor Cleine stated that this committee has a role to play with regard to housing. He stated that he is focussed on long term residents who are living and working in the district. Mayor Cleine stated it is very difficult to find accommodation for professionals who are moving to the town. Cr Coll McLaughlin stated that there is nowhere to rent in Westport at the moment.

L. Easton stated restricted discretionary activity could be an option in Buller, and for Grey and Westland it could be a permitted activity. It was agreed that further consultation would be undertaken next year.

P. Madgwick stated that this is an issue throughout the Coast, for Coasters. He feels that the consultation needs to be broader. It was noted that a common position is preferred that all districts have the same rules. Cr Coll McLaughlin feels there is value in revisiting this. Mayor Gibson stated that everyone has different views and different issues.

Mayor Smith agreed that there are huge differences between the three districts. All agreed that further consultation is required.

P. Madgwick stated that Westland is not different to Buller with regard to the shortage of rental accommodation. Mayor Cleine suggested that this matter is brought back to individual Councils for consultation in view of budget requirements.

L. Easton suggested a questionnaire is put on the website seeking feedback over a longer period of time. J. Armstrong advised that wide consultation has not been budgeted for. She stated that fact sheets and questionnaires are good but feels that if they could be sent to individual councils and feedback could be sought via Council newsletters. Mayor Cleine suggested a technical paper is written by TTPP staff and put on each Councils agenda.

Moved (Cleine / Gibson) *That the information be received, and that wider consultation be sought.*

Carried

Technical Report – Town Centre Zone Rules

L. Easton spoke to this report. She stated that differences are proposed for the four different town centres. L. Easton outlined these differences to the meeting. She advised that policies have been developed for each of the town centres. L. Easton explained urban design and revitalisation. She outlined matters relating to demolition of buildings. S. Bastion spoke of requirements not to block views of mountains or sea. L. Easton advised that at the moment this is a placeholder provision and would not be included in the Plan if there are no view shafts identified in Hokitika. P. Madgwick stated that this is going a bit far and feels that it could be problematic in the future. He also expressed concern around issues relating to pedestrianism. He feels this is an ideal and not suited to West Coast weather.

L. Easton answered questions and provided additional information on matters relating to Reefton and the CBD development plan for Greymouth. Cr Birchfield spoke of the importance of everyone buying into the plan.

Mayor Smith asked if the Plan would make it more difficult for large companies to build on the West Coast. L. Easton stated that the Plan would ensure developers are more site specific. P. Madgwick spoke of the importance of locations for large commercial buildings and feels they should be directed to the fringes of the CBD. L. Easton stated usually a large footprint is required and this is why they are usually on the periphery of the town centre. P. Madgwick advised that with regard to the Greymouth CBD the discussions need to include Māwhera Corporation. L. Easton advised that to date they have been supportive.

Moved (Birchfield / Roche)

1. *That the Committee receives the report*
2. *That the Committee provide feedback on the wording of the draft Town Centre Precincts policies and the performance standards and Rules for the Town Centre Zone.*

Carried

GENERAL BUSINESS

Cr Birchfield requested that when the maps come out for SNA's they need the maps quickly so that people are informed early. It was agreed this would be workshopped first.

The meeting closed at 1.28 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held at Westland District Council Chambers on Monday 14 December commencing at 11.00 am.

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Chairman

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Date

Action Points

- L. Easton to provide a report on cemeteries / Urupa's to the next meeting.
- Staff to prepare a technical paper on visitor accommodation.

Meeting Dates for 2021

ONE DISTRICT PLAN

4 FOR THE FOUR MONTHS ENDED 31 OCTOBER 2020

	ACTUAL Year to Date	BUDGET Year to Date	YEAR TO DATE Variance	BUDGET Full Year
INCOME				
Carry forward Credit Balance 19/20	30,694	33,333		100,000
Targeted Rate	41,667	83,333		250,000
General Rate Contribution - WCRC	25,000	50,000		150,000
	<u>97,361</u>	<u>166,667</u>	-	<u>500,000</u>
EXPENDITURE				
Salaries	83,321	82,667		248,000
Consultant Planner	39,960	33,333		100,000
Governance	18,000	21,667		65,000
Research	22,071	33,333		100,000
Stakeholder Engagement	10,713	5,667		17,000
Communications Platforms	-	3,333		10,000
Legal Advice	-	667		2,000
Share of WRC Overhead	50,000	50,000		150,000
	<u>224,065</u>	<u>230,667</u>	-	<u>692,000</u>
Net Surplus / (Deficit)	<u>(126,703)</u>	<u>(64,000)</u>		<u>(192,000)</u>
Borrowing requirement	<u>126,703</u>	<u>64,000</u>		<u>192,000</u>



Project Manager Update

1 November 2020 – 30 November 2020

Prepared By: **Jo Armstrong**
Date Prepared: **30 November 2020**

Accomplishments this Period

- The planning team continue to work on the following topics:
 - Rural zones
 - infrastructure,
 - historic heritage,
 - transport,
 - designations,
 - mineral extraction,
 - natural heritage,
 - natural hazards
 - notable trees
- All papers are discussed with, and modified by, the Technical Advisory Team before coming to the Committee. We encourage you all to engage with the TAT to discuss the planning aspirations for your district and region.
- The planning team has worked on a huge number and variety of papers for the November Technical Advisory Team and Committee meetings.
- The Agfest stand was a successful community outreach for TTPP. There was good interest from attendees, with similar feedback that we heard on the Roadshow and at workshops. There was also some general interest in what the plan covers, and a number of people took questionnaires away.
- We have had some preliminary meetings with technical staff from GNS. Discussions have been about the possibility of GNS using some West Coast sites as case studies for scientific research based around natural hazards. GNS staff are coming to the West Coast in December to meet with us to discuss options for their research which will support development of TTPP provisions.
- We are planning a Zoom session for the Technical Advisory Team and other council staff to talk to the AF8 team about planning in the face of an Alpine Fault rupture. Infrastructure, building and natural hazards planning requirements will be topics of conversation.
- On 20 November I was invited to a meeting by Ministry for the Environment staff to discuss how the TTPP project is going. MfE are investigating options for reforming the RMA, and were particularly interested in how the governance and decision-making was working on the project, and the quality of partnership with Poutini Ngāi Tahu. I told them that the Committee was

working very well, and had taken on a significant workload with this project. They are considering options for decision maker training, and I strongly advocated for financial support. I explained that we are very hopeful of achieving meaningful outcomes for Poutini Ngāi Tahu, building on the great relationships already developed, and the recent Mana Whakahono a Rohe agreement.

- Emergency Services have shown an interest in discussing provisions that will affect them in TTPP. We will be meeting with them in February to advance this conversation.
- Our application for funding from the Jobs for Nature project has not gained any traction with the West Coast Alliance. A letter from the Committee asking to meet with Minister Mahuta to discuss ongoing resourcing for TTPP was sent on 18 November. The Minister's staff are looking at possible dates for a meeting to also include Ministers Parker and O'Conner. If we don't receive outside funding, we will need an increased budget bid for next financial year.
- Budget – I have made a start on a long term budget to help inform the Regional Council's LTP process. The Committee Chair and I will be meeting with CEs in December to improve the first draft. Of particular focus will be a better understanding of the WCRC overheads, and what the costs for hearings, mediation and Environment Court might be. It will also be an opportunity to consider the possibility of capitalising the Plan funding.
- 2021 Meeting dates – We will reassess the workload and meeting frequency for 2021 at a short workshop in December. I will suggest some options prior to the workshop.

Plans for Next Period

- Policy work on topics mentioned above will continue
- Stakeholder engagement – writing new information sheets and questionnaires to reflect policy already developed, and inform other topics of work underway.
- TAT meeting at Grey District Council on 16 December
- TTPPC meeting on Monday 14 December 11.00 – 2.00pm at Westland District Council.
- 2021 workload and meeting schedule workshop 14 December 9.30 at Westland District Council
- Historic Heritage Committee workshop 14 December 10.00 at Westland District Council

Key Issues, Risks & Concerns

- Not receiving sufficient GIS and Natural Hazard Analyst support to complete the draft plan to schedule. This may mean additional funding is required and/or reverting to the original draft plan completion date of 30 September 2022, or may extend the project out further.

Item	Action/Resolution	Responsible	Completion Date
Not getting key stakeholder buy-in	Contact and meet with them individually. Plan a stakeholder workshop and on-going engagement process	Project Manager	28 February 2020
Not producing a notified plan in a timely manner	Set achievable milestones and monitor/report progress. Identify additional expertise/capacity	Project Manager Planning Team	30 June 2024
Decision makers can't agree	Get agreement on pieces of work prior to plan completion	Chairman	Ongoing
Budget insufficient for timely plan delivery	Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Project extended due to reduced 2020/21 budget	Ensure 2021/22 research budget is sufficient to complete all remaining research required for robust Plan	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Changes to national legislation	Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP	Project Manager Planning Team	Ongoing
Staff safety at public consultation	Committee members to proactively address & redirect aggressive behavior towards staff	TTPP Committee	Ongoing
National emergencies such as Covid-19 lock down	Staff and Committee ensure personal safety and continue to work remotely as able	Project Manager TTPP Committee	Ongoing

Item	Action/Resolution	Responsible	Completion Date
Committee delay or reduce scope of required research	Committee ensure timely research is enabled	TTPC Committee	Ongoing

Status

Overall	Project timing affected by delay in beginning SNA research. Budget for 2020/21 accepted. Research budget over 3 years reduced and this may delay Plan completion. Planning team making good progress with TAT and TTPC input.
Schedule	Work programme set and achieving on schedule. We are catching up on stakeholder engagement postponed due to lockdown, but have lost time on the SNA research.
Resources	We are receiving good input from the TAT. Loss of some 2019/20 research funding makes seeking external party co-funding a priority.
Scope	Deliver efficient, effective and consistent Te Tai o Poutini Plan

Please note that the schedule and scope have been downgraded from green to orange. This is in response to the reduction in budget for 2020/21 and postponement of the SNA research. The delay in receiving permission to commence SNA desktop identification means we are unable to begin field assessments over the 2020/21 summer months. The project may get back on schedule if funding applications are successful, or additional research funding is allocated in future budgets.

Schedule

Stage	Target Completion	Revised Completion	Comments
Complete project initiation documentation	30-Apr-19	19-July-2019	TTPC approved
Identify and contact key stakeholders	03-May-19	Ongoing	Connection made with all key stakeholders and started a second round of contact with other interested parties
Contract senior planning consultant	01-Aug-19	29-July-2019	Contract in place 29/7/19 -30/6/20
Recruit permanent senior planner	30-Sep-19	7-Sep-2019	Started at WCRC on 14 October 2019
Set up Te Tai o Poutini Plan website and communications package	30-Sep-19	30 Nov- 2019	Development complete. Available at www.ttpc.westcoast.govt.nz
Set planning milestones	31-Oct-19	30 Aug-2019	Presented at August TTPC meeting
Hold key stakeholder workshop for Settlements section	28-Feb-20	23 Oct and 21 Nov 2019	Greymouth and Hokitika, then Westport
Hold Community information meetings	31-Mar-20	16-27 Mar 20 and 24-22 Sep 2020	Roadshow in March 2020 and opportunities to coincide with council-community meetings and local events Outcome of Roadshow to be presented to May TTPC meeting
Hold key stakeholder workshops for Infrastructure section	30-Apr-20	31-Jul-20	Greymouth and Hokitika, then Westport. Delayed due to Covid-19 Lockdown
Draft Provisions (Issues, Objectives, Policy and Rules) for Urban Areas developed	31-May-20	31-May-20	For presentation to May TTPC meeting
Workshop discussion with environmental interests re biodiversity provisions	30-Jul-20	31-Aug-20	Delayed due to Covid-19 Lockdown
Draft Provisions (Issues, Objectives, Policy and Rules) for Rural Zones and	31 – Aug-20	31-Aug-20	For presentation to August TTPC meeting

Stage	Target Completion	Revised Completion	Comments
Settlement Zones developed			
Hold key stakeholder workshops for mining and extractive industries	31-Aug-20	31-Jul-20	Due to work programme changes during Covid-19 lockdown
Historic Heritage Workshops	31-Aug-20	31-Aug-20	
Conclude TTPP Roadshow	30 –Sep-20	30-Sep-20	Postponed due to COVID-19
Potential Committee Field Trip	30 –Sep-20	2021	To look at specific matters to help with decisions - COVID-19 dependent
Workshop with agricultural interests re biodiversity provisions	30-Oct-20	28 Oct 20	
Contact with landowners re SNA assessment, landowner meetings	30-Oct-20	30-Jun-21	This will be to seek permission to do field assessments. It is dependent on undertaking the desk top assessment first.
Commence field work for SNA assessments	30- Nov-20	30 Nov 2021	It is anticipated that field work will be undertaken over summer 20-21, summer 21-22 and summer 22-23. This will be delayed until desktop study is completed
Zoning changes proposed	31-Dec-21		Specific zone change proposals will come to the Committee through 2021
Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan	30-May-22	28 Feb 2022	Targeted consultation with stakeholders on draft provisions from mid 2021-mid 2022 with the aim of addressing concerns at this more informal stage
Iwi review of draft Te Tai o Poutini Plan	30-July-22	31 March 2022	This is in addition to hui and consultation throughout the development process and is a mandatory step
Full “draft” Te Tai o Poutini Plan to Committee	30-Sep-22	30 April 2022	Full draft (so that this term of the Committee has overseen the drafting of the whole plan). A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee
Community Consultation on “Draft” Te Tai o Poutini Plan	Oct-22	31 May 2022	Roadshow with a “draft” Plan to discuss with community
Amendment of “Draft” Plan to “Proposed Plan” provisions	31-Nov-22	30 Sep 2022	Feedback to Committee on results of consultation, any legal opinions on contentious provisions and decisions on final provisions
Local Body Elections	30-May-22	October 2022	
New Committee Familiarise with Proposed Plan	30-Jun-23	Nov 2022 – May 2023	Introduce and explain all sections of the proposed plan before the new Committee notify it
Notify Te Tai o Poutini Plan	30-Aug-23	30 June 2023	Indicative time only – this will be the “Proposed” Plan
Submissions Te Tai o Poutini Plan	30-Oct-23	30 August 2023	40 working days for submissions is the legal requirement
Further Submissions	30–Feb-24	30 October 2023	Submissions must be summarised and published and then there is a 20 working day period for further submissions
Hearings Te Tai o Poutini Plan	31-August-24	28 February 2024	Indicative time only
Decisions Te Tai o Poutini Plan	30-Sep-24	31 August 2024	Indicative time only
Appeal Period	30-June-25	30 September 2024	Indicative time only
Appeals and Mediation Te Tai o Poutini Plan	Oct-25	30 June 2025	Indicative time only. However the aim would be to complete the entire “Proposed – submissions-hearings –appeals-mediation-consent orders to Operative Plan” process within 1 term of the Committee

Stage	Target Completion	Revised Completion	Comments
Local Body Elections	October 2025		
New Committee familiarised with operative plan	Nov/Dec 2025		
Ongoing Decision Making for TTPP	Oct 2025 onward		TTPPC is a permanent Committee. Once they have adopted the Plan their ongoing role includes monitoring implementation and the need for any amendments; and undertaking amendments and reviews, or ensuring these are undertaken, as required.
Environment Court	2026		

Actions required



Te Tai o Poutini PLAN

A combined district plan for the West Coast



Te Tai o Poutini PLAN

Prepared for: Te Tai o Poutini Plan Committee Meeting
Prepared by: Edith Bretherton, Senior Planner
Date: 14 December 2020
Subject: **Te Tai o Poutini Plan Historic Heritage Technical Update Issues, Objectives and Policies and Direction on Rules.**

SUMMARY

This report gives an update on the technical work being undertaken on Historic Heritage in Te Tai o Poutini Plan.

The Issues and proposed approach for the Historic Heritage chapter were shared at the June and October 2020 Committee meetings.

Feedback was received on the draft Objectives and Policies, and the provisions have been amended in response. Direction was given on Historic Heritage rules, further analysis and options have been included in this report in response.

This report seeks feedback on the draft Objective and Policies for Historic Heritage, and seeks direction on rules for Historic Heritage.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Objectives and Policies for Historic Heritage.
3. That the Committee provide rules direction for Historic Heritage.

Edith Bretherton

Senior Planner

INTRODUCTION

1. This report gives an overview of the technical work being undertaken on Historic Heritage in Te Tai o Poutini Plan (TTPP).
2. Historic Heritage is a Resource Management Act (RMA) section 6 matter of national importance. Councils are required to *protect historic heritage from inappropriate subdivision, use and development*.
3. Historic Heritage is defined in the RMA as including:
 - Historic sites, structures, places and areas; and
 - Archaeological sites (pre – 1900); and
 - Sites of significance to Māori, including wāhi tapu; and
 - Surroundings associated with the natural and physical resources.
4. Planning Standards require Poutini Ngāi Tahu cultural heritage and Notable Trees to be in individual chapters, these separate sets of provisions will be brought to the committee at a future time.
5. Other agencies have legislative roles relating to Historic Heritage, these roles and the interactions between the different agencies were discussed in the June 2020 Historic Heritage paper for this committee. The paper is attached as Appendix 1 for ease of reference.

DIRECTION FROM HIGHER ORDER DOCUMENTS

6. The “*protection of historic heritage from inappropriate subdivision, use and development*” is a matter of national significance (s.6) in the RMA. This means that we must recognise and provide for it in TTPP.
7. The West Coast Regional Policy Statement (RPS) also gives some direction on historic heritage provisions. TTPP must give effect to the RPS. The provisions are within the Resilient and Sustainable Communities Chapter.

Objective 4

The significant values of historic heritage are appropriately managed to contribute to the economic, social and cultural wellbeing of the West Coast.

Policy 5

Promote the sustainable management of historic heritage, through:

- a). Identification of significant values associated with historic heritage;*
- b). Ensuring that subdivision, use and development does not detract from the significant values of historic heritage; and*
- c). Encouraging the adaptive reuse of historic heritage where appropriate and practicable.*

Method 3

Assess and identify in regional and district plans significant historic heritage according to criteria based on the following matters: (a) Historic (b) Cultural (c) Architectural (d) Archaeological (e) Technological (f) Scientific (g) Social (h) Spiritual (i) Traditional (j) Contextual (k) Aesthetic.

Method 4

Use regional and district plans, and the resource consent process, to recognise and protect significant historic heritage from inappropriate subdivision, use and development.

ADDRESSING HISTORIC HERITAGE ISSUES

8. The draft Issues for historic heritage and proposed approaches to address them were considered at the June 2020 TTPPC. Updated issues are outlined below.

Draft Historic Heritage Issue 1:

Historic heritage items help communities identify with their surroundings and provides tourism and development opportunities. However, the cost of repairing and maintaining these items means they are falling into disrepair

Draft Historic Heritage Issue 2:

Adaptive reuse can encourage historic heritage items to be maintained but can dilute their value.

Draft Historic Heritage Issue 3:

Historic heritage value can occur at different scales, something might be of value locally but not nationally.

9. It is acknowledged that with the diversity of West Coast Historic Heritage items some of these issues are effecting some areas more than others; the town centres in particular are facing significant costs to bring buildings up to Building Code regulations for earthquake strengthening, and many are in a poor state of repair.
10. There is a strong community desire to protect Historic Heritage items, and a legislative requirement to do so as a Matter of National Importance, which must be balanced with reasonable use for the building owners who are facing substantial costs to bring them up to Building Code.
11. In order to understand the scale of the issue, input has been sought from the District Council Building Compliance teams on the number of heritage items which have been identified as needing earthquake strengthening.
12. The draft rules will only apply to Historic Heritage items contained within the draft Historic Heritage schedule, attached in Appendix 3, and summarised below.

	Buildings	Memorial / Landmark	Areas	Features
Buller District	24	4	2	9
Grey District	21	1	4	8
Westland District	18	6	1	7

Table 1: Number of Heritage Items of different types included in the Draft Heritage Schedule

13. Features include items like rail bridges, mining heritage such as the Blackball Air Vents and return chamber, the Big River Quartz mine, and Hendes Gallery. Memorials and landmarks include statues, obelisks, lighthouses and mausoleums.
14. Identifying historic heritage areas is one planning tool that can be used for locations containing numerous items, which are more than the sum of their parts, and where those items are within their original context. Historic Heritage areas are; Denniston, Reefton, Brunner Industrial, Greymouth Railway, Jacks Mill, Moana Railway Station and Ross.
15. Another approach is to use design guidelines for specific locations. This approach is intended to be used for the Hokitika, Greymouth and Reefton Town Centre Zones . These design guidelines will be specific to the town centre and reflect the particular character of the area.
16. Table 2 shows the number of earthquake prone buildings, the number of draft Historic Heritage scheduled items, the draft Historic Heritage scheduled items that are earthquake prone buildings, and the names of those items. All of the buildings are currently scheduled within the existing District Plans.

	Westport	Reefton	Greymouth	Hokitika	Total
Total Earthquake Prone Buildings	Assessments ongoing	Assessments ongoing	43	Assessments ongoing	Assessments ongoing
Scheduled Historic Heritage items in Town Centre	17	8	9	17	51
Scheduled Historic Heritage buildings with Earthquake Prone Building notices	3	0	5	2	10 (21%)
Name of Historic Heritage buildings with Earthquake Prone Building notices	<ul style="list-style-type: none"> • O’Conor home • Railway workshop • Westport Carnegie Library 	-	<ul style="list-style-type: none"> • Dispatch Foundry • Courthouse (former) • Gilmer Hotel • Royal Hotel • Carruthers, Weatherall and KS Jeffrey Building 	<ul style="list-style-type: none"> • Carnegie Library • St Mary’s Church 	

Table 2: Earthquake Prone Building Assessments of Historic Heritage Items on the West Coast

17. The draft Historic Heritage schedule does not list every old building on the West Coast or every building or site with some heritage value, but those that have been identified and evaluated as being important enough to the community to be included in the existing district plans.
18. The district heritage schedule must at a minimum include all Heritage New Zealand Pouhere Taonga listed heritage items. The existing Pouhere Taonga heritage list and district council schedules have been reconciled to resolve any duplications or unlisted items. No new items are being proposed to be added to the draft Historic Heritage schedule. Feedback on the draft plan, and submissions on the proposed plan may result in changes to the draft Historic Heritage schedule.
19. Assessment criteria for Historic Heritage schedule items is detailed in Method 3 of the RPS as outlined above in paragraph 7.

REFINEMENT OF DRAFT OBJECTIVES AND POLICIES

20. Further to the feedback received at the October TTPPC meeting, the objectives and policies have been updated and are outlined below. The October TTPPC Historic Heritage paper with narrative on the objectives and policies is attached as Appendix 2.

Draft Historic Heritage Objective 1:

Recognise the benefits of historic heritage to communities’ sense of place, identity, appreciation and understanding of the Regions heritage.

Draft Historic Heritage Objective 2:

Provide for development opportunities sensitive to the identified values of scheduled historic heritage items.

Draft Historic Heritage Objective 3:

Identify historic heritage items at a range of contexts and scales.

Draft Historic Heritage Objective 4:

Recognise, celebrate and enable the historic heritage of the West Coast.

Draft Historic Heritage Policy 1

Enable the use, including adaptive reuse of scheduled historic heritage items, while ensuring that their identified values are preserved.

Draft Historic Heritage Policy 2

When considering proposals for external alteration of scheduled historic heritage items, matters include that:

- a) any external alteration will not significantly detract from its historic heritage value, or*
- b) the alterations are for the primary purpose of improving structural performance, fire safety or physical access.*

Draft Historic Heritage Policy 3

When considering proposals for relocation or repositioning of identified historic heritage items, matters include:

- a) the impact on the physical integrity of the item and practical considerations associated with relocating or repositioning,*
- b) the item can be accommodated without having a significant adverse effect,*
- c) the item being at immediate risk from natural hazards identified in the natural hazard chapter of this plan,*
- d) relocation is to return an item to its original location,*
- e) the movement of the item will improve public access to the item, and*
- f) the historic heritage item and land it is sited on are in different ownership and following investigation and assessment into practical options for the retention of the historic heritage item in its current location, it is unreasonable for the item to remain.*

Draft Historic Heritage Policy 4

Demolition and destruction of scheduled historic heritage items will not be allowed unless it can be demonstrated that:

- a) the item is in a serious state of disrepair, and*
- b) the costs to repair are significantly greater than other viable alternatives on site, and*
- c) the item cannot be relocated or repositioned and reused due to practical considerations, including cost, and*
- d) in circumstances where the heritage item and land it is sited on is in different ownership and following investigation and assessment into practical options for the retention of the heritage item, it is unreasonable for the building to remain.*

Draft Historic Heritage Policy 6

Internal alteration of scheduled historic heritage buildings assessed as having significant internal values will not be allowed unless it can be demonstrated that:

- a) it is in a serious state of disrepair, and cost of remedying is prohibitive; or*
- b) any alteration will not detract from its heritage value; or*
- c) is of a temporary or easily reversible manner and will support its ongoing use; or*
- d) it can be altered in part without significant adverse effects on the heritage values for which the item was listed in Appendix X.*

Draft Historic Heritage Policy 7

Activities within scheduled historic heritage buildings which recognise and help preserve the buildings and may support a different activity to the general zoning requirements will be given special consideration.

Draft Historic Heritage Policy 8

Recognise that historic heritage items may be valued on a national, regional, district and or local scale.

Draft Historic Heritage Policy 9

Identify, assess and map heritage buildings, features, places and sites and archaeological sites, through consultation with the local iwi, community and key stakeholders.

Draft Historic Heritage Policy 10

Flexibility in development controls should be allowed on sites identified by a Historic Heritage Overlay, where

- a) the values for which the site or item was listed are not adversely affected by the development, and*
- b) any adverse effects on adjoining sites are minor, and*
- c) there is a resulting environmental benefit from protection of the item identified in the Historic Heritage Overlay.*

21. The original Policy 1 has been redrafted as a method, which details ways in which councils could support historic heritage recognition but does not place an unreasonable resource expectation on councils to provide.

Draft Historic Heritage Method 1

Support owners of historic heritage items to maintain their assets through council appropriate resources, such as providing links to guidance documents on resource consent applications on council websites.

22. Definitions have been drafted.

Relocation (in relation to historic heritage items) means moving an item to a new area or site.

Repositioning (in relation to historic heritage items) means moving an item within an area or site.

HISTORIC HERITAGE RULE OPTIONS

27. The October TTPPC Historic Heritage paper including existing district plan rules, key themes and rules in other district plans is attached as Appendix 2.
28. Where direction was given in the October 2020 this has been highlighted in the below table.
29. The potential to use a tiered approach for demolition and destruction of Historic Heritage items was discussed at TTPPC October.
30. A robust process to categorise these items was highlighted. The capabilities of the Technical Advisory Team do not extend to this type of assessment. It has been a strong theme throughout consultation that recognising items of local value should be improved. Seeking input from the historic heritage interest groups, and from the wider community is suggested. This input could then be considered by the individual councils in a way which is appropriate for the council.
31. Alternately, staff could gather the feedback and report back to this committee, who could then consider the matter, with input from their individual councils. This gathering of input could happen during the 2021 calendar year as part of the ongoing consultation process.

32. Historic Heritage rules will only apply to items identified in the draft Historic Heritage schedule.

Activity	Option 1	Option 2
<i>General repairs and maintenance</i>	<i>Permitted activity</i> Pro – Encourages maintenance of items. Con – Activity may go beyond basic repairs and maintenance and make changes which are irreversible.	<i>Controlled activity</i> Pro - Allows oversight to ensure values not diminished. Certainty of outcome for owner (controlled consents must be granted). Con - Increased cost and time compared with a permitted activity.
<i>Direction Provided by the October Committee Meeting: Permitted activity</i>		
<i>Earthquake strengthening, fire protection and accessibility</i>	<i>Permitted activity</i> Pro - Earthquake strengthening is currently a major issue for historic heritage buildings and structures regionally and nationally and should be made as easy as possible. Similarly providing for accessibility and fire safety should be encouraged. Con – Without oversight changes might be made which diminish the heritage values of an item.	<i>Controlled activity</i> Pro - allows oversight to ensure a sympathetic option is used. Certainty of outcome for owner (controlled consents must be granted). Con – Increased cost and time compared with a permitted activity.
<i>Direction Provided by the October Committee Meeting: Permitted activity</i>		
<i>Additions and Alterations</i>	<i>Permitted activity for technically reversible additions and alterations.</i> <i>If not technically reversible discretionary to allow a full consideration of any proposal</i> Pro – Allowing some modification may enable items to stay in use and be functionally viable. Con - Difficult to define technically what is reversible, can be open to interpretation.	<i>Restricted discretionary for technically reversible additions and alterations.</i> Pro - Focussed matters that can be considered in proposals, can put conditions in resource consent requiring the reversal of changes. Con – Increased cost and time compared with a permitted activity.
<i>Direction Provided by the October Committee Meeting: Restricted discretionary</i>		
<i>Relocation and repositioning</i>	<i>Controlled Activity for reuniting items with the original area or site.</i> <i>Controlled Activity for items at risk from natural hazards in areas identified in TTPP.</i> <i>Restricted Discretionary for all others.</i> Pro – Allows for activities in specific circumstances to occur more easily. For items being	<i>Restricted Discretionary for all types of movement.</i> Pro - Allows consideration of a discrete set of criteria, to ensure the values are maintained, and

	<p>reunited it ensures that the item is capable of being moved, and that there is space onsite. For items at risk from natural hazards, it provides a pathway to move them to safer ground, where this is practical.</p> <p>Con – Moving of heritage items can be highly contentious for communities and ensuring all items go through the same process may address some of these concerns.</p>	<p>the item is capable of being moved.</p> <p>Con – No separate rules for unique circumstances, may be overly restrictive in some instances.</p>
<p><i>Direction Provided by the October Committee Meeting:</i> <i>Controlled activity for reuniting of items with original area or site with notification clause where this involves public monuments</i> <i>Controlled activity for items at immediate risk from natural hazard areas identified in TTPP.</i> <i>Restricted discretionary for all others with notification clause where this involves public monuments</i></p>		
<p><i>Demolition and Destruction</i></p>	<p><i>Discretionary resource consent</i></p> <p>Pro – Assessment criteria can be written to ensure all relevant matters are considered.</p> <p>Con – May not be restrictive enough to give effect to the WC RPS. May be considered too enabling by historic heritage community.</p> <p>Note. Several councils split items, with the highest value ones having a more restrictive activity status. This could be considered, however, currently, no items are recognised as having more value than others.</p>	<p><i>Non-Complying resource consent</i></p> <p>Pro - sends a strong message that it is not an expected activity.</p> <p>Con - Non Complying activities should be for activities which are not anticipated or encouraged. Demolition and destruction of some items is likely to be necessary over the lifetime of the plan, considering the condition of the items and the significant challenges faced.</p>
<p><i>Direction Provided by the October Committee Meeting:</i> <i>More information about what and how a Tier 1 and 2 approach could be undertaken – can this recognise value and also state of repair?</i> <i>May need a permitted activity to be able to demolish when immediate threat to life/public safety – significant earthquake or fire or natural disaster certified by building control manager</i></p>		
<p><i>New buildings in historic heritage areas and activities within historic heritage areas outside of what is provided for by the underlying zone or precinct.</i></p>	<p><i>Restricted Discretionary resource consent</i></p> <p>Pro – allows the values of that specific area to be considered in the assessment, for example the Denniston Plateau area has different values to the Greymouth Railway area.</p> <p>Con – Heritage areas should be more than the sum of their parts, as such, a full discretionary consent may be</p>	<p><i>Discretionary Resource Consent</i></p> <p>Pro – Allows a full consideration of the objectives and policies in other parts of the plan which may be relevant to the proposal.</p> <p>Con – A discretionary consent may be considered unnecessarily restrictive for some proposals, for example a new ablution block at the Jacks Mill area.</p>

	more appropriate to enable a rigorous assessment.	
<i>Direction Provided by the October Committee Meeting: New Buildings in historic areas – Restricted Discretionary Activity but need some design guidelines</i>		

NEXT STEPS

31. Following further discussion and direction from the Committee detailed rules will be brought back to this committee for further review in 2021.

**APPENDIX 1 - Te Tai o Poutini Plan Committee – Technical Update - Historic Heritage
June 2020**



Prepared for: Te Tai o Poutini Plan Committee Meeting
Prepared by: Edith Bretherton, Senior Planner
Date: 24 June 2020
Subject: **Te Tai o Poutini Plan Technical Update – Historic Heritage**

SUMMARY

This report gives an update on the technical work being undertaken on historic heritage in Te Tai o Poutini Plan and outlines the general approach to historic heritage being developed.

Work on the Issues, Objectives and Policies is underway following stakeholder consultation, with preliminary drafts discussed with the technical advisory team. These have been refined from feedback received and will be taken back to stakeholders to workshop in or around August 2020. A heritage questionnaire has been created and distributed to the stakeholders. The outputs of the workshop, questionnaire and technical team meeting will be brought to this committee in October 2020.

Work has commenced to stocktake the heritage schedules.

RECOMMENDATIONS

1. That the Committee receive the report

Edith Bretherton
Senior Planner

INTRODUCTION

1. This report gives an overview of the technical work being undertaken on Historic Heritage in Te Tai o Poutini Plan. Historic Heritage is a required chapter in Te Tai o Poutini Plan.
2. Historic Heritage is a Resource Management Act (RMA) section 6 matter of national importance. Councils are required to *protect historic heritage from inappropriate subdivision, use and development*.
3. As a matter of national importance, RMA policy and plans must address a number of key matters in order to protect historic heritage. This includes definitions, identification of heritage places and assessment of their heritage values, historic sites, incentives, regulatory controls, and mapping.
4. Historic Heritage is defined in the RMA as including:
 - Historic sites, structures, places and areas; and
 - Archaeological sites (pre – 1900); and
 - Sites of significance to Māori, including wahi tapu; and
 - Surroundings associated with the natural and physical resources.
5. The National Planning Standards give direction to the planning approach to cultural issues. Māori cultural sites and wahi tapu are separated from historic heritage sites, this will be reflected in Te Tai o Poutini Plan. This will ensure that iwi retain management of their sites. 'Sites and Areas of Value and Significance to Māori' will be included in a separate chapter. Objectives, Polices, Rules and Schedules including archaeological schedules will therefore be discussed separately.
6. The National Planning Standards also directs that Notable trees, including those notable for links to historic persons or events, and those of significance or value to mana whenua are a separate chapter. This topic will also be discussed separately.
7. Concurrent to the Plan development work on Historic Heritage a reconciliation and stocktake of the existing heritage schedules from the current district plans is being undertaken.

ROLES OF OTHER AGENCIES

8. Heritage New Zealand Pouhere Toanga (HNZPT), the Department of Conservation (DoC) and Territorial Authorities all have responsibilities relating to Historic Heritage.
9. HNZPT, a crown entity is the leading national historic heritage agency. HNZPT work, powers and functions are prescribed by the Heritage New Zealand Pouhere Taonga Act 2014. HNZPT have a responsibility to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.
10. Most protective mechanisms for land-based historic heritage are administered by local authorities through their District Plan policies and heritage listings under the RMA. HNZPT retains regulatory responsibilities regarding archaeological sites. Heritage sites listed by HNZPT must be included within district plans if they are of local or regional significance. All historic areas must be included. District plans may have sites that are not listed by HNZPT. All archaeological sites (including previously unrecorded sites) are managed under the Heritage NZ Pouhere Taonga Act 2014. District plans have a role in protecting the most significant archaeological sites (including groups of significant archaeological sites).
11. DoC manage the largest heritage portfolio in New Zealand. The Conservation Act 1987 provides for the protection of historic resources. This includes historic resources within public conservation land. The management is guided by general policy, conservation management strategies and conservation plans.

12. Historic Heritage sites on land managed by DoC. Resource Consent is not required for changes to these sites, if land on which they are held is managed by the Conservation Management Act, or an Act listed in Schedule 1 of the Conservation Management Act which is consistent with a conservation management strategy, conservation management plan. The exception to requiring consent also requires that the activity does not have a significant adverse effect beyond the boundary of the area of land.

PROPOSED APPROACH

13. A review of the three existing district plans, the Buller District Council Plan Change 135 (Culture and Heritage), the Grey District Council Long Term Plan and review of the West Coast Regional Policy Statement has been undertaken.
14. The current Buller and Grey District Plans highlight the following issues
 - Heritage features are important to a sense of place and history.
 - Financial implications of maintaining heritage features may impact their sustainable use. Adaptive reuse can enable retention of heritage buildings.
 - Protection and management of sites should be achieved while ensuring new uses are not constrained.
15. Westland does not have specific heritage issues or objectives.
16. A review of the heritage plan provisions in New Plymouth, Porirua, Southland and Queenstown District Plans has been completed. Full plan provisions are attached as Appendix 1.
17. Summary points from other council's policy approach follow:
 - All councils seek to identify and map their heritage features
 - Most seek to identify at a local, regional and national level
 - Adaptive reuse is encouraged by all councils
 - Avoidance of demolition, of at least the most valuable category, and avoidance unless only remaining option, is common to all plans.
 - Alterations and additions are usually allowed as long as they are in keeping with the values of the feature
 - Development in the surrounding area must be sympathetic to the heritage areas.
18. Targeted consultation has also been undertaken with district council staff, HNZPT, DoC, Inangahua ward councillors, Heritage Hokitika, Westland Heritage and Cultural Tourism Project, Hokitika Reserves and Environs Community Group, Heritage West Coast, Shantytown and Heritage Industrial Park.
19. Current issues have been identified through this process; these follow, with a proposed approach to consider when addressing these issues.

Historic heritage helps communities identify with their surroundings and provides tourism and development opportunities. However, the cost of repairing and maintaining these features means they are falling into disrepair.

Proposed Approach to address this issue:

- Emphasis on enabling provisions for restoration to try to stop features reaching irreparable stage.
- Demolition provisions as a last resort, but emphasis on protection
- Recognition for community groups and individuals that choose to use their own funds for heritage protection and development.
- Make heritage restoration consent applications easy, minimise cost.
- Promote heritage within the region to support the value to communities

Adaptive reuse can encourage buildings to be maintained but can dilute their value.

Proposed Approach to address this issue:

- Enable adaptive reuse, while protecting specific values, keeping facades of buildings for example.
- Design guidelines to aid consistency within a heritage area.

Heritage value can occur at different scales, something might be of value locally but not nationally.

Proposed Approach to address this issue:

- Recognise differences in scale, and that different tools might be needed
- Identify and assess features, make it clear what is being protected, is it the site, building, interior, or a combination.

STOCKTAKE OF HERITAGE SCHEDULES

20. A stocktake of the historic heritage listings for the region, and the three district council heritage schedules has commenced.
21. The existing heritage list and district council schedules have been reconciled to resolve any duplications or unlisted items. The district heritage schedule must at a minimum include all listed heritage sites.
22. Site visits to confirm the site / structure / place / area exists commenced prior to Covid-19 lockdown. This work will recommence post lockdown. No assessments are being undertaken.
23. Assessments of the listed items are being reviewed and consolidated in consultation with the district councils, DoC and HNZPT.

NEXT STEPS

24. The draft identified issues, objectives and policies have been discussed with the council staff on the technical advisory team. Workshops for stakeholders on the issues, objectives and policies have been postponed until August 2020 due to Covid-19.
25. A historic heritage questionnaire has been developed and shared with stakeholders.
26. The outputs from the technical advisory team discussions, stakeholder workshops and questionnaire will be brought to this committee in October 2020.

Appendix 1

Summary of other district council approaches to Heritage

<u>New Plymouth</u>	<u>Porirua</u>	<u>Queenstown Lakes</u>	<u>Southland</u>
Objectives focussed on protecting, acknowledging and actively using historic heritage	Objectives focus on identifying and protecting historic heritage	Objectives focus on recognition, protection, maintenance and enhancement of historic heritage. Sustainable use of features is encouraged, including adaption. The diversity of heritage assets is recognised.	An objective to protect heritage.
Policies focus on identifying and mapping features; ensuring their retention in historic context; managing the impacts of other activities on the features; and supporting property owners to maintain and restore heritage items	Policies focus on identifying and categorising features. Maintenance, adaptive reuse and small-scale earthworks are enabled. Restoration works are controlled to ensure heritage values are maintained. Relocation and repositioning heritage items are discouraged unless no other option. Demolition is to be avoided unless for immediate safety reasons.	Policies seek to recognise features to enable enhancement. Also to ensure that development is sensitive to heritage values. Total demolition and relocation are discouraged. Ongoing economic viability is encouraged through allowing adaption. Recognise and protect the different layers and types of heritage when making development decisions. Enhancement is encouraged through incentives.	Policies to recognise and protect heritage, to provide for restoration and adaptive reuse and redevelopment. Demolition and relocation are provided for if serious risk to human safety, or unreasonable to keep feature.

APPENDIX 2 – Te Tai o Poutini Plan Committee – Historic Heritage Issues, Objectives, Policies and Rules Direction Paper – October 2020



Prepared for: Te Tai o Poutini Plan Committee Meeting – 29 October 2020
Prepared by: Edith Bretherton, Senior Planner
Date: 2 October 2020
Subject: **Te Tai o Poutini Plan Historic Heritage Technical Update Issues, Objectives and Policies and Direction on Rules.**

SUMMARY

This report gives an update on the technical work being undertaken on Historic Heritage in Te Tai o Poutini Plan.

The Issues and proposed approach for the Historic Heritage chapter were shared at the June 2020 Committee meeting. Consultation has been undertaken with the Technical Advisory Team (TAT), interest groups, through workshops and roadshow consultation. Objectives and Policies have been drafted in response.

This report provides issues, objectives and policies, and seeks direction on rules for Historic Heritage.

Feedback from the Committee on these is sought.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Objectives and Policies for Historic Heritage.
3. That the Committee provide rules direction for Historic Heritage.

Edith Bretherton

Senior Planner

INTRODUCTION

1. This report gives an overview of the technical work being undertaken on Historic Heritage in Te Tai o Poutini Plan.
2. Historic Heritage is defined in the RMA as including:
 - Historic sites, structures, places and areas; and
 - Archaeological sites (pre – 1900); and
 - Sites of significance to Māori, including wahi tapu; and
 - Surroundings associated with the natural and physical resources.
3. Planning Standards require Poutini Ngāi Tahu cultural heritage and Notable Trees to be in individual chapters, these separate sets of provisions will be brought to the committee separately.

CONSULTATION ON DRAFT ISSUES, OBJECTIVES AND POLICIES

4. The draft Issues for historic heritage and proposed approaches to address them were considered at the June 2020 TTPPC.
5. Two historic heritage workshops were held in August in Ross and Reefton. Attendees were from heritage interest groups; interested individuals and representatives from Heritage New Zealand Pouhere Taonga (HNZPT). Councillor Coll McLaughlin attended the Reefton workshop.
6. "The Messenger" newspaper carried an insert during August, seeking feedback on the draft issues and several responses to this were received.
7. Input on historic heritage issues and responses were also sought through the consultation roadshow.
8. This process identified a key theme about the paucity in identification and protection of locally significant historic heritage. In response, a nomination form to identify and consider assessment of features has been created. This is publicly available on the TTPP website and is attached as Appendix 1.
9. Draft Objectives and Policies were reviewed by the Technical Advisory Team (TAT) in September 2020.
10. The draft issues remain unchanged from the June 2020 paper.

Draft Historic Heritage Issue 1:

Historic heritage helps communities identify with their surroundings and provides tourism and development opportunities. However, the cost of repairing and maintaining these features means they are falling into disrepair

Draft Historic Heritage Issue 2:

Adaptive reuse can encourage buildings to be maintained but can dilute their value.

Draft Historic Heritage Issue 3:

Historic heritage value can occur at different scales, something might be of value locally but not nationally.

Current Plan Provisions

11. The existing district plans, and Buller Plan Change 135 were reviewed. In summary:
 - Historic heritage features are important to a sense of place and history.
 - Financial implications of maintaining historic heritage features may impact their sustainable use.
 - Adaptive reuse can enable retention of historic heritage buildings.
 - Westland does not have specific historic heritage issues or objectives.

Issues, Objectives and Policies for these areas from the three Plans are attached as Appendix 2.

DIRECTION FROM HIGHER ORDER DOCUMENTS

12. The “*protection of historic heritage from inappropriate subdivision, use and development*” is a matter of national significance (s.6) in the Resource Management Act. This means that we must recognise and provide for it in TTPP.
13. The West Coast Regional Policy Statement (WC RPS) also gives some direction on historic heritage provisions. TTPP must give effect to the WC RPS. The provisions are within the Resilient and Sustainable Communities Chapter.

Objective 4

The significant values of historic heritage are appropriately managed to contribute to the economic, social and cultural wellbeing of the West Coast.

Policy 5

Promote the sustainable management of historic heritage, through:

- a). Identification of significant values associated with historic heritage;*
- b). Ensuring that subdivision, use and development does not detract from the significant values of historic heritage; and*
- c). Encouraging the adaptive reuse of historic heritage where appropriate and practicable.*

Method 3

Assess and identify in regional and district plans significant historic heritage according to criteria based on the following matters: (a) Historic (b) Cultural (c) Architectural (d) Archaeological (e) Technological (f) Scientific (g) Social (h) Spiritual (i) Traditional (j) Contextual (k) Aesthetic.

Method 4

Use regional and district plans, and the resource consent process, to recognise and protect significant historic heritage from inappropriate subdivision, use and development.

DEVELOPMENT OF DRAFT OBJECTIVES AND POLICIES

14. In light of the discussion above, and with feedback from the Technical Advisory Team, and community consultation, the following draft issues and objectives are proposed.

Draft Historic Heritage Objective 1:

Recognise the benefits of historic heritage to communities' sense of place, identity, appreciation and understanding of the Regions heritage.

15. This objective highlights the importance of historic heritage to the West Coast community, and its role in our identity.
16. This objective gives effect to WC RPS Resilient and Sustainable Communities Objective 4

Draft Historic Heritage Objective 2:

Provide for development opportunities sensitive to historic heritage values.

17. Objective 2 underlines the balance we are striving for, to protect historic heritage values by supporting use and development.
18. This objective gives effect to WC RPS Resilient and Sustainable Communities Objective 4 and Policy 5.

Draft Historic Heritage Objective 3:

Identify historic heritage features at a range of contexts and scales.

19. Strong feedback from the consultation process is that items of local value are not currently appropriately recognised. Also, that the variety of assets on the coast from industrial heritage sites like the Denniston Plateau, built heritage such as churches, technological structures for example rail bridges and the Hendes Gallery and archaeological sites all require protection which is fit for purpose. This objective acknowledges this variety of scale and context.

20. This objective gives effect to WC RPS Resilient and Sustainable Communities Policy 5.

Draft Historic Heritage Objective 4:

Recognise, celebrate and enable the historic heritage of the West Coast.

21. This objective was drafted at the Historic Heritage workshop in Reefton. The need to recognise historic heritage as not only built heritage, but also historic heritage sites and giving recognition to the stories of those places is felt strongly by the community.
22. This objective gives effect to WC RPS Resilient and Sustainable Communities Objective 4

Draft Historic Heritage Policy 1

Promote public awareness of the importance of historic heritage resources, through the provision of information and consultation of interested parties and owners of such resources.

23. This policy highlights the need to recognise our historic heritage items, and to support owners and historic heritage interest groups.

Draft Historic Heritage Policy 2

Enable the use, including adaptive reuse of protected buildings, sites and features, while ensuring that their valued heritage features are preserved.

24. Ensuring that heritage items are used will help to ensure their continued viability and protect their values. For instance, if the façade of a building is highly valued, then the other parts of the feature could be modified without diminishing that value, and also ensure that the building continues to be used and is viable.
25. This gives effect to WC RPS Resilient and Sustainable Communities Objective 4 and Policy 5.

Draft Historic Heritage Policy 3

When considering proposals for external alteration of identified items, matters include that:

- a) any external alteration will not detract from its heritage value, and*
b) the alterations are for the primary purpose of improving structural performance, fire safety or physical access.

26. This policy lays out considerations for external alteration; modification not detracting from the items values, or for safety and access considerations. Adaptive reuse could also be considered under this policy, where it does not impact on the identified historic heritage values. Throughout consultation we have heard clearly from interest groups and from the community that protecting what is key about an item is very important, but modification outside of that, is acceptable. The former schoolhouse at Okarito being adapted for use as a DOC ranger base is another example of development ensuring the ongoing value of the feature is maintained.
27. This gives effect to WC RPS Resilient and Sustainable Communities Objective 4 and Policy 5.

Draft Historic Heritage Policy 4

When considering proposals for relocation or repositioning of identified items, matters include:

- a) the impact on the physical integrity of the item and practical considerations associated with relocating or repositioning,*
b) the item can be accommodated without having a significant adverse effect,
c) the item being at risk from natural hazards identified in the natural hazard chapter of this plan,
d) relocation is to return an item to its original location,
e) the movement of the item will improve public access to the item, and
f) the historic heritage item and land it is sited on are in different ownership and following investigation and assessment into practical options for the retention of the

historic heritage item in its current location, it is unreasonable for the item to remain.

28. For the purposes of this chapter, relocation is moving away from the original site or area, and repositioning is moving within the site or area.
29. Relocation and repositioning require a specific policy as the effects are different to alteration and destruction / demolition. Moving a historic heritage item can reduce its values as it will no longer be in its original context and can impact the other surrounding items. While moving items is not encouraged, it is preferable to demolition and destruction. We have heard through consultation of the need to improve public access to historic heritage items, the threat from natural hazards, and the added complexity of some items where land and building may be in different ownership. While it is unlikely once an item is moved that it will be returned to its original location, a pathway is kept open for this through clause d. For example, the footbridge from the Greymouth Railway is currently at Shantytown, over the lifetime of the Plan it may be that it is returned to the historic heritage area.
30. This gives effect to WC RPS Resilient and Sustainable Communities Objective 4 and Policy 5.

Draft Historic Heritage Policy 5

Demolition and destruction will not be allowed unless it can be demonstrated that:

- a) the item is in a serious state of disrepair, and*
- b) the costs to repair are significantly greater than other viable alternatives on site, and*
- c) practical utilisation of the item is not possible, and*
- d) the item cannot be relocated or repositioned and reused,*
- e) circumstances exist where the heritage item and land it is sited on is in different ownership and following investigation and assessment into practical options for the retention of the heritage item, it is unreasonable for the building to remain.*

18. The circumstances when demolition and destruction can be considered are challenging. Demolition and destruction should not be encouraged as a s.6 Resource Management Act matter of national importance that would be inappropriate. However, we do also need to provide an avenue for when other options have been exhausted.
19. Assessing alternatives and viability will always be subjective. Balancing the protection of the item with circumstances when it is no longer feasible is a tension which many councils are grappling with. The planning framework can help address this by enabling maintenance and functioning of the feature before it reaches a state of disrepair.
20. Clause e is included specifically as a consideration for Greymouth CBD which is facing a further layer of complexity in retaining its heritage features.
21. This gives effect to WC RPS Resilient and Sustainable Communities Objective 4 and Policy 5.

Draft Historic Heritage Policy 6

Internal alteration of buildings assessed as having significant internal values will not be allowed unless it can be demonstrated that:

- a) it is in a serious state of disrepair, and cost of remedying is prohibitive; or*
- b) any alteration will not detract from its heritage value; or*
- c) it can be altered in part without significant adverse effects on the heritage values for which the item was listed in Appendix X.*

22. This policy will only apply to items with identified internal values, such as some of the interior features of the original Buller District Council Chambers.
23. This gives effect to WC RPS Resilient and Sustainable Communities Objective 4 and Policy 5.

Draft Historic Heritage Policy 7

Activities within historic buildings which recognise and help preserve the buildings value and may support a different activity to the general zoning requirements will be given special consideration.

24. This policy also supports adaptive reuse and general use. Within each of our zones there are activities which are anticipated and encouraged, and those that are not. Those that are not may require a resource consent. This policy allows consideration of the benefit of preserving the built heritage values as part of a resource consent assessment of effects. For example, if there was a proposal for the Seddon St Government Building in Hokitika to be transformed into luxury apartments, and under the Town Centre zone, residential activities required a resource consent, the benefit of that redevelopment in preserving historic heritage could be considered as part of the application.
25. This gives effect to WC RPS Resilient and Sustainable Communities Objective 4 and Policy 5.

Draft Historic Heritage Policy 8

Recognise that historic heritage features may be valued on a national, regional, district and or local scale.

26. A strong theme throughout consultation has been the lack of recognition given to the value that communities vest in items at a local, district and regional scale. HNZPT have a national remit and as such, they assess values at a national scale. Recognising that an item might be of critical local value, but only limited national value for example means we are losing items by predominantly recognising HNZPT list items. Understanding what value our communities place on items will ensure that appropriate protection is given to items.
27. This gives effect to WC RPS Resilient and Sustainable Communities Method 4.

Draft Historic Heritage Policy 9

Identify, assess and map heritage buildings, places and sites and archaeological sites, through consultation with the local iwi, community and key stakeholders.

28. The identification, assessment and mapping of historic heritage items with iwi, community and stakeholders ensures that items, their values, and extents are clearly understood. As part of planning standards we are required to map the extents of items, this is of major benefit to all plan users, as it will make clear whether it is a whole site or a part of a building for example which is protected.
29. This gives effect to WC RPS Resilient and Sustainable Communities Method 3 and 4.

Draft Historic Heritage Policy 10

Flexibility in development controls should be allowed on sites identified by a Historic Heritage Overlay, where

- a) the values for which the site or item was listed are not adversely affected by the development, and*
- b) any adverse effects on adjoining sites are minor, and*
- c) there is a resulting environmental benefit from protection of the item identified in the Historic Heritage Overlay.*

25. This policy is a general direction for the historic heritage overlay. These considerations ensure that development is not unnecessarily stymied, and that the heritage values are also maintained. For example, the Ross Historic Area is of high importance to local mining heritage, and as a tourist attraction. This policy would enable some development within the area, and ensure neighbouring sites are not unfairly restricted in their use and development.
26. This gives effect to WC RPS Resilient and Sustainable Communities Objective 4 and Policy 5.

DRAFT HISTORIC HERITAGE RULE DIRECTION

33. The existing district plans were reviewed. In summary:
 - Buller District Council has a simple two-tier approach. Only activities, or subdivision that will not result in a change of use, or adversely affect the

- heritage resource, or detract from the values are a permitted activity.
Destruction of scheduled items is discretionary.
- Grey District Council has a permitted activity rule for maintenance, repair, restoration grouped as “alterations”, and permits internal alterations. Most other activities are discretionary. The exception being a controlled activity rule for additions to a category two item in a heritage area, or when an activity for a category two feature does not meet the Permitted Activity standard.
 - Westland District Council does not permit modification of heritage features in any zones, all modifications are discretionary activities.
34. Approaches taken by other councils were also considered. Generally, a more nuanced approach than the existing district council approaches are used. Some activities are enabled, such as repairs and maintenance, and demolition is in all cases managed by discretionary resource consent, with some councils prohibiting demolition of outstanding items.
35. Consistent consultation themes throughout the plan development process have been:
- the need to make ongoing use of heritage items as easy as possible;
 - the minimisation of irreversible alteration; and
 - avoiding demolition and destruction until all other options have been exhausted.
36. When considering the Rules that will affect Historic Heritage, there are key directions sought from the Committee.

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Activity	Option 1	Option 2
<i>General repairs and maintenance</i>	<p><i>Permitted activity</i> Pro – Encourages maintenance of items. Con – Activity may go beyond basic repairs and maintenance and make changes which are irreversible.</p>	<p><i>Controlled activity</i> Pro - Allows oversight to ensure values not diminished. Certainty of outcome for owner (controlled consents must be granted). Con - Increased cost and time compared with a permitted activity.</p>
<i>Earthquake strengthening, fire protection and accessibility</i>	<p><i>Permitted activity</i> Pro - Earthquake strengthening is currently a major issue for historic heritage buildings and structures regionally and nationally and should be made as easy as possible. Similarly providing for accessibility and fire safety should be encouraged. Con – Without oversight changes might be made which diminish the heritage values of an item.</p>	<p><i>Controlled activity</i> Pro - allows oversight to ensure a sympathetic option is used. Certainty of outcome for owner (controlled consents must be granted). Con – Increased cost and time compared with a permitted activity.</p>
<i>Additions and Alterations</i>	<p><i>Permitted activity for technically reversible additions and alterations.</i></p> <p>Pro – Allowing some modification may enable items to stay in use and be functionally viable. Con - Difficult to define technically what is reversible, can be open to interpretation.</p> <p><i>If not technically reversible discretionary to allow a full consideration of any proposal</i></p>	<p><i>Restricted discretionary for technically reversible additions and alterations.</i></p> <p>Pro - Focussed matters that can be considered in proposals, can put conditions in resource consent requiring the reversal of changes. Con – Increased cost and time compared with a permitted activity.</p>
<i>Relocation and repositioning</i>	<p><i>Controlled Activity for reuniting items with the original area or site.</i> <i>Controlled Activity for items at risk from natural hazards in areas identified in TTPP.</i> <i>Restricted Discretionary for all others.</i></p> <p>Pro – Allows for activities in specific circumstances to occur more easily. For items being reunited it ensures that the item is capable of being moved, and that there is space onsite. For items at risk from natural hazards, it provides a pathway to</p>	<p><i>Restricted Discretionary for all types of movement.</i></p> <p>Pro - Allows consideration of a discrete set of criteria, to ensure the values are maintained, and the item is capable of being moved. Con – No separate rules for unique circumstances, may be overly restrictive in some instances.</p>

	<p>move them to safer ground, where this is practical.</p> <p>Con – Moving of heritage items can be highly contentious for communities and ensuring all items go through the same process may address some of these concerns.</p>	
<i>Demolition and Destruction</i>	<p><i>Discretionary resource consent</i></p> <p>Pro – Assessment criteria can be written to ensure all relevant matters are considered.</p> <p>Con – May not be restrictive enough to give effect to the WC RPS. May be considered too enabling by historic heritage community.</p> <p>Note. Several councils split items, with the highest value ones having a more restrictive activity status. This could be considered, however, currently, no items are recognised as having more value than others.</p>	<p><i>Non-Complying resource consent</i></p> <p>Pro - sends a strong message that it is not an expected activity.</p> <p>Con - Non Complying activities should be for activities which are not anticipated or encouraged. Demolition and destruction of some items is likely to be necessary over the lifetime of the plan, considering the condition of the items and the significant challenges faced.</p>
<i>New buildings in historic heritage areas and activities within historic heritage areas outside of what is provided for by the underlying zone or precinct.</i>	<p><i>Restricted Discretionary resource consent</i></p> <p>Pro – allows the values of that specific area to be considered in the assessment, for example the Denniston Plateau area has different values to the Greymouth Railway area.</p> <p>Con – Heritage areas should be more than the sum of their parts, as such, a full discretionary consent may be more appropriate to enable a rigorous assessment.</p>	<p><i>Discretionary Resource Consent</i></p> <p>Pro – Allows a full consideration of the objectives and policies in other parts of the plan which may be relevant to the proposal.</p> <p>Con – A discretionary consent may be considered unnecessarily restrictive for some proposals, for example a new ablution block at the Jacks Mill area.</p>

NEXT STEPS

32. Feedback from the Committee is sought in relation to the wording of the draft Objectives and Policies.
33. Direction from the Committee is sought on the rule options, with the detailed rules to be brought back to this committee in early 2021.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Objectives and Policies for Historic Heritage.
3. That the Committee provide direction for the rules for Historic Heritage.

Appendix 1 – Historic Heritage Item Nomination Form

Nominator Details

Name of person / organisation nominating	
Contact email	
Contact phone	

Please consider the below item for listing in Te Tai o Poutini Plan historic heritage schedule

Item Details

Name of item	
Extent	
Legal Description	
GPS coordinates	
Values identified in assessment	(a) Historic (b) Cultural (c) Architectural (d) Archaeological (e) Technological (f) Scientific (g) Social (h) Spiritual (i) Traditional (j) Contextual (k) Aesthetic.

Assessment

Please provide details of assessment of item undertaken, using the attached guidance.

Summary statement of why the item should be included in the historic heritage schedule.

Assessment against values – please share with us why this item is important and should be scheduled. Questions for each of the assessment criteria are below to help guide you. More detail and examples can be found by clicking on the document below.

Value type/criteria	Standard for inclusion	Key questions
Archaeological significance or value	The place offers scientific methods of excavation or analysis of cultural resources. When considered the value, scientific or historic research, or other purposes, the place has archaeological or historic resources that are of national or international significance. The place has archaeological or historic resources that are of national or international significance.	1. What methods of excavation or analysis of resources are available at the place? 2. Why is the place important to the study of New Zealand history? 3. How does the place contribute to the understanding of New Zealand history?
Cultural significance or value	The place has a high degree of association with a nationally or internationally significant person or event. The place has a high degree of association with a nationally or internationally significant person or event.	1. What values is associated with the place? 2. How does the place contribute to the understanding of New Zealand history? 3. How does the place contribute to the understanding of New Zealand history?
Historical significance or value	The place contributes to the understanding of New Zealand history. The place has a high degree of association with a nationally or internationally significant person or event. The place has a high degree of association with a nationally or internationally significant person or event.	1. What values is associated with the place? 2. How does the place contribute to the understanding of New Zealand history? 3. How does the place contribute to the understanding of New Zealand history?
Scientific significance or value	The place includes, or is demonstrably likely to include, data or objects of scientific interest. The place has a high degree of association with a nationally or internationally significant person or event. The place has a high degree of association with a nationally or internationally significant person or event.	1. What information could be obtained through scientific methods or objects? 2. How does the place contribute to the understanding of New Zealand history? 3. How does the place contribute to the understanding of New Zealand history?
Social significance or value	The place is a highly associated community that developed because of the place's historic or scientific interest. The place has a high degree of association with a nationally or internationally significant person or event. The place has a high degree of association with a nationally or internationally significant person or event.	1. Why is the place important to the community? 2. How does the place contribute to the understanding of New Zealand history? 3. How does the place contribute to the understanding of New Zealand history?

Aesthetic	<ol style="list-style-type: none"> 1. What aesthetic qualities is the place recognised for? 2. How has the importance of the aesthetic qualities of the place been acknowledged or acclaimed by the community or group? 3. How do the aesthetic qualities compare with other places with similar qualities? 	
Archaeological	<ol style="list-style-type: none"> 1. Is the place likely to contain physical evidence of human activity that archaeological methods could locate or identify? 2. What aspect of New Zealand history could this evidence provide information about? 3. Is the physical evidence, located through archaeological 	

	<p>methods, likely to provide significant evidence about this aspect of New Zealand history?</p> <p>4. Is this place the only, or one of a very few, sites that can provide this evidence about New Zealand history?</p>	
Architectural	<p>1. What method of construction or architectural style or movement does the place reflect?</p> <p>2. Why is this construction method, style or movement of importance in New Zealand history?</p> <p>3. How well does the place represent this method, style or movement compared to other places?</p>	
Cultural	<p>1. What culture is associated with this place?</p> <p>2. How does this place reflect that culture?</p> <p>3. How has the significance of the place as an important or representative expression of the culture been demonstrated?</p>	
Historic	<p>1. What significant aspect of New Zealand history is the place related to?</p> <p>2. What does the place contribute to the understanding of that aspect of New Zealand history?</p> <p>3. How does the place's ability to contribute to the understanding of this</p>	

	aspect of history compare with other similar places?	
Scientific	<ol style="list-style-type: none"> 1. What information could be obtained through scientific methods of enquiry? 2. What fabric exists at the place that might help to provide this information? 3. How does its ability to provide information through scientific methods compare with other similar places? 	
Social	<ol style="list-style-type: none"> 1. Is this a place that brings people together? 2. Is there an existing community associated with the place? 3. How has the community demonstrated that they value the place? 	
Spiritual	<ol style="list-style-type: none"> 1. Is there a community or group who value the place for its religious, mystical or sacred meaning, association or symbolism? 2. How is the community or group's shared belief, faith or spiritual experience demonstrated at this place? 	
Technological	<ol style="list-style-type: none"> 1. What technological advance or method does the place demonstrate? 2. What physically demonstrates the technology used? 3. Why is this technology of importance in New Zealand history? 	

	4. How well does the place represent this technology compared to other places?	
Traditional	<ol style="list-style-type: none"> 1. What community or culture has practised, or is the custodian of, the tradition that is associated with this place? 2. What tradition is associated with this place? 3. What physical aspects of the place reflect the tradition? 4. How is this place an important or representative expression of the tradition? 	

Please include photo

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Appendix 2 – Heritage Provisions in Existing District Plans

	Westland	Grey	Buller
Issues		<p>Heritage features may be threatened by land use changes, land and building development, fire or vandalism as well as lack of maintenance.</p> <p>Heritage features can be important for the community and also provide economic benefits (such as for tourism) and should therefore be protected. However, there are a number of physical activities that can detrimentally affect heritage items. There may also be financial factors which affect the sustainability of heritage features, such as a lack of maintenance. The ability of individuals, groups and the community to afford the retention of heritage features is therefore an important consideration when dealing with issues that arise.</p>	<p>To achieve the management and protection of historic heritage and sites of cultural value from inappropriate subdivision, use and development while ensuring that new possibilities and new uses of those sites are not constrained in a way that impedes the social, cultural and economic well-being of communities.</p>
Objectives	No specific provisions	The recognition and protection of buildings, sites, places and objects which contribute to people's appreciation and understanding of the District's heritage	<p><u>Protection of Historic Heritage and Cultural Values</u></p> <p>To identify examples of buildings, sites and structures that reflect the districts heritage and cultural values, and to provide for the management of those resources in a way that sustains the social, cultural and economic well-being of communities</p>
Policies	<p>A. Buildings, places and items of significant historic, cultural or scientific interest and their relationship with places in Westland District should be preserved and maintained.</p> <p>B. The re-use of historic buildings and incorporation of heritage buildings features and/or sites into future developments which are planned on the</p>	<p>1. To identify heritage buildings, places and sites, waahi tapu, archaeological sites and historic trees, through consultation with the New Zealand Historic Places Trust, Tangata Whenua, the Department of Conservation and the local community.</p> <p>2. To promote public awareness of the importance of heritage resources, through</p>	<p>1. Recording of significant heritage buildings, sites and structures</p> <p>To identify and record buildings, sites and structures of significant heritage value, according to the following criteria:</p> <p><u>Historical and Social Significance:</u> The heritage item has historical significance or values associated with a notable person, event, time period or activity. The</p>

	<p>same site or location shall be encouraged.</p> <p>C. Activities within historic buildings should generally be in accordance with the zoning requirements, but in recognition of the building's value, where a different activity will help preserve the building, special consideration should be given. Such applications are likely to be more favourably considered than would otherwise be the case.</p> <p>D. The protection of waahi tapu, taonga and urupa within Westland District shall be encouraged.</p>	<p>the provision of information and consultation of interested parties and owners of such resources.</p> <p>3. To encourage the use of protected buildings, sites and features in the District, while ensuring that their valued heritage features are not altered or destroyed.</p> <p>4. Demolition, alteration, disturbance of identified items should not be allowed unless it can be demonstrated that:</p> <p>a) the item is in a state of disrepair and the costs to repair are significantly greater than other development alternatives on site.</p> <p>b) any alteration will not detract from its heritage value.</p> <p>c) relocation of the item is able to be accommodated without having a significant adverse effect.</p> <p>d) practical utilisation of the item is not possible.</p> <p>e) regard has been had to cultural and spiritual significance of Tangata Whenua.</p> <p>f) circumstances exist where the heritage item and land it is sited on is in different ownership and following investigation into practical options for the retention of the heritage item, it is unreasonable for the building to remain.</p>	<p>building, site or structure represents an important reflection of the social patterns of its time</p> <p><u>Cultural and Spiritual Significance</u> The heritage item contributes to the distinguishing characteristics of a way of life, religion, philosophy, custom, practice or other belief</p> <p><u>Architectural Significance</u> The heritage building, site or structure is a significant example of a particular style or time period</p> <p><u>Group or setting Significance</u> The heritage building, site or structure has a degree of unity in relationships to its environment or surrounding buildings in terms of scale, space, structure, form, materials, texture and / or colour</p> <p><u>Landmark Significance</u> The heritage building, site or structure provides, or has the potential to reveal, important archaeological information and physical evidence of pre-1900 human activities</p> <p><u>Archaeological Significance</u> The heritage building, site or structure provides, or has the potential to reveal, important archaeological information and physical evidence of pre-1900 human activities,</p> <p><u>Technological and Scientific Significance</u> The heritage building, site or structure has important technological and scientific interest through its rarity and educational value and has the potential to provide further information through research</p> <p>2. Recording of sites significant to Maori To identify and record, in consultation with tangata whenua, sites of significant to Maori in a manner which will ensure that they are respected and protected</p> <p>3. Protection of historic heritage To evaluate, in any application for the resource consent in relation to a building, site or structure</p>
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		<p>recorded in this Plan, the values of the item(s) are listed for, and the extent to which the proposed activities provide for the economic, social and cultural well-being of the affected community</p> <p>4. Use of heritage items To provide for the ongoing, viable use, including adaptive reuse and economic viability, of heritage items.</p>
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Appendix 3 – Draft Historic Heritage Schedule

Note. The Schedule will comply with the planning standards and include, legal description, extent, and values the item has been identified as having. As many of these details are being worked through, they have not been included in this paper. All items will also have a reference, which will be created at time of loading into isovist, and GIS. To avoid confusion these will not be added until time of loading.

The schedule is organised north to south.

Name	Address	Address	DC Ref	HNZPT Ref
Granity Public Library	93 Torea St	Granity	262	5019
State Mine Store	54-56 Back Road	Granity	290	5021
War Memorial	Torea St	Granity	294	5020
Mines Survey Office (Former)	98 Torea St	Granity	276	5066
Denniston Historic Area	Denniston	Denniston		7049
Griffiths Foundry Furnace (former)	459 State Highway 67 (Westport-Seddonville), Birchfield	Birchfield	260	5022
Post Office	155 Palmerston Street	Westport		5031
Buller Country Chambers	161 Palmerston Street	Westport	252	5001
Buller Field Station - UoC Geology Department	40 Queen St	Westport	253	5024
Church of St John the Evangelist	Cnr Lyndhurt and Queen St	Westport	255	5027
Courthouse	11 Wakefield Street	Westport	259	3041
Gates of Remembrance	Cnr Brougham and Russell St	Westport	261	5032
House	32 Henley St	Westport	264	5028
House	51 Queen St	Westport	265	5026
House	55 Queen St	Westport	266	5025
Martins Mitre 10 Homecentre – Verandah	168-172 Palmerston St	Westport	273	
Masonic Lodge Hall	51 Russell Street	Westport	275	5029
O'Conor House	190 Queen Street, Stafford Street and Nine Mile Road, WESTPORT	Westport	279	5034
Railway Workshop	Adderley Street	Westport	284	3047

Name	Address	Address	DC Ref	HNZPT Ref
Westport Carnegie Free Library	Lyndhurst Street	Westport	297	5030
Bank of New South Wales	143 Palmerston Street	Westport	296	1706
The Stone House	108 Derby Street	Westport		7191
Utopia Lodge (Former)	72 Queen St	Westport	293	5033
Cape Foulwind Lighthouse		Cape Foulwind	254	5023
Big River Quartz Mine	Victoria Conservation Park	Big River		7762
Penington House (Consolidated Goldfields of NZ General Manager's Residence, Former) and horse trough	15 Sheil Street, Reefton	Reefton	281	5037, 5038
Oddfellows Hall	56 Bridge St, Reefton	Reefton	280	3035
Racecourse Grandstand	Racecourse Reefton	Reefton	283	1687
Reefton Courthouse	47 Bridge St, Reefton	Reefton	285	1685
Reefton Power House Foundations	Rosstown Road, Reefton	Reefton	286	5002
School of Mines	22 Sheil Street, Reefton	Reefton	287	263
Sacred Heart Church (Catholic)	Church St, Reefton	Reefton	288	1689
St Stephens Church (Anglican)	Church St, Reefton	Reefton	289	1691
War Memorial Obelisk	Cnr Buller Rd and Walsh Street, Reefton	Reefton	295	5039
Masonic Hall (Former)	38 Shiel Street, Reefton	Reefton	274	1686
Reefton Historic Area		Reefton		7050
Clerk for the Court and Survey Office House	41 Bridge St	Reefton	256	5068
Methodist Church (Blacks Point Museum) and stamper battery.	Franklyn St, Blacks Point	Blacks Point	272	
Miss Bell's Log Cabin	Maruia River	Maruia Springs		7135
Waipuna Station Homestead (Former)	Waipuna Road	Waipuna		3033
Blackwater School	Waiuta Road	Blackwater	251	5036

Name	Address	Address	DC Ref	HNZPT Ref
Ahaura Post Office	3340 Camp Street, Ahaura (State Highway 7, Ahaura)	Ahaura	25450 17600	5040
Runanga Miners' Hall (Former)	Mills St	Runanga		9613
Blackball Coal Mine Chimneys	Blackball	Blackball	25430 20424	5005
Blackball Return Air Vent and Fan Chamber	Blackball	Blackball	25430 20424	5006
Blackball Community Centre	Stafford Street And Hilton Street, Blackball	Blackball	25430 21701	5043
Miners Bath House	Blackball	Blackball	25430 20422	5070
Formerly the Blackball Hilton	26 Hart St, Blackball	Blackball	25430 41300	7115
Brunner Industrial Site	Brunner Historic Reserve	Taylorville	25590 44000	4996
Brunner Mines Historic Area		Taylorville		7051
Brunner Suspension Bridge		Taylorville		7399
Dobson Monument	State Highway 7, Dobson	Dobson		1682
Moana Railway Station	Moana	Moana	25440 2750	5004
Moana Railway Station Historic Area	Moana	Moana		7054
Ruru Drying Kiln	Lake Brunner	Ruru		5069
Ruru Railway Station	Ruru	Ruru		7236
Model Bungalow	Jacks Mill School	Kotuku	25400 25900	7232
Kotuku Timber Drying Kiln	1197 Blair Road	Kotuku	25440 25301	5042
Jacks Mill School Historic Area		Kotuku		7434

Name	Address	Address	DC Ref	HNZPT Ref
Dispatch and Foundary	36 Lord St	Greymouth	25620 49900	1695
Courthouse (Former)	8 Guinness Street	Greymouth	25620 13503	5016
Government Building	130 Mawhera Quay, 163 Mackay Street and Custom Street	Greymouth	25620 08500	1696
Greymouth Railway Station	Mackay Street	Greymouth	25620 1050	3039
Catholic Presbytery Chapel	16 Chapel Street, Greymouth	Greymouth	25620 41600	1694
Gilmer Hotel	43 Gresson Street	Greymouth	25640 05200	1697
Railway Beam Bridge	Clough Road, Paroa	Greymouth		5018
Royal Hotel	128-130 Mawhera Quay	Greymouth	25620 08200	5058
Carruthers, Weatherall and KS Jeffrey Bld	Cnr Guinness St and Albert St	Greymouth	25620 13600	5059
Hannahs Building	Tainui and Mackay St	Greymouth	25620 12400	5062
High St Auto Centre	76A and 78 High Street	Greymouth	25620 12400	5064
Greymouth Railway Station Footbridge (relocated)	Shantytown	Greymouth		5014
Greymouth Railway Station Historic Area		Greymouth		7053
Heatherbell Hotel	4238 State Highway 7, TOTARA FLAT	Greymouth		7309
Regent Theatre	Herbert St	Greymouth		7552
St Patricks Presbytery	16 Chapel St	Greymouth		1694
Kumara Racecourse Stand	SH73	Kumara	25730 41100	1692

Name	Address	Address	DC Ref	HNZPT Ref
Kumara Swimming Pool (old)	SH73	Kumara		7487
Hokitika Savings Bank Building (former)	10 Hamilton St	Hokitika	25860 30200	5051
Renton Hardware Building	21 Hamilton St	Hokitika	25860 35600	5050
National Bank (former)	Revell and Chr Hamilton St	Hokitika		5057
All Saints Church	Stafford St 65	Hokitika	25850 54700	5012
St Andrews United Church	Fitzherbert St 118	Hokitika	25850 16500	5013
Carnegie Free Public Library	Hamilton and cnr Tancred St	Hokitika	25860 34600	1702
Bank of New South Wales	Revell St 32-34 Hokitika	Hokitika	25860 37200	5056
Bank of New Zealand	Revell and cnr Camp St	Hokitika		5055
Preston Building	Revell St 95	Hokitika	25860 19500	5052
Memorial Clock Tower	Sewell and Weld St	Hokitika		5054
Seddon Statue	Sewell St, 14	Hokitika	25860 27100	4995
Government Building	Sewell St, 14	Hokitika	25860 27100	5011
St Mary's Church	Sewell St, 71	Hokitika	25860 15700	1705
Regent Theatre	Weld St, 23	Hokitika	25860 29000	5053
Mahinapua Creek / Tuwharewhare Railway Bridge	South of Hokitika	Hokitika		5010
Hungerford Mausoleum	Hokitika Cemetery	Hokitika	25850 00100	1703

Name	Address	Address	DC Ref	HNZPT Ref
Seaview Lighthouse	Seaview Hospital, SH6	Hokitika	25740 3033	1704
Totalisator Building	6 Dalton Street	Hokitika		9249
St Patricks Church	Aylmer St	Ross	25890 27900	1693
Ross Historic Area		Ross		7055
Hendes Ferry Cottage	Hendes Ferry Road	Harihari	25791 19800	5048
The Willows Craft Cottage	Township Road 18	Harihari		5049
Guy Menzies Landing Site	La Fontaine Road	Harihari		7637
Okarito School (former)	Okarito	Okarito	25800 37802	5047
Donovan's Store	Okarito	Okarito	25800 42600	5008
Memorial Obelisk	Okarito	Okarito	25800 35100	5007
St James Church	SH6	Franz Josef	25800 54900	4994
Defiance Hut	SH6	Franz Josef	25800 50602	5460
Hendes Gallery	Roberts Point Track,	Franz Josef		7166
Fox Glacier Hotel	Cook Flat, RD11	Fox Glacier	25800 62000	5045
Chancellor Hut	Fox Glacier	Fox Glacier		5479



Prepared for: Te Tai o Poutini Plan Committee Meeting
Prepared by: Lois Easton, Principal Planner
Date: December 2020
Subject: **Te Tai o Poutini Plan Technical Update – Rural Areas and Settlements Policies**

SUMMARY

This report gives an update on the technical work being undertaken on Rural Areas and Settlements Policies and Zones in Te Tai o Poutini Plan.

The Issues and Objectives and direction for the Policies and Rules for Rural Zones were discussed at the July meeting of the Committee. Companion papers on this agenda set out the draft Rules for the General Rural, Settlement and Rural Lifestyle Zones.

Rural areas represent the majority of private land within the West Coast.

Settlements sit within the rural areas and support them with services as well as helping define their character and sense of place.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Committee provide feedback on the wording of the draft Policies for Rural Areas and Settlements.

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on Rural Areas and Settlements Policies and the proposed Zones within these areas for Te Tai o Poutini Plan.
2. The Issues and Objectives and direction for the Policies and Rules for Rural Zones were discussed at the July meeting of the Committee.
3. Companion papers on this agenda set out the draft Rules for the General Rural, Settlement and Rural Lifestyle Zones.
4. Rural areas represent the majority of private land within the West Coast. They are working environments – with farming, mining, tourism, horticulture, and forestry being undertaken alongside a number of smaller industries. They contain native bush, wetlands, energy generation sites and national grid infrastructure. They are also residential environments – characterised by a low level of development, characteristic levels of quiet and distance from neighbours.
5. Small settlements and townships are a significant feature within the rural areas of the West Coast, with numerous coastal and inland settlements around the districts. Some of these settlements were once much larger, due to past mining and forestry activities. Some are expanding, mainly due to the increase in tourism activities or their proximity to the main centres meaning they are becoming more like commuter areas.
6. The rural area is characterised by its open vistas and natural features that are of importance to the wider community. Components include the coastline, water features, vegetation and the absence of built up areas.
7. Settlements have a range of characters – coastal, historic, bush living and rural. They are often typified by the presence of historic or longstanding industrial uses, although commercial activity is only found in the largest of these places.

DIRECTION FROM STRATEGIC OBJECTIVES AND POLICIES

8. Because the Rural areas represent such a large part of the West Coast, the draft Strategic Objectives are all relevant considerations for the management of these areas. These are contained in Appendix One. Key points to note are:
 - The strategic direction for agriculture to maintain productive values and maintain agricultural viability
 - The importance of ensuring that new development does not compromise existing mineral extraction activities through reverse sensitivity
 - The importance of identifying both unique and important natural heritage as well as areas where subdivision use and development can occur
 - Supporting Poutini Ngāi Tahu as kaitiaki, in economic activity around tourism and visitors and in their management of pounamu and Aotea stone resources.

DRAFT ISSUES AND OBJECTIVES FOR THE RURAL AREAS

9. At the July meeting of the Committee the draft Issues and Objectives for the Rural areas were discussed. These were amended following that feedback and are as follows:

Draft Issues

RURZ - I1 How to provide for productive land use and other complementary activities while ensuring compatibility between different land uses.

RURZ - I2 How to provide for rural lifestyle development and the maintenance of rural communities while protecting rural character and amenity and avoiding issues of reverse sensitivity.

RURZ - I3 How to provide for commercial and industrial activities within settlements and rural areas so that they do not detract from the character and amenity of these areas.

RURZ - I4 How to manage development of rural settlements and communities while maintaining their distinctive character and amenity and recognising natural hazards.

Draft Objectives

RURZ - 01 To provide for a range of activities that maintain the amenity and rural character values of the rural environment, while retaining productive land and rural activities, and supporting a productive rural working environment.

RURZ - 02 To provide for low-density rural lifestyle living on the outskirts of settlements where this will support settlement viability and not lead to conflicts with productive rural land use or rural character.

RURZ - 03 To maintain and enhance the distinctive character and amenity of West Coast settlements while allowing them to grow and adapt as economic activity and drivers for this change

RURZ - 04 To support the expansion of existing settlements in areas at low risk of natural hazards, and implement hazard management to reduce the risk where existing development is located in high risk locations.

UPDATED APPROACH TO ZONES

10. Within the Zone framework allowed by the National Planning Standards there are a number of Rural Zones and also a Settlement Zone (which is considered a Rural Zone). The Zones that staff believe are appropriate for the West Coast context, their definitions and where they could be applied are outlined below.
11. **General Rural Zone** – Areas used predominantly for primary production activities, including intensive indoor primary production. This zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.
12. The General Rural Zone is expected to be the most widespread zone used in Te Tai o Poutini Plan covering most of the rural area.
13. In light of the discussion at the July meeting of the Committee, and informed also by feedback from the Technical Advisory Team this Zone is intended to include a “High Value Agricultural Land” overlay, replacing the proposal for a separate Rural Production Zone. This overlay would encompass the Land Use Capability Class 3 land at Karamea, Little Wanganui, Westport, Inangahua and the Grey Valley. Specific rules aimed at protecting the production values of this land are proposed as part of the General Rural Zone Rules.
14. **Rural Lifestyle Zone** - Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural and Rural Production zones, while still enabling primary production to occur.
15. The Rural Lifestyle Zone could be used on the edges of settlements, townships and the main centres. It would replace the current Grey District Rural Residential Zone. It could also be used where the density/mix of development in a small community is not sufficient to warrant the use of a Settlement Zone.
16. **Settlement Zone** – Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.
17. The Settlement Zone is proposed for all areas currently zoned Small Settlement and Coastal Settlement in the Westland Plan, and those zoned Township Zone in the Grey Plan. It is also proposed to cover the settlements (outside of Westport and Reefton) within the Buller District. These settlements are currently zoned with urban zones – predominantly residential zone with many commercial activities operating under resource consent or existing use rights.
18. In light of the feedback from consultation on the Te Tai o Poutini Plan roadshow it is also proposed to include Punakaiki residential area within the Settlement Zone – Coastal Settlement Precinct, rather than within a special high visitor zone. Community feedback was very strong that the focus of management of Punakaiki and surrounding areas should be to support the residential community, rather than visitor development. At this stage it is still

proposed to keep the commercial area of Punakaiki in the High Use Visitor Zone, however when the provisions for this area are developed, this can be reviewed in detail. An alternative would be to include the commercial area in the Settlement Centre Precinct, with additional design controls to recognise the landscape and natural character values of this area.

PRECINCTS WITHIN SETTLEMENT AND RURAL ZONES

Settlement Zone Precincts

19. Because the Settlement Zone will need to cover a wide range of characters of communities from Karamea to Jackson's Bay/Okāhu the use of Precincts (essentially a subzone) is considered appropriate to better reflect the different characters of the different settlements. Three Precincts are proposed within the Settlement Zone: Coastal Settlement Precinct, Settlement Centre Precinct and Rural Residential Precinct.

Settlement Centre Precinct

20. The Settlement Centre Precinct is defined as: *Areas used predominantly for small-scale commercial and community activities that service the need of the settlement and surrounding rural area.*
21. Where there is a coherent or logical settlement centre the Settlement Centre Precinct is proposed to include more enabling provisions for commercial development and community facility expansion, while ensuring that any new development contributes to the amenity and sense of place of the settlement.
22. Settlement Centre Precincts are proposed for:
 - Karamea, Charleston, Springs Junction, Punakaiki, Ikamatua;
 - Blackball, Moana, Dobson, Barrytown, Ahaura;
 - Kumara, Ross, Harihari, Kaniere, Whataroa and Haast.

Coastal Settlement Precinct

23. The Coastal Settlement Precinct is defined as: *Areas used predominantly for residential activities and buildings consistent with a low-density scale and subdivision pattern which fits within a wider environment of high coastal natural character and coastal landscape values.*
24. The Coastal Settlement Precinct recognises the unique character and locality of the small coastal settlements on the West Coast. These areas sit within a context of high natural character in the broader coastal environment. The combination of the natural environment and buildings gives these settlements a distinctive appearance and atmosphere which attracts both residents and visitors alike. Further development should be of a small scale and not dominate the coastal environment.
25. Coastal Settlement Precincts would cover the settlements of:
 - Little Wanganui subdivision area, Punakaiki (including the area in Grey District), Fox River, Charleston (area between SH 6 and the coast), Tauranga Bay.
 - Okarito, Okuru, Hannah's Clearing, Neil's Beach, Bruce Bay, Haast Beach, Okahu/Jackson Bay,

Rural Residential Precinct

26. The Rural Residential Precinct is defined as: *Areas used predominantly for residential activities and buildings within a rural environment on lots smaller than the Rural Lifestyle Zone.*
27. We have ended up with this precinct mainly because of the National Planning Standards definition. The Rural Lifestyle Zone is intended for sites that could be used for grazing of a few sheep or a horse, but as the lot size is 4000-5000m² primary production will not be viable on a commercial basis.
28. One of the principal issues we need to grapple with in this precinct is reverse sensitivity. These are often the locations from where complaints arise about the noise and dust from rural activities.
29. Rural Residential Precincts would cover the following areas:

- Current Rural Residential Zone around Paroa, Rutherglen, Kumara Junction, Kaiata Park, Dobson and Iveagh Bay, Golden Sands Road (Barrytown)
- Sub 1h lots at Bluespur, Keoghan’s Road, Merhten’s Road, Brickfield Road, Paddock Road and behind Kaniere.
- Cape Foulwind

General Rural Zone Precincts

30. One Precinct is proposed within the General Rural Zone – the Communal Living Precinct covering the Gloriavale Christian Community. The extent of area and activities provided for in this precinct are still being worked through, and will be presented to the Committee in 2021.
31. There is also a Multi-Zone Mineral Extraction Precinct proposed – this will cover defined areas of Mineral Extraction (mining and quarrying). It is identified as a multi-zone precinct because it will cover areas in both the General Rural Zone and the Open Space Zones. Further information on this will be presented to the Committee in 2021.

KEY MATTERS FOR CONSIDERATION IN POLICY

Rural Areas

32. DOC estate forms the predominant land use in the three districts, however as discussed at the June meeting, this land is proposed for inclusion in an Open Space Zone. The focus of Rural Environment management therefore needs to be the predominantly private land within this area.
33. There are very limited areas of high value land suitable for arable production and higher performing grassland.
34. While there is no LUC Class 1 and 2 land on the West Coast, there is LUC Class 3 land found in very limited locations in Buller and Grey Districts. LUC 4 land is also in short supply, in limited locations in all three districts. As well as considering the importance of protecting this land from urban development as prescribed in National Policy, this represents an important economic resource which should be valued.
35. Management of ecosystems/indigenous biodiversity, natural character and natural landscapes in rural environments will be a significant matter – but the provisions for these matters will be in the respective district wide sections of the Plan, not in the Zone rules.
36. Specific draft policies for Mineral Extraction in the Rural Zones have already been developed as part of the work on that topic of the Plan.

Settlements

37. For the purpose of the Plan, a settlement is generally considered to be a collection of dwellings in sufficient concentration with enough residents to justify a specific settlement zone. Areas currently zoned as a Small or Coastal Settlement Zone (Westland), Township Zone (Grey) or have residential zone (Buller) have had a brief character assessment undertaken and this has informed the development of Precincts for this Zone.
38. Some settlements do not have reticulated water supply or a sewerage system. Rainwater tends to be the primary source of water in the settlements with bore water or river water as an alternative source. Sewage is disposed of individually using septic tanks in most cases. Minimum site sizes have often been driven by the area required for the sewage disposal field.
39. The settlements tend to have either a rural or coastal character.
40. Settlements with a rural character are typified by:
 - Variety of building design;
 - Large section sizes;
 - Provision of on-site vehicle parking and manoeuvrability area;
 - Rural and semi-rural residential activities;
 - Minimal intrusion from signage;
 - Feeling of community identity associated with residential areas;

- Non-residential activities are usually small scale such as primary schools, halls, and service stations;
 - Small scale and low intensity development;
 - Almost are located adjacent to the main transport routes or along the coastal margins of the West Coast;
 - Many settlements comprise a mixture of residential, commercial, recreational, rural, community and other uses, generally interspersed and without a clear pattern or definition of development; and
 - Visual connections to the surrounding rural area
41. Settlements with a coastal character are typified by:
- High importance placed on landscape and views from structures;
 - Proximity to coastline;
 - Heavy emphasis on the coastline and its natural character;
 - Access to coastal foreshore;
 - Adjoining areas with high ecological, scientific, historical, and cultural value;
 - Minimal intrusion from signage;
 - Provision of on-site vehicle parking and manoeuvrability area;
 - Rural and semi-rural residential activities;
 - Feeling of community identity associated with residential areas;
 - Non-residential activities are usually small scale such as campgrounds and halls;
 - Small scale and less intense development with fewer outdoor paved areas; and
 - Visually connected to the coastal environment.

Current Plan Provisions

42. A review of current plan provisions was undertaken for the July 2020 Committee paper. Key themes to note are:
- Ensuring the long term productive value of soil resources;
 - Maintaining viable rural communities;
 - Managing different landuses to avoid incompatible outcomes;
 - Effects of land uses on water quality, natural character, landscape and other natural resources;
 - Increased traffic and shading of rural roads;
 - Increased erosion and instability of sites;
 - Reduction in rural character and amenity as a consequence of subdivision and development;
 - Conflict between new activities and established activities;
 - Demands for servicing where rural residential development occurs;
 - Ensuring that the character and amenity values of settlements and townships are maintained;
 - Providing for a mix of uses in settlements and townships; and
 - Recognising servicing constraints for settlements and townships.

Efficiency and Effectiveness of Current Plans

Grey

43. An efficiency and effectiveness review of its district plan was undertaken in 2010 by the Grey District Council. This identified the concern that the current rural environment rules are very enabling of development and that some tightening to ensure non-rural activities do not preferentially locate in rural areas is required. The report identified that the rural environment section of the Grey Plan was not achieving the desired environmental outcomes due to being too enabling without discernment in relation to activities.
44. Particular concerns in the report related to the ad hoc development of rural lifestyle blocks, the establishment of commercial and industrial activities within the rural environment creating impacts on rural character and amenity.

45. Since 2010 more non- rural (particularly industrial) activities have located in rural areas and this has impacted on the viability of areas such as Kaiata Park which is zoned and serviced for industrial uses.

Westland

46. An issues and options paper was prepared for a proposed district plan review in Westland District in 2009. This identified significant lifestyle subdivision was occurring in the rural areas and that the absence of a rural lifestyle zone was creating issues of conflict and reverse sensitivity between rural residential and farming/rural operations.
47. The paper also identified that there was development occurring around the edge of settlements where incremental residential development was occurring which was affecting the character of the settlements. This was identified as a particular issue at Kumara, Okarito, Hannah's Clearing Fox Glacier, Franz Josef, and the Haast area. At this time it was suggested that design guidelines should be considered for the settlements to protect their character and that a review of performance standards was required.
48. A lack of industrial zoned land in Hokitika – and other settlements, and the effect this was having on industrial locating in rural areas was identified as a further problem.
49. The paper also identified that there are a number of rural communities that are threatened by natural hazards and that further natural hazard provisions for communities such as Okarito were warranted. Since this 2009 report in some locations there has been very substantial shoreline retreat since the existing district plan was written. Bruce Bay/Maitahi and Hunt's Beach, are examples, with settlements like Okuru and Hannah's Clearing also at risk.

Buller

50. No specific review of effectiveness of efficiency of the Buller Plan has been undertaken. However discussions with Buller staff, and feedback from consultation to date does indicate that, though to a lesser extent than Grey and Westland, there is an issue in Buller with non rural activities establishing in rural environments. Like Westland, Buller has no rural lifestyle zone, and rural residential properties are located next to farming and rural operations. Because the rural rules are relatively permissive for industrial development, this has led to reverse sensitivity issues. This issue has also partly arisen as a consequence of Buller having very little industrial zoned land so that the default location for such activities is the Rural Zone.
51. In Buller, there are also a number of coastal communities at significant threat from natural hazards. For example Granity, Little Wanganui and Ngakawau. Like in Westland, these communities need to be managed to reduce the risk from natural hazard events, and options for retreat need to be provided.

Approaches of Other Councils

52. A review of other Council's approaches to rural areas and settlements within their District Plans has been undertaken.
53. Additional key themes of relevance to Te Tai o Poutini Plan identified are:
- Recognise the close economic, social and physical links between the rural area and settlements and the non-residential activities within these areas;
 - The role of rural areas and settlements in supporting tourism and the visitor economy;
 - Specific provisions for Papakainga housing;
 - Recognising that local, regional and nationally significant infrastructure is located in rural areas, and this can be affected by nearby sensitive land uses. For example wastewater treatment plants and disposal fields, water supply dams, transmission infrastructure and electricity generation sites;
 - Seeking that commercial and industrial activities should generally relate to the settlement that they are located in and support the local economy; and
 - Recognising that ad hoc development of new settlements within rural areas may not be desirable from a rural character and infrastructure perspective, and that planned growth of existing settlements (including for holiday homes and baches) is more appropriate.

Feedback from Consultation

54. The consultation roadshow visited most of the larger settlements across the three Districts in March and September 2020. There was detailed feedback provided in relation to a range of the settlements.
55. A key theme in Westland was concern about the lack of amenity – in terms of both visual amenity e.g. in Whataroa as well as incompatible uses e.g. heliport in Franz Josef, commercial use of the airstrip at Okarito.
56. A key theme in Grey was the support for settlement centres/precinct to allow small towns to grow business, particularly in Barrytown, Blackball and Ahaura. There was also feedback that there was a need for better planning and control in rural areas – particularly around managing subdivision for lifestyle properties, and commercial activities occurring in rural areas. These concerns related specifically to loss of productive farmland to lifestyle and commercial use.
57. Housing availability and the need to enable rental housing for workers and restrict housing used for short-term visitor accommodation was a strong theme in many settlements, particularly in Westland and Buller.
58. Similarly in Westland and Buller natural hazards and the need to avoid development exacerbating the risk of these, alongside the need to identify managed retreat options was a strong theme in many settlements.
59. Providing for design guidelines and flexibility within these was a strong discussion point at Punakaiki. Adherence to the Okarito Community Plan and the design framework within this was a key matter emphasised at Okarito.
60. Feedback on the questionnaires was also provided, with the strongest theme in relation to settlements being the need to prioritise and protect residential and community values over commercial activities.

DRAFT POLICIES

61. Based on the analysis and consultation undertaken, feedback from the Committee on policy direction and discussion with the Technical Advisory Team the following suite of policies to support the Rural Zones are proposed. Because of the wide range of matters covered, these are grouped under themes.

Rural Amenity and Character

62. This group of policies put in place the framework to support the Permitted Activity performance standards and provide for how settlements and rural lifestyle areas might grow and change. A policy in relation to forestry is included to support provisions around this – however it should be noted that most aspects of forestry are regulated under a National Environmental Standard.

Policy 1: Enable a variety of activities to occur within rural areas while maintaining rural amenity and character. Outside of settlements, activities should:

- a. For buildings and structures have a bulk and location that is characteristic of rural environments
- b. Maintain privacy and rural outlook for residential buildings;
- c. Maintain the characteristic levels of noise and night-time darkness of rural areas;
- d. Be compatible with existing development and the surrounding area;
- e. Have appropriate setbacks from the road and significant natural features; and
- f. Minimise adverse visual effects if sited on prominent ridges or immediately adjacent to public roads;
- g. Have awareness of cultural landscapes and avoid activities being located on the peaks of ancestral mountains.

Policy 2: Provide for growth and change to settlements that:

- a. Fits with the historic, environmental and cultural character of the existing settlement;
- b. Improves the long term viability of the settlements and their communities;
- c. Provides new housing opportunities in locations that are away from significant risks to life-safety and property damage from natural hazards;

- d. Where possible integrates with the existing residential setting and maintains a consolidated settlement form; and
- e. Does not compromise the dominance of the natural and cultural landscape setting and minimises ribbon residential development along the coastline, on prominent spurs, ridges and skylines and avoids development on the peaks of sacred mountains.

Policy 3: Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural production values.

Policy 4: Provide for rural lifestyle development on the outskirts of towns and settlements where this will not conflict with rural production values, and recognising that these have the following characteristics:

- a. Large self-serviced lots;
- b. A mix of activities;
- c. Low traffic and moderate noise levels;
- d. Dominance of open space and plantings over buildings; and
- e. Setbacks from property boundaries

Policy 5: Afforestation with plantation forest species and forestry quarrying should not adversely affect significant visual amenity and rural character.

Production Values

- 63. This group of policies support Objective 1 and the provisions for Highly Productive Land.

Policy 6: Recognise that there are only small areas of high value land and soils for agricultural production on the West Coast and where possible locate non-agricultural activities outside of these high value locations.

Policy 7: Within the Highly Productive Land Overlay prioritise agricultural uses over other types of activities to protect the ongoing agricultural production potential of these lands.

Non Rural Activities

- 64. This group of policies provides the direction around industrial and commercial development and limits the extent to which these activities can locate in the rural areas. As discussed at previous Committee meetings in relation to Industrial Objectives, this is seen as a problem in particular in Grey, where industrial development in rural areas close to Greymouth has undermined urban industrial zones and investment in infrastructure. Non-rural industrial development in rural areas has also affected the rural character of some locations.
- 65. In Westland, a similar "spilling out" of industrial activities has occurred around Hokitika, although this may be largely driven by an absence of industrial zoned land as identified in its 2009 policy options paper.
- 66. Buller also has little industrial zoned land, Reefton in particular has had a range of industrial activities "spill out" into the adjacent rural area due to lack of industrial zoned land. This is largely supported by the current policy approach in the existing Buller District Plan. As a consequence across Buller the rural area is peppered with a range of non-rural industrial activities.

Policy 8: Recognise that the rural areas may be the most appropriate location for some utility, industrial or commercial uses to establish, where these have a functional relationship with rural areas, provided the character and amenity of the rural areas is maintained.

Policy 9: Recognise that where non rural activities are located in rural areas, this should not be to the detriment of the effective function of towns and settlements, or to avoid the costs of connection to community funded infrastructure.

Policy 10: Provide for new commercial and industrial activities within settlements where this does not detract from residential amenity.

Visitor Economy

67. This group of policies recognise and support the important role that rural areas and settlements provide in relation to tourism and the visitor economy.

Policy 11: Recognise that the rural areas form an important part of the visitor economy of the West Coast, particularly as a locations where tourism and visitor attractions are established.

Policy 12: Support the development of appropriate tourism and visitor businesses such as accommodation, education and other facilities which relate to the rural environments in which they are located.

Infrastructure in Rural Areas

68. This group of policies outline the infrastructure expectations in rural areas and settlements. This is particularly important with the inclusion of the rural lifestyle and settlement zones. A key matter they seek to address is pressure for urban style infrastructure.

69. In relation to water and wastewater systems in particular this policy seeks to ensure that these do not end up in an un-managed situation – as has occurred in the past at several locations in Grey and Westland District creating a liability for the Councils to pick up and upgrade. It also recognises the government direction in relation to this, and that community or privately operated systems serving multiple households are likely to move into public management.

Policy 13: Subdivision and development in General Rural and Rural Lifestyle Zones should recognise the character and form of rural infrastructure including:

- a. Roads with roadside water tables and swales rather than kerb and channel;
- b. An absence of streetlights and urban style footpaths; and
- c. On site provision of water supply and on site land treatment and disposal of stormwater and wastewater.

Policy 14: Within settlements ensure that sufficient sewage, water supply, refuse disposal, roading footpaths, open space and parking infrastructure servicing is provided as part of new development.

Policy 15: Where new infrastructure is required to support rural lifestyle development or settlement expansion this should be put in place at the time of development at the expense of the developer.

Policy 16: Where community scale infrastructure is developed to support more than 10 privately owned lots this should be to appropriate standards and vested in the Council to ensure ongoing maintenance and renewal.

Reverse sensitivity

70. This group of policies seeks to set a framework for rule provisions that target reverse sensitivity and neighbour complaints about rural activities.

Policy 17: New development should be designed and located with sufficient buffers so that existing rural uses and consented activities are not unreasonably compromised by the proximity of sensitive neighbouring activities.

Policy 18: There should be sufficient buffers provided from infrastructure such as wastewater treatment plans and land disposal areas, transmission infrastructure and water supply catchments to avoid reverse sensitivity effects on the infrastructure.

Papakāinga housing

71. This policy recognises that papakāinga housing may well be developed on general title land and provides a framework for this in rural areas.

Policy 19: Enable the housing needs of Poutini Ngāi Tahu whānui to be met in rural areas and locations safe from significant natural hazards where there is a relationship with ancestral lands.

Mineral Extraction

72. This group of policies was discussed at the October meeting of the Committee and seek to support and manage mineral extraction activities on rural land outside of the Mineral Extraction Precinct.

Policy 20: Manage conflicts between mineral extraction activities and other land uses by ensuring that:

- a. Standards to minimise impacts on the amenity, rural character, cultural and natural values of rural areas are met; and
- b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing quarry or mining activities

Policy 21: Sites used for mineral extraction should be rehabilitated to enable the land to be used for other activities

Policy 22: Enable rural production activities to utilise aggregate resources by providing for farm quarries where they are not located within areas with significant or sensitive features.

Policy 23: Require proposals for new mineral extraction activities to provide adequate information on the establishment, operation and rehabilitation of the mineral extraction activity.

Policy 24: Co-ordinate the approach to mineral extraction consents with the West Coast Regional Council, particularly where water resources and soil conservation are affected.

Policy 25: When mineral resources of regional or national significance are identified, consider including these areas within the Mineral Extraction Precinct.

PRECINCT SPECIFIC POLICY

In order to support the differences in rules in the three Settlement Zone Precincts, specific policy is also required. This is proposed as follows:

Settlement Centre Precinct Policy: Subdivision, use and development within the Settlement Centre Precinct should:

- a. Maintain or enhance the character and built form of the settlement;
- b. Adaptively reuse existing heritage and character buildings where practicable; and
- c. Provide for commercial activities and community facilities which serve the settlement, rural community and visitors.

Coastal Settlement Precinct Policy: Subdivision, use and development within the Coastal Settlement Precinct should:

- a. Take into account the coastal natural character and scenic landscape values of the area;
- b. Have appropriate controls on design and height to protect the landscape and coastal natural character values and be undertaken in accordance with the coastal development guidelines;
- c. Recognise and provide for access to mahinga kai for Poutini Ngāi Tahu; and
- d. Be located so that significant risks of natural hazards are avoided.

Rural Residential Precinct Policy: Subdivision, use and development within the Rural Residential Precinct should maintain the predominant rural character and amenity values, which include:

- a. Low-density residential living on rural residential blocks and small-scale rural activities;
- b. Open space and privacy around buildings; and
- c. On-site servicing and a general absence of urban infrastructure

NEXT STEPS

73. Feedback from the Committee is sought in relation to the wording of the draft Policies for the rural areas and settlements.
74. Alongside these overarching policies additional specific policy will be required to support the Precincts within the Zones. These will be discussed in conjunction with the Rules for those areas.

APPENDIX ONE: DRAFT STRATEGIC OBJECTIVES WHICH STRONGLY LINK TO RURAL AREAS AND SETTLEMENT PROVISIONS

AG - 01	To maintain the productive value of high quality soil and agricultural land for current and future agricultural and horticultural uses.
AG - 02	To provide for agricultural development and innovation and enable the support industries and services needed to maintain agricultural viability within rural areas.
MIN - 01	To ensure that the West Coast's mineral resources are managed efficiently and effectively, while also avoiding duplication of regulation across agencies.
MIN - 02	To enable mineral extraction and ancillary activities which support it, within the Buller Coalfield Zone and Mineral Extraction Precinct.
MIN - 03	To recognise that mineral resources are widespread throughout the West Coast and that provided adverse effects are managed, mineral extraction can be appropriate in a range of locations outside specified zones and precincts.
MIN - 04	To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation.
MIN - 05	To support Poutini Ngāi Tahu manage their pounamu and aotea stone resources through the use of Pounamu and Aotea Management Area Overlays.
MIN - 06	To minimise the adverse effects of mineral extraction on the West Coast's significant natural and cultural heritage, and amenity values: including: <ul style="list-style-type: none"> • Poutini Ngāi Tahu cultural resources and taonga; • Significant Natural Areas; • Outstanding natural landscapes and features; • Waterways and waterbodies; and • The coastal environment.
NH - 01	To ensure that the culture, traditions and customary rights of Poutini Ngai Tahu to natural heritage areas and features are protected and provided for and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced.
NH - 02	To protect areas of significant natural heritage on the West Coast while recognising : <ul style="list-style-type: none"> • the substantial contribution that is made by the existence of conservation land in protecting significant areas, habitats and features • the need to support the ethic of stewardship and enable positive effects of public conservation land on achieving the requirements of the RMA
NH - 03	To clearly identify: <ul style="list-style-type: none"> • unique and important natural heritage areas and features on the West Coast; and • areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed.

TRM - 01

To recognize the significance of tourism to the West Coast's economy by providing for sustainable tourism development while managing the adverse effects on the environment, communities and infrastructure. This includes:

1. Supporting the development of visitor facilities and accommodation within and near existing settlements and communities and on Department of Conservation land where appropriate;
2. Providing for the development and upgrading of supporting infrastructure whereby the costs are apportioned fairly to the exacerbators and beneficiaries;
3. Ensuring that where existing services and infrastructure exists that visitor facilities are connected to this;
4. Managing the development and expansion of visitor activities and services so that the natural and cultural values, amenity and character of the West Coast and its settlements are maintained;
5. Minimising the adverse effects and in particular cumulative adverse effects of visitor activities and services on cultural values and wāhi tapu, natural values, amenity and landscape;
6. Supporting Ngāti Waewae and Kāti Māhaki ki Makaawhio to exercise kaitiakitanga, and provide education about the cultural importance of maunga, other landforms, taonga and wāhi tapu to Poutini Ngāi Tahu and how to treat these areas with respect;
7. Supporting Poutini Ngāi Tahu in expansion of their tourism and visitor activities to deliver better economic outcomes for the hapū.



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: December 2020
Subject: **Te Tai o Poutini Plan Technical Update - General Rural Zone Rules**

SUMMARY

This report provides an update on the technical work being undertaken on the General Rural Zone Rules in Te Tai o Poutini Plan.

The Issues and Objectives and direction for the Policies and Rules for Rural Zones were discussed at the July meeting of the Committee. A companion paper to this one sets out the proposed Policies for the Rural Zones.

There are three proposed Rural Zones – General Rural Zone, Rural Lifestyle Zone and Settlement Zone.

Based on feedback from the Committee and the Technical Advisory Team it is proposed to not progress a separate Rural Production Zone at this time, instead a “high value agricultural land” Overlay is proposed – which would encompass the Land Use Capability Class 3 land at Karamea, Little Wanganui, Westport, Inangahua and the Grey Valley. The rules for this Overlay will sit within the General Rural Zone.

This reports outlines the draft performance standards and rules for the General Rural Zone.

RECOMMENDATIONS

1. That the information be received
2. That the Committee provide feedback on the draft General Rural Zone performance standards and rules.

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on General Rural Zone permitted activity performance standards and rules within Te Tai o Poutini Plan.
2. The Issues and Objectives and direction for the Policies and Rules for Rural Zones were discussed at the July meeting of the Committee.
3. Companion papers on this agenda set out the draft Policies for the rural areas and settlements, and the draft Rules for the Settlement and Rural Lifestyle Zones.

GENERAL RURAL ZONE

4. The General Rural Zone will encompass most of the rural land in the three districts. A general definition of the zone is: *Areas used predominantly for primary production activities, including intensive indoor primary production. This zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.*
5. In light of the discussion at the July meeting of the Committee, and informed also by feedback from the Technical Advisory Team, this Zone is intended to include a "High Value Agricultural Land" overlay, replacing the proposal for a separate Rural Production Zone. This overlay would encompass the Land Use Capability Class 3 land at Karamea, Little Wanganui, Westport, Inangahua and the Grey Valley (refer Appendix One). Specific rules aimed at protecting the production values of this land are proposed as part of the General Rural Zone Rules.
6. The General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. It also provides for resource extraction such as quarrying and mining and intensive indoor farming, such as indoor poultry and pig farms. These activities have the potential to generate adverse activities beyond the boundaries of a site, for example: noises from farm animals and farm machinery, smells from dairy-sheds, silage storage and top-dressing fertiliser, light overspill, and traffic effects from milk tankers, aggregate trucks and animal transporters. The effects of rural production activities therefore need to be appropriately managed and mitigated, while recognising that the General Rural Zone is a production-oriented working environment that is characterised by these activities.
7. The General Rural Zone is also characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds, or larger, more numerous buildings of industrial scale and appearance used for intensive primary production or rural industry. Rural halls, domains and schools which serve the needs of the rural community are also present, however there is a general lack of urban infrastructure in the zone such as street lighting and footpaths. The Policy approach in Te Tai o Poutini Plan seeks to maintain rural character.

KEY MATTERS CONSIDERED DURING RULE DEVELOPMENT

8. The overall approach to the General Rural Zone is to recognise that it covers a range of uses. The rules are aimed at retaining the character of the area and avoid adverse effects on neighbours and the wider community. They also aim to support other zones – recognising that high value primary production land is found within an Overlay, and that residential development should primarily be within the Settlement and Rural Living Zones
9. The draft Rural Zone Rules consider the range of normal amenity standards typical for a rural zone and have been largely constructed from the three current plan approaches. However, there are some specific matters have had specific analysis and consideration. These are: Intensive Farming/Factory Farming; Non – Rural Activities; Visitor Accommodation (subject of a paper at the November Committee meeting); Residential Subdivision and Highly Productive Land.
10. Where numerous or larger scale buildings or structures are proposed, their location, height and scale are managed to ensure development does not compromise the qualities of the rural setting or rural character.

11. Urban activities such as commercial and retail, or industrial activities not associated with the productive use of the land, are not anticipated in the zone. Rural lifestyle subdivision is also limited due to the potential for reverse sensitivity effects impacting on primary production activities and the potential for fragmentation of productive land.

General Permitted Activity

12. A key consideration for the zone is ensuring that general, expected farming uses can occur without resource consent. This is framed in the draft Rules by providing for a general Permitted Activity for Agricultural, Pastoral and Horticultural Activities. This is defined as follows:

Agricultural, Pastoral and Horticultural Activities: *means the use of land and/or buildings for rural land uses where the primary purpose is to produce livestock, crops and other agricultural produce that relies on the productive capacity of land, and includes:*

- *agriculture, pastoral/livestock farming, dairying and horticulture;*
 - *aquaculture;*
 - *beekeeping;*
 - *sphagnum moss harvesting;*
 - *storage of products and initial processing of horticultural and agricultural products produced on that site;*
 - *the storage and disposal of solid and liquid animal waste produced on that site;*
 - *wood lots;*
 - *stock sale yards;*
 - *rural research;*
 - *rural produce retail (where the rural produce is grown or produced on site, and products manufactured from it are offered for sale)*
 - *farm quarries; and*
 - *ancillary structures/accessory buildings.*
13. This permitted activity specifically includes support activities such as farm quarries and stock sale yards and small-scale rural produce retail but does not include some specific types of farming that may generate significant off-site environmental effects.
 14. This general Permitted Activity is somewhat wider than the current Buller and Westland Plans with differences in that rural produce retail in Buller, stock sale yards, rural research and farm quarries in both districts may currently require a Discretionary Activity consent.

Intensive Farming

15. Currently the Grey and Buller Plans specifically regulate "Factory Farming" and the Westland Plan regulates "Odorous Activities.

16. The Grey definition is:

"Factory farming means the production of plant, animal and aquatic creatures, where the predominant productive processes are not dependent on the soil characteristics of the site on which it is situated."

17. The Buller definition is:

"Farming which is not dependent on the fertility of the soil on which it is located or which takes place substantially within buildings or other structures, for example, poultry farming, pig farming, rabbit farming, mushroom farming, pot grown nursery and glasshouses which have other than an earth floor".

18. Odorous activities in the Westland Plan are listed as:

- Abattoirs;
- Composting plants;
- Effluent treatment plants;
- Fish farming;
- Fitch farming;
- Mushroom farming;

- Piggeries;
- Poultry farming;
- Rabbit farming;
- Rendering plants; and
- Tanning

19. The Rural Zone Rules for these activities are as follows:

Westland	Grey	Buller
Discretionary Activity for Odorous Activities – all zones.	Dependant on performance standards – setbacks and site coverage are likely to be the main triggers for any consent requirement.	Restricted Discretionary Activity – with the focus on animal related effects

20. A number of issues arise from these different approaches.
21. The Buller and Westland definitions have no scale, so very small activities with very minor effects are captured.
22. The definitions capture activities such as outdoor free-range egg production which may not have the same adverse effects as a large indoor operation. This is an issue which has been specifically raised during the consultation process.
23. Glasshouse horticultural operations are captured within the Grey and Buller definitions though the matters regulated by Buller do not seem to be aimed at these types of operations.
24. The Grey definition mainly enables a Permitted Activity within the National Grid Yard.
25. The National Planning Standards have a definition which may useful – capturing the major activities which might have adverse environmental effects – Intensive Indoor Primary Production as follows:

***Intensive Indoor Primary Production** means primary production activities that principally occur within buildings and involve growing fungi or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.*

26. This definition would exclude indoor horticulture, free-range egg or poultry production or outdoor fish farming/aquaculture. It would also exclude wintering barns.
27. With regard to the Westland “odorous activities” some of these (abattoir, rendering plant and tannery) would generally be caught in the “Rural Industry” definition.

***Rural Industry** means an industry or business undertaken in a rural environment that directly and primarily supports, services, or is dependent on primary production.*

***Primary production** means:*

- any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and*
- includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);*
- includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but*
- excludes further processing of those commodities into a different product.*

Non-rural Activities

28. A key question for Te Tai o Poutini Plan is the extent to which industrial development unrelated to rural activities should be able to locate in the rural areas. As discussed in the companion Rural areas and Settlements policy paper, it is proposed to strengthen the provisions around non-rural activities and deliver better certainty of outcome and amenity, and retention of productive values in rural areas.

Visitor Accommodation

29. The overall approach to short-term residential visitor accommodation was discussed at the November meeting of the Committee and the draft rules for the General Rural Zone reflect that direction.
30. However, it is proposed to provide some specific additional provisions through a resource consent process for visitor and worker accommodation ancillary to a farming or conservation activity that it is proposed to include. This will provide for activities such as providing accommodation for temporary farm workers during peak periods or for conservation and Poutini Ngāi Tahu cultural tourism.

Residential Activities and Density

31. Currently in Buller, the rules allow for 2 dwellings per site, whereas in Westland and Grey only 1 dwelling per site is provided for. Minor residential units are not specifically provided for within any of the three current plans.
32. In Westland currently all residential dwellings require a resource consent as a Controlled Activity, however technical staff are comfortable that with the addition of the Outstanding Natural Landscape overlay, and provisions for reverse sensitivity through increasing setbacks, that a Permitted Activity is acceptable.
33. Discussions with Buller staff indicate that the 2 dwellings per site is to allow for a farm manager, or multi household farms (e.g. where there is family succession). The Technical Advisory Group has come to the view that the addition of a Minor Residential Unit provision can address that issue, while avoiding the concern that additional dwellings can lead to subdivision and loss of production potential.
34. Because Te Tai o Poutini Plan specifically provides for a Rural Lifestyle Zone and Rural Residential Precinct alongside the Settlement Zone, there are more options for a rural residential style development. Therefore, in the General Rural Zone, the approach proposed is to limit subdivision to avoid more ad hoc rural residential development and the reverse sensitivity problems that arise with this. This becomes particularly important if the Plan allows for things like some Permitted Activities for mining. Consultation feedback is clear about the reverse sensitivity problems there.
35. Based on the analysis and discussion with the Technical Advisory Team, it is proposed that the density provisions (which will also translate into the Subdivision rules) provide for a minimum site size of 20 ha. This will be further discussed with the Committee in relation to the subdivision provisions, but alongside this policy is proposed to be strongly worded to avoid any further ad hoc rural lifestyle develop given the reverse sensitivity problems and rural land fragmentation this creates.

Highly Productive Land

36. Based on the discussion around Rural Zones and Productive Land at the Committee and the Technical Advisory Group, Highly Productive Land is now proposed as an Overlay – which will be mapped. The draft rules therefore include specific provisions for areas within the Highly Productive Land Overlay to specifically apply. At this stage staff are continuing to work on the basis that Highly Productive Land is made up of the limited LUC 3 Land available on the West Coast and this is shown on the Maps in Appendix One.

RULES NOT INCLUDED AT THIS STAGE

37. While the draft rules included a provision for farm quarries (as part of the Permitted Activity), the rules for Mineral Extraction have not been developed at this stage as they need to be considered alongside the Mineral Extraction Precinct for parity. Staff are also wanting to ensure that sufficient information has been collated and analysis undertaken to support the required section 32 cost benefit analysis, as these rules will likely be contentious and may well be the subject of future appeals on the Plan.
38. Management of ecosystems/indigenous biodiversity, natural character, natural and cultural landscapes and features in rural environments will also be a significant matter – but the provisions for these matters will be in the respective district wide sections of the Plan, not in the Zone rules.

SUMMARY OF THE DRAFT RULES

Key Permitted Activities

39. Key Permitted Activities are summarised in the table below. The full draft Rules are in Appendix Two.

Effect Being Managed	Proposed General Rural Zone Permitted Activity Standard	Comparison with current plans
Activities	<p>Agricultural, Pastoral and Horticultural Activities</p> <p>Conservation Activities</p> <p>Residential Activities</p> <p>Recreational Activities</p> <p>Fire stations</p>	<p>Westland – Fire Stations and outdoor piggeries, free range poultry, and composting Discretionary</p> <p>Buller – Fire Stations, Piggeries, Free Range poultry, nurseries and glasshouses Discretionary</p> <p>Grey - Permitted</p>
Residential density	<p>One unit per 20ha net site area excl. access on physically contiguous land.</p> <p>There is no more than 1 minor residential unit within 20m of/shares driveway with the principal residence</p> <p>In the Highly Productive Land Overlay the maximum gross ground floor area of all residential buildings on the site is 350m².</p> <p>Papakāinga developments outside of the Highly Productive Land Overlay with an average density of 1 dwelling/1500m² provided that on site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga.</p>	<p>Buller currently allows two dwellings per site ;</p> <p>Westland one per site and two per site as a Discretionary Activity;</p> <p>Grey a minimum site size of 1 hectare excl. access on physically contiguous land.</p> <p>Westland also have a Controlled Activity for establishment of <i>any</i> new residential building.</p> <p>Westland allows for Papakāinga developments as a Controlled Activity.</p> <p>None of the Plans currently provide for a minor residential dwelling.</p>
Height	Maximum 10m above ground level	<p>10m is the max height in all three plans for residential buildings.</p> <p>Buller allows 20m for non-residential buildings</p>

		Westland allows 8m for non-residential buildings
Setback –buildings housing more than 5 animals or commercial livestock	100m from a residential/settlement /rural lifestyle zone boundary 30m from a dwelling 20m from any other boundary	Buller -30m from any boundary for building housing more than 5 animals Westland – 300m from a residential zone boundary, 45m from a dwelling, 30m from any other boundary Grey – not regulated
Yards/setbacks	10m from road boundary, 20m from state highway boundary, 10m from internal boundaries	Buller -10m from road boundary, 1.5m from internal boundaries Westland – 10m from road boundary, 20m from state highway boundary, 3m from internal boundaries Grey – 10m from road boundary, 5m from internal boundaries for principal residential buildings, 3m from internal boundaries for other buildings
Gross ground floor area	maximum gross ground floor area of a single building is 500m ²	Buller – 500m ² Westland: No Permitted Activity, Controlled Activity maximum 300m ² for non-farming buildings and 800m ² maximum as a Discretionary Activity Grey - 10% of the site area or 1500m ² whichever is the greater,
Home Business	Hours of operation 7am -10pm weekdays/8am-8pm weekends and public holidays (except when entirely within the building) Max 10 heavy vehicles/day 30 light vehicles per day/210 per week No external generation of dust, odour or smoke	Westland – Discretionary Activity Buller - Tourist related activities are Permitted, other Non-rural are Discretionary where Permitted standards are met Grey – Permitted with Maximum floor and yard area for any non-rural activity shall be a maximum of 100m ² Permitted activity standards for setbacks, height, building coverage are met. Maximum Heavy Vehicles 20 per day Other Vehicles 100 per day

40. Alongside the Permitted Activity Standards, there are a range of proposed Rules where resource consent would be required for an activity to occur. Key activities are summarised in the table below:

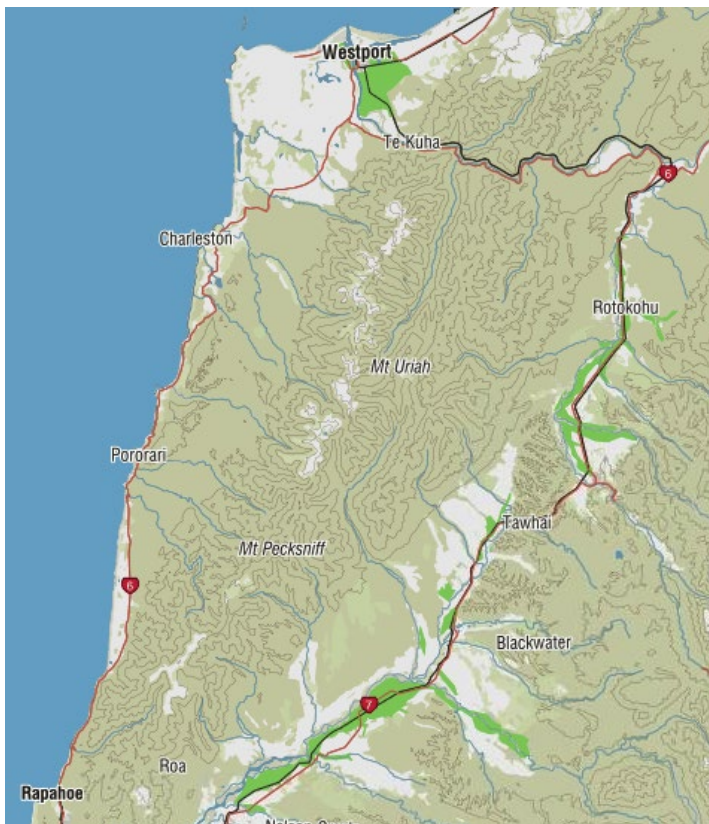
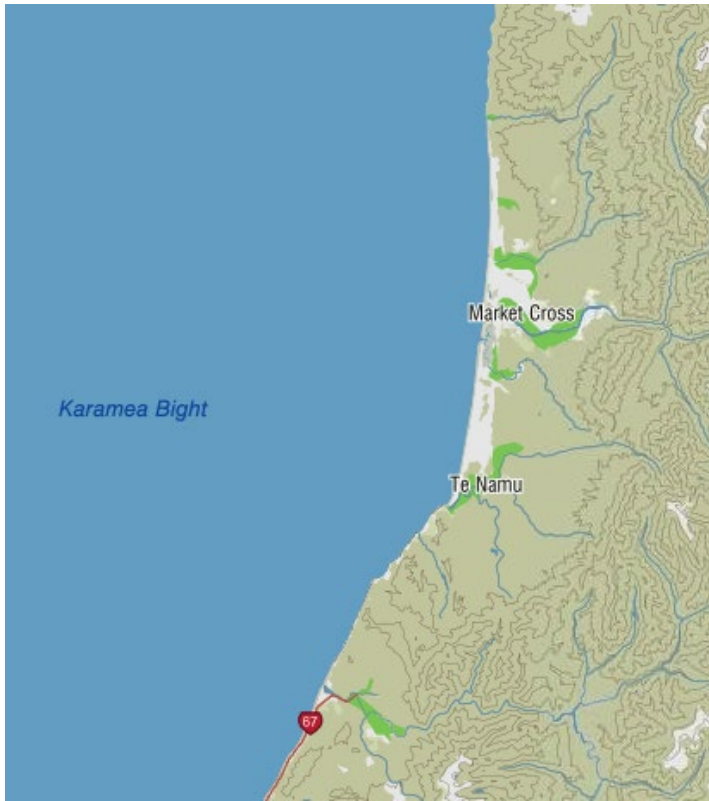
Activities Requiring Resource Consent

Effect Being Managed	Summary of draft General Rural Zone Rule	Differences from current plans
Intensive Indoor Primary Production	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • Outside of the Highly Productive Land Overlay • Where Permitted Performance Standards for Gross Ground Floor Area, Height, Setback and Separation Distance are Met <p>Discretionary Activity</p> <ul style="list-style-type: none"> • Where not Permitted or Restricted Discretionary 	<p>Buller – Restricted Discretionary</p> <p>Grey -Permitted or Discretionary depending on compliance with Performance Standards</p> <p>Westland -Discretionary</p>
Rural Industry	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • Outside of the Highly Productive Land Overlay • Where Permitted Performance Standards for Gross Ground Floor Area, Height, Setback and Separation Distance are Met <p>Discretionary Activity</p> <ul style="list-style-type: none"> • Where not Permitted or Restricted Discretionary 	<p>Buller - Discretionary</p> <p>Grey - Permitted or Discretionary depending on compliance with Performance Standards</p> <p>Westland -Discretionary</p>
Visitor and temporary worker accommodation	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • Where is ancillary to a farming or conservation activity; • Where Permitted Performance Standards for Gross Ground Floor Area, Height and Setback are met <p>Discretionary Activity</p> <ul style="list-style-type: none"> • Where is ancillary to a farming or conservation activity • Is not located on Highly Productive Land Overlay • Where not Permitted or Restricted Discretionary, <p>Non-Complying</p> <ul style="list-style-type: none"> • where not meeting another rule in the zone 	<p>Buller – Discretionary</p> <p>Grey -non-rural activity – will be Permitted or Discretionary depending on compliance with Performance Standards</p> <p>Westland -Discretionary</p>
Non-Rural Activities (incl. Home Business and Community Facilities)	<p>Non-Complying</p> <ul style="list-style-type: none"> • where not meeting another rule in the zone 	<p>Westland – Non-complying</p> <p>Buller Non - complying</p> <p>Grey- Discretionary</p>

NEXT STEPS

41. Feedback from the Committee is sought in relation to the wording of the draft Rules.
42. This will then be included with draft provisions for the next round of consultation.

APPENDIX ONE : AREAS PROPOSED FOR INCLUSION IN HIGHLY PRODUCTIVE LAND OVERLAY



APPENDIX TWO: DRAFT GENERAL RURAL ZONE RULES

Permitted Activities	Performance Standards	Activity Status Where Compliance Not Achieved
<p>GRUZ -R1 Agricultural, Pastoral or Horticultural Activities Where:</p> <ol style="list-style-type: none"> 1. The activity does not include intensive primary production; and 2. Performance standards a to e are met. 	<ol style="list-style-type: none"> a. The maximum gross ground floor area of a single building is 500m²; b. Maximum building height above ground level is 10m; c. Buildings are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary, and 10m from internal boundaries; d. The minimum separation distance between buildings housing more than 5 animals or commercial livestock and a residential/settlement/rural lifestyle zone boundary shall be 100m and from any dwelling 30m, and from any other boundary 20m; and e. Performance standards for beekeeping, outdoor poultry farming and pig keeping apply as follows: <ol style="list-style-type: none"> i. For poultry setbacks of 10m from any residential dwelling and 2m from any boundary; ii. For pig keeping setbacks of 50m from any residential dwelling and 100m for any shelter holding 4 or more pigs; iii. For beekeeping no bees may be kept on a property less than 600m² net site area and beehives must be placed with an obstruction in front of them or be elevated to ensure all bees are above 2.5m above ground level prior to crossing the site boundary. 	<p>Discretionary</p>
<p>GRUZ -R2 Conservation and Recreation Activities Where:</p>		<p>Discretionary</p>

<p>1. The performance standards for Rule GRUZ - R1 are met.</p>		
<p>GRUZ -R3 Residential Activities and Residential Units Where:</p> <p>1. Performance standards a-c are met; and 2. Performance standards for Rule GRUZ - R1 are met.</p>	<p>a. Residential unit density is no more than one unit per 20ha net site area except where the site is already in existence at the date of notification of the Plan; and b. There is no more than 1 minor residential unit with a maximum gross floor area of 65m² where this is located within 20 metres of and shares the driveway with the principal residential dwelling; c. In the Highly Productive Land Overlay the maximum gross ground floor area of all residential buildings on the site is 350m².</p>	<p>Discretionary</p>
<p>GRUZ -R4 Minor structures Where:</p> <p>1. Performance standards a to d are met; and 2. Performance standards for Rule GRUZ - R1 are met.</p>	<p>a. Masts, poles, aerials and pou whenua must not exceed 7m in height; b. Any antenna dish must be less than 1m in diameter; c. Any ornamental or garden structure must not exceed 2.4 m in height; and d. Any other structure must not exceed 10m² and 2m in height.</p>	<p>Controlled</p>
<p>GRUZ -R5 Fences Walls and Retaining Walls Where:</p> <p>1. Performance standards a and b are met.</p>	<p>a. Fences, walls and retaining walls are a maximum 2m height above ground level; and b. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.</p>	<p>Discretionary</p>
<p>GRUZ -R6 Relocated Buildings Where:</p>	<p>a. The building was constructed within the 10 years prior to location on the site; b. is constructed of new materials; and</p>	<p>Controlled</p>

<ol style="list-style-type: none"> 1. Performance Standards a to c are met; and 2. All performance standards for rule GRUZ - R1 are met 	<ol style="list-style-type: none"> c. is established on foundations complying with the Building Code at the time of relocation. 	
<p>GRUZ -R7 Visitor Accommodation Where:</p> <ol style="list-style-type: none"> 1. Where this is ancillary to a residential or rural activity; and 2. All performance standards for rules GRUZ - R1, Noise, Glare, Signs and Parking are met. 	<ol style="list-style-type: none"> a. The accommodation is homestay accommodation with a permanent resident living on site; b. There is a maximum of 5 guests at any one time; c. Notification to the District Council is required prior to the activity commencing; and d. Records of letting activity must be kept and provided to the Council on request. 	Restricted Discretionary
<p>GRUZ -R8 Home Business Where:</p> <ol style="list-style-type: none"> 1. Where this is ancillary to a residential activity; 2. Performance standards a-b are met; and 3. All performance standards for rules GRUZ - R1, Noise, Glare and Parking are met. 	<ol style="list-style-type: none"> a. A maximum of 10 heavy vehicle movements per day and whichever is the greater of 30 light vehicle movements per day or 210 light vehicle movements per week; and b. No external generation of dust, odour or smoke occurs as part of the activity. 	Restricted Discretionary
<p>GRUZ -R9 Non-rural Activities Where:</p> <ol style="list-style-type: none"> 1. These are Fire Stations established by Fire and Emergency New Zealand; and 		Restricted Discretionary

2. Performance standards for Rule GRUZ - R1 are met.		
Controlled Activities	Matters for Control	Activity Status Where Compliance Not Achieved
GRUZ - R10 Minor structures not meeting Rule GRUZ - R4 Where: 1. The minor structure does not exceed 10m in height; and 2. All other performance standards for rule GRUZ - R1 are met.	1. Design and location of structures; and 2. Landscape measures.	Discretionary
GRUZ - R11 Relocated buildings not meeting Rule GRUZ - R6 Where: 1. All performance standards for rule GRUZ - R1 are met.	1. Design and location of structures; 2. Landscape measures; and 3. Appearance of buildings.	Discretionary
Restricted Discretionary Activities	Matters of Discretion	Activity Status Where Compliance Not Achieved
GRUZ - R12 Intensive Indoor Primary Production Where:	1. Bulk and location of buildings; 2. Management of traffic and parking; 3. Management of odour; 4. Landscape measures; 5. Any impacts on the production values of the surrounding land;	Discretionary

<ol style="list-style-type: none"> 1. This is outside of the Highly Productive Land Overlay; and 2. Performance standards for Rule GRUZ - R1 are met. 	<ol style="list-style-type: none"> 6. Effects on visual amenity and rural character; and 7. Methods of wastewater and stormwater treatment and disposal. 	
<p>GRUZ - R13 Rural Industry Where:</p> <ol style="list-style-type: none"> 1. This is outside of the Highly Productive Land Overlay; and 2. Performance standards for Rule GRUZ - R1 are met. 	<ol style="list-style-type: none"> 1. Bulk and location of buildings; 2. Management of traffic and parking; 3. Management of odour; 4. Landscape measures; 5. Any impacts on the production values of the surrounding land; 6. Effects on visual amenity and rural character; and 7. Methods of wastewater and stormwater treatment and disposal. 	Discretionary
<p>GRUZ - R14 Visitor and Temporary Worker Accommodation Where:</p> <ol style="list-style-type: none"> 1. This is ancillary to a farming or conservation activity; or 2. This is unhosted visitor accommodation that is ancillary to a residential activity; and 3. Performance standards for Rule GRUZ - R1 are met. 	<ol style="list-style-type: none"> 1. Number of visitors/workers staying on site; 2. Number of days of use for the accommodation; 3. Management of traffic and parking; 4. Landscape measures; 5. Any impacts on the production values of the surrounding land; 6. Effects on visual amenity and rural character; and 7. Methods of wastewater treatment and disposal. 	Discretionary
<p>GRUZ - R15 Non-rural Activities Where:</p> <ol style="list-style-type: none"> 1. This is not located in the Highly Productive Land Overlay; 	<ol style="list-style-type: none"> 1. Management of traffic and parking; 2. Landscape measures; 3. Any impacts on the production values of the surrounding land; 4. Effects on visual amenity and rural character; and 	Discretionary

<p>2. The maximum floor and yard area for any non-rural activity shall be 100m²; and</p> <p>3. Performance standards for Rule GRUZ - R1 and Rule GRUZ - R8 are met.</p>	<p>5. Methods of wastewater and stormwater treatment and disposal.</p>	
<p>Discretionary Activities</p>		
<p>Rule GRUZ - R16 Agricultural, Pastoral and Horticultural Activities, Conservation and Recreation Activities not meeting Permitted, Controlled or Restricted Discretionary Activity Rules</p>		
<p>Rule GRUZ - R17 Minor Structures, Fences, Walls, Retaining Walls and Relocated Buildings not meeting Permitted or Controlled Activity Rules</p>		
<p>Rule GRUZ - R18 Intensive Indoor Primary Production or Rural Industry not meeting Permitted or Restricted Discretionary Activity Rules</p>		
<p>Rule GRUZ - R19 Non-rural activities not meeting Permitted or Restricted Discretionary Activity Rules.</p> <p>Except where this is:</p> <ol style="list-style-type: none"> 1. Large format retail with a floor and/or yard area of greater than 250m²; or 2. Non - rural industrial activities located within 10km of a General Industrial Zone site of sufficient size to accommodate the activity; 3. Located in the Highly Productive Land Overlay. 		
<p>Rule GRUZ - R20 Visitor and Temporary Worker Accommodation not meeting Permitted or Restricted Discretionary Activity Rules</p> <p>Except where this is:</p> <ol style="list-style-type: none"> 1. Located in the Highly Productive Land Overlay; 2. Not ancillary to a Farming, Conservation or Residential Activity. 		
<p>Non Complying Activities</p>		
<p>Rule GRUZ - R21 Non-rural activities, Visitor and Temporary Worker Accommodation not meeting any other Rule in the zone.</p>		
<p>Rule GRUZ - R22 Any activity not meeting another Rule in the zone.</p>		



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee Meeting
Prepared by: Lois Easton, Principal Planner
Date: December 2020
Subject: **Te Tai o Poutini Plan Technical Update – Rural Lifestyle Zone Rules**

SUMMARY

This report provides an update on the technical work being undertaken on the Rural Lifestyle Zone Rules in Te Tai o Poutini Plan.

The Issues and Objectives and direction for the Policies and Rules for Rural Zones were discussed at the July meeting of the Committee. A companion paper to this one sets out the proposed Policies for the Rural Zones.

There are three proposed Rural Zones – General Rural Zone, Rural Lifestyle Zone and Settlement Zone.

The key difference between the Settlement Zone and the Rural Lifestyle Zone is that rural productive uses are intended to be possible to occur in the Rural Lifestyle Zone. Generally, it is proposed to apply to the zone of 1-2ha blocks that have been subdivided on the edge of Westport – the extent to which it is used in Grey and Westland is not clear and feedback on this from the Committee is sought.

This report outlines the draft performance standards and rules for the Rural Lifestyle Zone.

RECOMMENDATIONS

1. That the information be received
2. That the Committee provide feedback on the draft Rural Lifestyle Zone performance standards and rules.

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on Rural Lifestyle Zone permitted activity performance standards and rules within Te Tai o Poutini Plan.
2. The Issues and Objectives and direction for the Policies and Rules for Rural Zones were discussed at the July meeting of the Committee.
3. Companion papers on this agenda set out the draft Policies for the rural areas and settlements, and the draft Rules for the Settlement and General Rural Zones.

RURAL LIFESTYLE ZONE

4. The Rural Lifestyle Zone is defined as: *Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone, while still allowing rural activities to occur.*
5. The overall approach to the Rural Lifestyle Zone is to provide for productive uses such as grazing and horticulture, while recognising that this is more likely to be at a "lifestyle" scale (a few horses, cattle, sheep or alpaca) than a major commercial operation. The rules are aimed at retaining the rural character of the area and avoid adverse effects on neighbours and the wider community – including reverse sensitivity effects.

KEY MATTERS FOR RURAL LIFESTYLE ZONE RULES

6. The Rural Lifestyle Zone is a new zone for the West Coast. It plays quite a key role in providing for housing in a lifestyle setting in Buller and Grey, and may be appropriate in some locations in Westland.
7. The general approach is to support the potential for rural and residential activities to occur within this Zone, and to manage reverse sensitivity around the General Rural Zone interface. The areas covered by this zone have been the source of significant complaints about rural activities including dust and noise from mining, as well as beekeeping and dairy sheds.
8. While many rural activities will be appropriate in this zone in light of the reverse sensitivity issues the following activities, which are Permitted in the General Rural Zone are recommended for exclusion from the Permitted Activity in the Rural Lifestyle Zone:
 - the storage and disposal of solid and liquid animal waste produced on that site;
 - stock sale yards; and
 - farm quarries;
9. The following Agricultural, Pastoral and Horticultural Activities are proposed to be Permitted as outlined below:
 - agriculture, pastoral/livestock farming, dairying and horticulture;
 - beekeeping;
 - sphagnum moss production and harvesting;
 - storage of products and initial processing of horticultural and agricultural products; produced on that site;
 - wood lots;
 - rural research;
 - rural produce retail (where the rural produce is grown or produced on site, and products manufactured from it are offered for sale); and
 - ancillary structures/accessory buildings.
10. As the predominant activity in this zone is residential, albeit in a rural setting, the approach for non-rural/non-residential activities is similar to other residentially focussed areas.
11. In relation to short-term residential visitor accommodation in rural areas – allowing for visitor accommodation ancillary to a farming or conservation activity as a specific activity.
12. Staff have assumed that areas of Highly Productive Land will not be rezoned for rural lifestyle, so there are no specific provisions around this overlay.
13. The Rules otherwise are based on the General Rural Zone rules – to reflect the origin of the zone.

SUMMARY OF THE DRAFT RULES

Key Permitted Activities

14. Key Permitted Activities that are different from the General Rural Zone Rules are summarised in the table below. The full draft Rules are in Appendix One.

Effect Being Managed	Proposed Rural Lifestyle Zone Permitted Activity Standard	Comparison with General Rural Zone
Activities	<p>Agricultural, Pastoral and Horticultural Activities</p> <p>Permitted except for:</p> <ul style="list-style-type: none"> ▪ Aquaculture/fish farming; ▪ the storage and disposal of solid and liquid animal waste produced on that site; ▪ stock sale yards; and ▪ farm quarries 	The excluded activities are Permitted in the General Rural Zone
Residential density	<p>One unit per 1ha net site area excl. access on physically contiguous land.</p> <p>1 minor residential unit within 20m of/shares driveway with the principal residence</p> <p>Papakāinga developments with an average density of 1 dwelling/1000m²</p>	<p>One unit per 20ha net site area</p> <p>Papakāinga developments with an average density of 1 dwelling/1500m²</p>
Height	<p>Maximum 10m above ground level</p> <p>Maximum 6m for non-residential buildings</p>	Non-residential buildings can be 10m height
Gross ground floor area	Maximum gross ground floor area of a single building is 350m ²	Maximum 500m ²
Home Business	<p>Hours of operation 7am -10pm weekdays/8am-8pm weekends and public holidays (except when entirely within the building)</p> <p>Max 10 heavy vehicles/day 30 light vehicles per day/210 per week</p> <p>No external generation of dust, odour or smoke</p>	No hours of operation
Community Facilities and Recreational Activities	Meeting height/building coverage/setback standards and hours of operation	Fire Stations Permitted Other Community Facilities treated as Non-Rural Activities

15. Alongside the Permitted Activity Standards, there are a range of proposed Rules where resource consent would be required for an activity to occur. Key activities and their differences from the General Rural Zone are summarised in the table below:

Activities Requiring Resource Consent

Effect Being Managed	Summary of draft Rural Lifestyle Zone Rule	Comparison with General Rural Zone
Intensive Indoor Primary Production; Aquaculture/fish farming; The storage and disposal of solid and liquid animal waste; Stock sale yards; and Farm quarries	Non-complying Activity	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • Outside of the Highly Productive Land Overlay • Where Permitted Performance Standards for Gross Ground Floor Area, Height, Setback and Separation Distance are Met <p>Discretionary Activity</p> <p>Where not Permitted or Restricted Discretionary</p>
Rural Industry	Non-complying Activity	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • Outside of the Highly Productive Land Overlay • Where Permitted Performance Standards for Gross Ground Floor Area, Height, Setback and Separation Distance are Met <p>Discretionary Activity</p> <p>Where not Permitted or Restricted Discretionary</p>
Commercial Activities other than Home Business and Visitor Accommodation	<p>Discretionary Activity</p> <p>Maximum combined floor and yard area for any Commercial activity shall be a maximum of 100m²</p> <p>Permitted activity standards for setbacks, height, building coverage are met.</p>	<p>Fire Stations Permitted</p> <p>Restricted Discretionary</p> <p>Except where this is in the Highly Productive Land Overlay</p> <p>Maximum floor and yard area for any non-rural activity shall be a maximum of 100m²</p> <p>Permitted activity standards for setbacks, height, building coverage are met.</p> <p>Maximum Heavy Vehicles 20 per day</p> <p>Other Vehicles 100 per day</p>

NEXT STEPS

16. Feedback from the Committee is sought in relation to the wording of the draft Rules.
17. This will then be included with draft provisions for the next round of consultation

APPENDIX ONE: DRAFT RURAL LIFESTYLE RULES

Permitted Activities	Performance Standards	Activity Status Where Compliance Not Achieved
<p>RLZ - R1 Agricultural, Horticultural and Pastoral Activities Where:</p> <ol style="list-style-type: none"> 1. The activity does not include: <ol style="list-style-type: none"> a. intensive primary production; b. the storage and disposal of solid or liquid animal waste; c. stock sale yards; or d. farm quarries; and 2. Performance standards a to e are met. 	<ol style="list-style-type: none"> a. The maximum gross ground floor area of a single building is 350m²; b. The maximum height above ground level for residential buildings is 10m and non-residential buildings is 7m; c. Buildings are set back a minimum of 10m from the road boundary, 20m from the State Highway Boundary and 10m from all internal boundaries; d. Site coverage is a maximum of 30% of the net site area; and e. Performance standards for beekeeping, poultry farming and pig keeping apply as follows: <ol style="list-style-type: none"> i. For poultry setbacks of 10m from any residential dwelling and 2m from the site boundary; ii. For pig keeping setbacks of 50m from any residential dwelling and 100m for any shelter holding 4 or more pigs; iii. For beekeeping no bees may be kept on a property less than 600m² net site area, beehives must be placed with an obstruction in front of them or be elevated to ensure all bees are above 2.5m above ground level prior to crossing the site boundary, and a water trough must be provided and maintained on the property. 	<p>Discretionary</p>
<p>RLZ - R2 Conservation Activities Where:</p>		<p>Discretionary</p>

<p>1. The Performance standards for RLZ - R1 are met.</p>		
<p>RLZ - R3 Residential Activities and Residential Units Where:</p> <p>1. Performance standards a - c are met; and 2. The Performance standards for RLZ - R1 are met.</p>	<p>a. Residential unit density is no more than one unit per 1ha net site area except where the site is already in existence at the date of notification of the Plan;</p> <p>b. There is no more than 1 minor residential unit with a maximum gross floor area of 65m² where this is located within 20 metres of and shares the driveway with the principal residential dwelling; and</p> <p>c. Where the residential unit is located within 80km of a State Highway with a speed limit of 70kph or greater, or within 40km of a State Highway with a speed limit of less than 70kph then the dwelling shall be designed, sited and constructed to ensure the internal noise levels for dwellings shall not exceed 35 dB LAeq (1 hour) inside bedrooms or 40 dB LAeq (1 hour) inside other habitable spaces. This standard must be achieved with the windows open.</p>	<p>Discretionary</p>
<p>RLZ - R4 Papakāinga Developments Where:</p> <p>1. Performance standards a -c are met; and 2. The Performance standards for RLZ - R1 are met.</p>	<p>a. Dwelling density is no more than one unit per 1000m² net site area;</p> <p>b. On-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga; and</p> <p>c. Where a dwelling is located within 80km of a State Highway with a speed limit of 70kph or greater, or within 40km of a State Highway with a speed limit of less than 70kph then the dwelling shall be designed, sited and constructed to ensure the internal noise levels for dwellings shall not exceed 35 dB LAeq (1 hour) inside bedrooms or 40 dB LAeq (1 hour)</p>	<p>Discretionary</p>

	inside other habitable spaces. This standard must be achieved with the windows open.	
RLZ - R5 Minor Structures Where: 1. Performance standards a to d are met; and 2. Performance standards for Rule RLZ - R1 are met.	a. Masts, poles, aerials and pou whenua must not exceed 7m in height; b. Any antenna dish must be less than 1m in diameter; c. Any ornamental or garden structure must not exceed 2.4 m in height; and d. Any other structure must not exceed 10m ² and 2m in height.	Controlled
RLZ - R6 Fences Walls and Retaining Walls Where: 1. The Performance standards a and b are met.	a. Fences, walls and retaining walls are a maximum 2m height above ground level; and b. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.	Discretionary
RLZ - R7 Relocated Buildings Where: 1. Performance standards a - c are met; and 2. Performance standards for Rule RLZ - R1 are met.	a. The building was constructed within the 10 years prior to location on the site; b. is constructed of new materials; and c. is established on foundations complying with the Building Code at the time of relocation.	Controlled
RLZ - R8 Home Business Where: 1. Performance standards a - c are met; and	a. Hours of operation are limited to: i. 7am-10pm weekdays; and ii. 8am - 8pm weekends and public holidays; Except where:	Discretionary

<p>2. Performance standards for Rule RLZ - R1 are met</p>	<ul style="list-style-type: none"> i. The entire activity is located within a building; i. Each person engaged in the activity outside the above hours resides permanently on site; and i. There are no visitors, customers or deliveries to the activity outside of the above hours; <p>b. A maximum of 10 heavy vehicle movements per day and whichever is the greater of 30 light vehicle movements per day or 210 light vehicle movements per week; and</p> <p>c. No external generation of dust, odour or smoke occurs as part of the activity.</p>	
<p>RLZ - R9 Short-term Visitor Accommodation Where:</p> <ul style="list-style-type: none"> 1. This is ancillary to a residential or rural activity; and 2. All Performance standards for Rule RLZ-R1, Glare, Noise, Signs and Parking are met. 	<ul style="list-style-type: none"> a. The accommodation is homestay accommodation with a permanent resident living on site; b. There is a maximum of 5 guests at any one time; c. Notification to the District Council is required prior to the activity commencing; and d. Records of letting activity must be kept and provided to the Council on request. 	<p>Restricted Discretionary [Note this rule is subject to separate deliberation by the Committee]</p>
<p>RLZ - R10 Community Facilities and Recreational Activities Where:</p> <ul style="list-style-type: none"> 1. Performance standard a is met; and 2. All Performance standards for Rule RLZ-R1, Glare, Noise, Signs and Parking are met. 	<ul style="list-style-type: none"> a. Hours of operation are limited to: <ul style="list-style-type: none"> i. 7am-10pm weekdays; and ii. 8am - 8pm weekends and public holidays. 	<p>Discretionary</p>

Controlled Activities	Matters for Control	Activity Status Where Compliance Not Achieved
<p>RLZ - R11 Minor structures not meeting Rule RLZ - R5 Where:</p> <ol style="list-style-type: none"> The minor structure does not exceed 10m in height; and All other performance standards for rule RLZ - R5 are met. 	<ol style="list-style-type: none"> Design and location of structures; and Landscape measures. 	<p>Discretionary</p>
<p>RLZ - R12 Relocated Buildings not meeting Rule RLZ - R6 Where:</p> <ol style="list-style-type: none"> All performance standards for rule RLZ - R1 are met. 	<ol style="list-style-type: none"> Design and location of structures; Landscape measures; and Appearance of Buildings. 	<p>Discretionary</p>
Restricted Discretionary Activities	Matters of Discretion	Activity Status Where Compliance Not Achieved
<p>RLZ - R13 Short-term Visitor Accommodation not meeting Rule RLZ - R9 Where:</p> <ol style="list-style-type: none"> This is ancillary to a residential activity; and Performance standards for Rule RLZ - R1, Glare, Noise and Parking are met. 	<ol style="list-style-type: none"> Number of visitors staying on site; Number of days of use for the visitor accommodation; Management of traffic and parking; Landscape measures; Any impacts on the production values of the surrounding land; Effects on visual amenity and rural character; and Methods of wastewater treatment and disposal. 	<p>Discretionary [Note this rule is subject to separate deliberation by the Committee]</p>

Discretionary Activities

RLZ - R14 Agricultural, Horticultural and Pastoral Activities not meeting RLZ - R1

Where:

1. The activity does not include:
 - a. intensive primary production;
 - b. the storage and disposal of solid or liquid animal waste;
 - c. stock sale yards; or
 - d. farm quarries.

RLZ - R15 Conservation Activities, Recreation Activities and Community Facilities not meeting Permitted Activity Rules

RLZ - R16 Minor Structures, Fences, Walls, Retaining Walls and Relocated Buildings not meeting Permitted or Controlled Activity Rules

RLZ - R17 Visitor Accommodation not meeting Permitted or Restricted Discretionary Activity Rules [Note this rule is subject to separate deliberation by the Committee]

RLZ - R18 Home Business not meeting Permitted or Restricted Discretionary Activity Rules

RLZ - R19 Commercial Activities other than Home Business and Visitor Accommodation

Where:

1. The maximum combined floor and yard area for any Commercial activity shall be 100m²
2. Performance standards for Rule RLZ - R1 are met.

RLZ - R20 Residential Activities and Papakāinga Developments not meeting Permitted Activity Rules

Non Complying Activities

RLZ - R21 Agricultural, Horticultural and Pastoral Activities not meeting the Permitted or Discretionary Activity Rules

RLZ - R22 Industrial Activities including Rural Industry



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: December 2020
Subject: **Te Tai o Poutini Plan Technical Update - Settlement Zone Rules**

SUMMARY

This report provides an update on the technical work being undertaken on the Settlement Zone Rules in Te Tai o Poutini Plan.

The Issues and Objectives and direction for the Policies and Rules for Rural Zones were discussed at the July meeting of the Committee. A companion paper to this one sets out the proposed Policies for the Rural Zones.

There are three proposed Rural Zones – General Rural Zone, Rural Lifestyle Zone and Settlement Zone.

This report outlines the draft performance standards and rules for the Settlement Zone and the three Precincts within it: the Coastal Settlement Precinct, Settlement Centre Precinct and Rural Residential Precinct.

RECOMMENDATIONS

1. That the information be received
2. That the Committee provide feedback on the draft Settlement Zone performance standards and rules.

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on Settlement Zone permitted activity performance standards and rules within Te Tai o Poutini Plan.
2. The Issues and Objectives and direction for the Policies and Rules for Rural and Settlement Zones were discussed at the July meeting of the Committee.
3. Companion papers on this agenda set out the draft Policies for the rural areas and settlements, and the draft Rules for the General Rural and Rural Lifestyle Zones.

SETTLEMENT ZONE

4. The Settlement Zone encompasses the small towns and villages which are scattered throughout the West Coast. A general definition of the zone is: *Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.*
5. Settlements differ from the main centres because of their small scale and low intensity of development. They make an important contribution to the housing needs and social and economic well-being of the local population. They provide the opportunity for people to live close to their place of employment and are valued by residents and visitors alike for their amenity, services and facilities.
6. Settlements comprise a mixture of residential, commercial, recreational, rural, community and other uses, often interspersed. The character of settlements is influenced by the prevailing mixture of uses, large section sizes (which is partly a reflection of servicing requirements) and low intensity of development.
7. The extent of reticulated services is limited. While some in Grey have a reticulated water supply, most settlements have no reticulated servicing, reliant on the use of septic tanks and individual collection and tapping of domestic water supplies. Further development could lead to groundwater and surface water contamination and compromise existing water supply systems.
8. The degree of road infrastructure – footpaths, streetlights, kerb and channel also vary by settlement and within settlements. Older settlements generally have more of this type of infrastructure – at least on their main street. But many locations do not have this infrastructure and the assumption is that more rural character will generally prevail in new development.
9. The Settlement Zone is intended to apply to the following areas:
 - **In Buller:** Karamea, Charleston, Springs Junction, Little Wanganui, Inangahua, Seddonville, Waimangaroa, , Fox River, Black's Point, Ngakawau, Hector, Granity, Cape Foulwind – and based on feedback from consultation, Punakaiki.
 - **In Grey:** Ahaura, Blackball, Ngahere, Rapahoe, Taylorville, Barrytown, Iveagh Bay, Totara Flat, Nelson Creek, Inchbonnie, Rutherglen, Moana, Camerons, Ikamatua, Gladstone.
 - **In Westland:** Kumara, Lake Kaniere, Woodstock, Kaniere where not rezoned for urban zones, Kokatahi, Ruatapu, Otira, Ross, Harihari, Whataroa, Okarito, Okuru, Hannah's Clearing, Neil's Beach, Bruce Bay, Okahu/Jackson Bay, Haast and Haast Beach.
 - At this stage staff are still considering the best option for the settlements of Franz Josef and Fox Glacier yet and are currently still looking at whether we should include a High Use Visitor Zone for these areas. Arahura will be in the Māori Purpose Zone.

APPROACH TO DEVELOPMENT OF RULES FOR THE SETTLEMENT ZONE

10. The overall approach to the Settlement Zone is to recognise that it covers a mix of uses and that the larger sites, and locations mean that the tolerance for some types of commercial activities is higher than in an urban residential area. The rules are aimed at retaining the character of the area and avoid adverse effects on neighbours and the wider community. They also aim to support other zones – recognising that rural land is intended to primarily be

used for rural purposes, and therefore that rural services as well as residential development should primarily be within the Settlement and Rural Living Zones.

11. There are a large number of existing commercial businesses in the settlements. Some directly service the settlements (e.g. local store or pub) but the majority are tourism/visitor support or food/service businesses generally proximate to the State Highway.
12. Community facilities such as schools, local halls, churches and sports clubs are also established in many of the settlements. These are sometimes co-located with commercial uses, forming a settlement centre.
13. Settlements are a big part of what makes up the character of the West Coast. Some are former areas of Māori kāinga or pa, others were former gold or coal towns, and some were once thriving rural centres. More recently bach communities have developed.

Precincts

14. For some matters the rules in the Precincts will be different to the main zone. These reflect the different characters of the different Precinct. If there is no Precinct-specific rule, then the general Settlement Zone Rule applies.

KEY MATTERS FOR SETTLEMENT ZONE RULES

15. These draft Settlement Zone Rules consider the range of normal amenity standards typical for a settlement zone and the main approach has been to amalgamate the current 3 plan approaches.
16. General matters to highlight are:
 - a. Farming is an activity which is allowed in settlement/township zones currently and given that settlements are generally located within a rural landscape, farming is a reasonable activity. However, some forms of farming, most notably intensive farming of livestock, or large glasshouse operations, can have significant effects on amenity in particular including noise, traffic generation, odour and visual effects. It is proposed that intensive indoor primary production as well as large glasshouse/barn developments be restricted within a Settlement Zone.
 - b. Residential Visitor accommodation provisions are based on the direction provided by the Committee at the November meeting, but in light of the potential and current role these locations play in the tourism and visitor industry there is provision for a wider range of commercial visitor operations in the Settlement Centre Precinct, including backpackers and motel developments.
 - c. Rules for home occupations are generally more relaxed than in the residential zone – allowing for a more mixed community – while still ensuring amenity performance standards are in place.
 - d. None of the previous plans had provision for minor residential units so this is a new thing – however the Buller Plan allows for two dwellings/site, so the minor residential unit offsets this. The size proposed is 65m² (2-3 bedroom unit size). Minor residential units are particularly useful as a way of increasing the availability of lower cost housing, and supporting inter-generational households. They also have the potential to enter the short-term residential accommodation stock – and their use for this purpose would meet the definition of homestay/hosted accommodation.
 - e. Papakāinga developments may be very appropriate within a settlement zone and there is made specific provision made for these in the draft rules.

Specific Matters for the Settlement Centre Precinct Rules

17. This Precinct is essentially analogous to a town centre zone but for a much smaller centre. As such the rules developed are a hybrid of commercial/settlement zone rules. Things to note are:

- a. Waiver of setbacks to boundary provided – but not a specific requirement to build to the front of the site.
- b. Increased Permitted site coverage to 60%.
- c. No maximum vehicle movements for non-residential activities
- d. Visitor accommodation (including hotels, motels, Backpackers etc) is a Permitted Activity
- e. Retail (floor area less than 250m²) is a Permitted Activity – the 250m² is used to specify small retail (this is consistent with the approach in other zones). The draft rules also specify that petrol stations and other yard-based retail require a resource consent. In addition, there are specific provisions to avoid bulk retail locating in these areas – as the general direction in the Plan is that those activities should locate in the main towns.

Specific Matters for the Rural Residential Precinct Rules

- 18. The issues and standards are very similar to as the Settlement Zone but reflecting the reverse sensitivity concerns, and consistent with the current Grey Rural Residential Zone rules, this incorporates larger setbacks and a larger minimum site size.
- 19. A key matter for this precinct is around the expectation of infrastructure (kerb and channel, footpaths, streetlights, stormwater systems). Staff advise that this infrastructure is not appropriate – and in existing areas is not affordable for the Councils to retrofit.

Specific Matters for the Coastal Settlement Precinct Rules

- 20. The draft rules have been derived from the Westland Coastal Settlement Zone and Buller Scenically Sensitive Residential Zone. A comparison with other coastal settlements in highly scenic areas such as in Bay of Islands, Northland coastline, Hauraki Gulf, Golden Bay and the Marlborough Sounds has also been made. The general approach is one of avoiding landscape dominance by built form and use of design controls.
- 21. All of the Westland Coastal Settlement Precincts are surrounded by areas identified as being Outstanding Natural Landscapes and having Outstanding Coastal Natural Character. However only Punakaiki and Hannah's Clearing fall *within* one of these identified areas. Based on the discussions with Westland staff, the proposed design controls derived are similar to the Scenically Sensitive Residential Zone in Buller for the whole Precinct.
- 22. Punakaiki and Fox River are within an Outstanding Natural Landscape and Outstanding Natural Character area (but there are some pockets of land that are farmed and outside of this), and the Little Wanganui subdivision is surrounded by areas of Outstanding Natural Landscape.
- 23. Based on the feedback during the consultation roadshow in Punakaiki the draft Rules allow for a reduction in road setbacks and recession planes as a Restricted Discretionary Activity to allowing for potential differences in setbacks to provide for landscape, natural character or natural hazard mitigations.
- 24. Height of buildings is a key factor in keeping visual impact low – the draft Rules pick up the Westland approach of 7m for the main building and 3m for accessory buildings – this will be a reduction in the height limit for Punakaiki and Little Wanganui – but it still allows for 2 storeys for the principal dwelling. Minor units and garages would have to be single storey.
- 25. Design guidelines are a key tool for this precinct – and the Scenically Sensitive Residential design provisions are included in the draft Rules.
- 26. The draft Rules also allow for home business activities in this Precinct. While they are currently Discretionary in the Coastal Settlement Zone in Westland. During the consultation roadshow however, community feedback was that they were supportive of home business and it was generally seen as a desirable option to support permanent residents and enable community function.
- 27. The full set of draft Rules is attached at Appendix One.

SUMMARY OF THE DRAFT RULES

Key Permitted Activities

Effect Being Managed	Proposed TPP Permitted Activity Standard	Differences from current plans
Agricultural, Pastoral and Horticultural Activities	Permitted except: <ul style="list-style-type: none"> • Woodlots • The storage and disposal of liquid animal waste produced on that site; • Stock sale yards; and • Farm quarries • Intensive indoor primary production 	All Councils –Permitted subject to meeting Permitted Activity standards
Residential Activities	<p>Settlement Zone 1 dwelling per 1000m² where unserviced/ 500m² where serviced + 1 minor unit/site</p> <p>Rural Residential Precinct 1 dwelling and 1 minor unit per 4000m²</p> <p>Papakāinga developments with an average density of 1 dwelling/1000 m²</p> <p>Coastal Settlement Precinct 1 dwelling per 1500m² where unserviced/ 500m² where serviced + 1 minor unit/site</p>	<p>Westland Small Settlement 1 dwelling/300m²; Kumara Junction 1 dwelling/4000m²</p> <p>Coastal Settlement 1 dwelling/500m²; Rural residential lots have generally been 5000m² minimum lot size</p> <p>Grey Township 1 dwelling/1000m² where not reticulated, 1 dwelling/500m² where reticulated</p> <p>Rural Residential 1 dwelling/4000m² excl. access</p> <p>Buller: Residential 1 dwelling/1500m² where not reticulated, 2 dwellings per site otherwise, no minimum lot size. Scenically Sensitive Residential 2 dwellings/site 1500m² minimum lot size</p>
Height	<p>Settlement Zone 10m for dwellings, 7m for accessory buildings</p> <p>Coastal Settlement Precinct 7m for dwellings and 3m for accessory buildings</p>	<p>Buller: 10m</p> <p>Grey: Township Recession Planes only; Rural Residential 10m</p> <p>Westland: Small settlement 10m + 5m for accessory buildings; Coastal Settlement 7m + 3m for accessory buildings</p>
Yards/setbacks	<p>Settlement Zone 5m from the road and any General Rural or Industrial Zone boundary 1m setback from internal boundaries, recession planes apply</p> <p>Rural Residential Precinct 10m from road boundaries and internal boundaries, 5m setback for internal boundaries for non-residential buildings</p>	<p>Grey Township 4.5m + 3m from internal boundaries for non-residential activities; Rural Residential 10m from road boundaries, Internal boundaries 8m for principal dwellings, 5m for buildings greater than 5m² and 3m for buildings less than 5m² in floor area</p> <p>Buller 5m + 1m setback from all boundaries</p>

Effect Being Managed	Proposed TPP Permitted Activity Standard	Differences from current plans
	<p>Settlement Centre Precinct: No setback from road boundary is required provided that where there is no setback a verandah over the footpath is provided.</p>	<p>Westland: Small Settlement and Coastal Settlement 5m front yard Kumara Junction 10m front, side and rear yard</p>
Site coverage	<p>Settlement Zone 40% Settlement Centre Precinct 60%</p>	<p>Grey: Building Coverage 40% Westland: Site Coverage 40% Buller: Site Coverage 40%</p>
Home Business	<p>Settlement Zone Permitted subject to general building standards and hours of operation and traffic generation.</p>	<p>Buller – Permitted all zones Grey – Permitted all zones Westland – Permitted Settlement Zone, Discretionary Coastal Settlement Zone</p>
Visitor accommodation	<p>Settlement Centre Precinct Backpackers, hotels and motels Permitted subject to general Permitted Activity Building standards</p>	<p>All Councils – Discretionary</p>
Community Facilities	<p>Settlement Zone Permitted Activity subject to general building standards and hours of operation except Fire Stations are exempt from hours of operation and traffic generation. Settlement Centre Precinct Permitted, no limit on hours of operation</p>	<p>Grey – Permitted Provided meet general standards – Fire stations exempt from traffic generation and hours of operation Buller – Permitted Provided meet general standards Westland - Permitted Provided meet general standards</p>
Non-residential Activities - hours of operation	<p>Settlement Zone 7am – 10pm Mon-Fri and 8am to 8pm weekends and public holidays Settlement Centre Precinct No limit Coastal Settlement Zone 7am – 7pm Mon-Fri and 8am to 5pm weekends and public holidays</p>	<p>Buller: 0700 to 2200 Mon-Fri and 0800 to 2000 weekends and public holidays Grey: 0600 to 2200 Mon – Fri and 0700 to 1700 Sat and Sun; Westland: Coastal Settlement Zone: No Permitted Activity; Small Settlement Zone 0700 to 1900 weekdays 8am to 5pm weekends and public holidays</p>
Non-residential Activities – vehicle movements	<p>Settlement Zone Maximum vehicle trips generated by the activity</p> <ul style="list-style-type: none"> • Heavy vehicles 10 per day • Other vehicles 30 per day /210 per week whichever is the greater 	<p>Grey – Township Heavy vehicles 10 per day Other vehicles 30 per day Buller: Residential No more than 4 heavy vehicle trips per day to or from a site adjoining residential or</p>

Effect Being Managed	Proposed TPP Permitted Activity Standard	Differences from current plans
	<p>Provided that no limits apply to fire stations</p> <p>Coastal Settlement Precinct</p> <ul style="list-style-type: none"> • Heavy vehicles 4 per day • Other vehicles 20 per day/140 per week <p>Settlement Centre Precinct</p> <ul style="list-style-type: none"> • No maximum 	<p>separated only by a road and is directly opposite.</p> <p>For sites with frontage to a strategic route, arterial or collector route, total generation of 40 vehicle trips per day to or from the site, and on all other sites, no more than 30 vehicle trips per day; Punakaiki not regulated</p> <p>Westland: Not regulated (use number of off-site workers instead)</p>
Gross Ground Floor Area	<p>Settlement Zone Max in any one building 350m²</p> <p>Coastal Settlement Precinct Max 150m²/site</p>	<p>Westland: Coastal settlement zone max 250m²/site</p> <p>Buller Scenically Sensitive Residential zone max 150m²/site</p> <p>Grey not regulated</p>
Building Design	<p>Coastal Settlement Zone New buildings <100m² and additions which add up to 50m² to a Permitted Activity Permitted subject to meeting design guidelines</p>	<p>Grey and Westland not regulated</p> <p>Buller Above 100m² a Discretionary Activity Consent is needed in the Scenically Sensitive Residential zone</p>
Retail Activities	<p>Coastal Settlement and Rural Residential Precincts No permitted activity outside home occupations</p> <p>Settlement Centre Precinct Permitted Activity where the gross floor area of the retail activity is less than 250m² excluding</p> <ul style="list-style-type: none"> • service stations, • yard based retail such as building supplies, • car sales • drive through restaurants <p>Settlement Zone (outside of Precincts) Permitted Activity where the gross floor area of the retail activity is less than 250m²:</p> <ul style="list-style-type: none"> • where there is no Settlement Centre Precinct zoned land within 10km of the site; • no service stations, yard-based retail and drive through restaurants 	<p>Grey -Township Permitted provided general standards are met</p> <p>Westland –Small Settlement Permitted provided general standards are met. Discretionary in Coastal Settlement Zone.</p> <p>Buller – Residential and Scenically Sensitive Residential Permitted Provided General standards are met</p>

Effect Being Managed	Proposed TPPP Permitted Activity Standard	Differences from current plans
Other Commercial Activities	<p>Settlement Zone Permitted subject to meeting the general Building permitted activity standards</p> <p>Coastal Settlement Precinct, Rural Residential Precinct No Permitted Activity</p>	<p>Grey –Township Permitted subject to meeting PA standards otherwise Discretionary. Non-Complying</p> <p>Westland – Permitted subject to meeting PA standards otherwise Discretionary. Discretionary in Coastal Settlement Zone</p> <p>Buller – Residential Permitted subject to meeting PA standards otherwise Discretionary. Non-Complying in Scenically Sensitive Zone</p>

28. Alongside the Permitted Activity Standards, there are a range of proposed Rules where resource consent would be required for an activity to occur. Key activities are summarised in the table below:

Activities Requiring Resource Consent

Effect Being Managed	Summary of draft Settlement Zone Rule	Comment
<p>Building Setbacks/Yards</p> <p>Height in Relation Boundaries</p>	Restricted Discretionary Activity where Permitted Activity not met.	The Restricted Discretionary approach recognises there could be landscape or natural character reasons to infringe setbacks, so makes it a bit easier to get consent to do this.
Relocated Buildings	<p>Settlement Zone Controlled -where Permitted Activity standards not met but complies with height/coverage/setbacks <i>Coastal Settlement Precinct</i> -Discretionary</p>	The Discretionary Activity in the Coastal Settlement recognises that relocated buildings will generally not be designed for the environment and could have greater adverse landscape or natural character effects.
Community Facilities not meeting Permitted Standards	<p>Settlement Zone Restricted Discretionary Activity</p>	All Councils Discretionary where don't meet Permitted Standards.

NEXT STEPS

29. Feedback from the Committee is sought in relation to the draft Rules.

30. This will then be included with draft provisions for the next round of consultation.

DRAFT SETTLEMENT ZONE RULES

Activity Status Permitted	Performance Standards	Activity Status Where Compliance Not Achieved
<p>RLZ - R1 Residential Activities and Residential Buildings - Density Where: 1. Performance standards a-b are met.</p>	<p>a. Residential unit density is no more than:</p> <ul style="list-style-type: none"> i. 1 unit per 500m² net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems; or ii. 1 unit per 1000m² net site area in areas where there is on site servicing of wastewater, water supply and stormwater systems; except iii. in the Rural Residential Precinct residential unit density is 1 unit per 4000m² net site area; and iv. in the Coastal Settlement Precinct residential unit density is 1 unit per 1500m² net site area where there is on site servicing of wastewater, water supply and stormwater systems; and <p>b. There is no more than 1 minor residential unit per residential site with a maximum gross floor area for the residential activity of 65m².</p>	<p>Discretionary</p>
<p>RLZ - R2 Residential Activities and Residential Buildings - Design Where: 1. Performance standards a-f are met.</p>	<p>a. The maximum height above ground level for buildings is:</p> <ul style="list-style-type: none"> i. 10m for residential buildings and 7m for accessory buildings; except ii. 7m for residential buildings and 3m for accessory buildings in the Coastal Settlement Precinct; and iii. 12m for buildings in the Settlement Centre Precinct; <p>b. The maximum site coverage is:</p> <ul style="list-style-type: none"> i. 40%; except ii. maximum site coverage is 60% in the Settlement Centre Precinct <p>c. The maximum gross ground floor area of any one building</p> <ul style="list-style-type: none"> i. is 350m²; except ii. In the Coastal Settlement Zone the gross ground floor area is a maximum of 150m² total for all buildings on the site. <p>d. Where a dwelling is located within 80km of a State Highway with a speed limit of 70kph or greater, or within 40km of a State Highway with a speed limit of less than 70kph then the dwelling shall be designed, sited and constructed to ensure the internal noise levels for dwellings shall not exceed 35 dB LAeq (1 hour)</p>	<p>Discretionary</p>

	<p>inside bedrooms or 40 dB LAeq (1 hour) inside other habitable spaces. This standard must be achieved with the windows open.</p> <p>e. Buildings are setback from boundaries as follows:</p> <ul style="list-style-type: none"> i. 5m from the road and any General Rural or Industrial Zone boundary and 1m from internal boundaries; except ii. In the Rural Residential Precinct all buildings are setback 10m from road boundaries, residential buildings are setback 10m from the internal boundaries and non-residential buildings are setback 5m from internal boundaries; ii. In the Settlement Centre Precinct no setback from the road boundary is required provided that where there is no setback a verandah is provided over the adjacent footpath. <p>f. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix 6 to commence 2.5m above any site boundary except where neighbour's consent is provided to the Council under Section 87AAB of the Act. This standard does not apply to:</p> <ul style="list-style-type: none"> 1. road boundaries; 2. buildings on adjoining sites that have a common wall along the boundary; 3. boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; 4. boundaries adjoining any site in a Commercial, Mixed Use, General Industrial or Rural Zone; 5. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (eg finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or <p>e. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertical</p>	Restricted Discretionary
<p>RLZ - R3 Building Design in the Coastal Settlement Precinct Where:</p> <ul style="list-style-type: none"> 1. New buildings are less than 100m² and additions add up to no more than 50m²; and 2. Performance standard a is met; and 3. All Performance standards for Rule RLZ - R2 are met. 	<p>a. New buildings and additions are designed and constructed in accordance with the Coastal Settlement Precinct Design Guidelines in Appendix Seven.</p>	Restricted Discretionary
<p>RLZ - R4 Papakāinga Developments</p>	<p>a. In areas not serviced by wastewater, stormwater and water supply the average dwelling density is no more than one one unit per 1000m² net site area; and</p>	Discretionary

<p>Where:</p> <ol style="list-style-type: none"> 1. Performance standards a - c are met; 2. All Performance standards for Rule RLZ - R2 are met. 	<ol style="list-style-type: none"> b. On-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga; and c. In the Coastal Settlement Precinct buildings are designed and constructed in accordance with the Coastal Settlement Precinct Design Guidelines in Appendix Seven. 	
<p>SETZ - R5 Agricultural, Horticultural and Pastoral Activities, Recreational Activities and Conservation Activities Where:</p> <ol style="list-style-type: none"> 1. The activity does not include: <ol style="list-style-type: none"> a. intensive primary production; b. the storage and disposal of solid or liquid animal waste; c. woodlots; d. stock sale yards; or e. farm quarries; and 2. Performance standards a -b are met; and 3. Performance standards for Rule SETZ - R2 are met. 	<ol style="list-style-type: none"> a. Performance standards for beekeeping, poultry farming and pig keeping apply as follows: <ol style="list-style-type: none"> i. For poultry setbacks of 10m from any residential dwelling and 2m from the site boundary; ii. For pig keeping setbacks of 50m from any residential dwelling and 100m for any shelter holding 4 or more pigs; iii. For beekeeping no bees may be kept on a property less than 600m² net site area, beehives must be placed with an obstruction in front of them or be elevated to ensure all bees are above 2.5m above ground level prior to crossing the site boundary, and a water trough must be provided and maintained on the property. b. In the Coastal Settlement Precinct buildings are designed and constructed in accordance with the Coastal Settlement Precinct Design Guidelines in Appendix Seven. 	<p>Discretionary</p>
<p>SETZ - R6 Minor Structures Where:</p> <ol style="list-style-type: none"> 1. Performance standards a - e are met; and 2. Performance standards for Rule SETZ - R2 are met. 	<ol style="list-style-type: none"> a. Masts, poles, aerials and pou whenua must not exceed 7m in height; b. Any antenna dish must be less than 1m in diameter; c. Any ornamental or garden structure must not exceed 2.4 m in height; d. Any other structure must not exceed 10m² and 2m in height; and e. In the Coastal Settlement Precinct buildings are designed and constructed in accordance with the Coastal Settlement Precinct Design Guidelines in Appendix Seven. 	<p>Controlled</p>
<p>SETZ - R7 Fences, Walls and Retaining Walls Where:</p> <ol style="list-style-type: none"> 1. Performance standards a - c are met. 	<ol style="list-style-type: none"> a. Fences, walls and retaining walls are a maximum 2m height above ground level; b. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall; and c. In the Coastal Settlement Precinct the fence, wall or retaining wall is designed in accordance with the Coastal Settlement Precinct Design Guidelines in Appendix Seven. 	<p>Discretionary</p>

<p>SETZ - R8 Relocated Buildings Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to d are met; and 2. All performance standards for rule SETZ - R2 are met. 	<ol style="list-style-type: none"> a. The building was constructed within the 10 years prior to location on the site; b. is constructed of new materials; and c. is established on foundations complying with the Building Code at the time of relocation; and d. In the Coastal Settlement Precinct buildings are designed and constructed in accordance with the Coastal Settlement Precinct Design Guidelines in Appendix Seven. 	<p>Controlled</p>
<p>SETZ - R9 Home Business Where:</p> <ol style="list-style-type: none"> 1. Performance standards a - d are met; and 2. Performance standards for Rule SETZ - R2 are met. 	<ol style="list-style-type: none"> a. There is no limit to hours of operation in the Settlement Centre Precinct; b. Outside of the Settlement Centre Precinct, hours of operation are limited to: <ol style="list-style-type: none"> i. 7am-10pm weekdays and 8am - 8pm weekends and public holidays; except ii. In the Coastal Settlement Centre Precinct hours are limited to 7am – 7pm Monday to Friday and 8am to 5pm weekends and public holidays; <p>Except where:</p> <ol style="list-style-type: none"> i. The entire activity is located within a building; ii. Each person engaged in the activity outside the above hours resides permanently on site; and ii. There are no visitors, customers or deliveries to the activity outside of the above hours <ol style="list-style-type: none"> b. A maximum of 10 heavy vehicle movements per day and whichever is the greater of 30 light vehicle movements per day or 210 light vehicle movements per week; c. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place; and d. No external generation of dust, odour or smoke occurs as part of the activity. 	<p>Discretionary</p>
<p>SETZ - R10 Short - term Visitor Accommodation Where:</p> <ol style="list-style-type: none"> 1. This is not in the Settlement Centre Precinct; 2. This is ancillary to a residential or conservation activity; and 3. Performance standards a - d are met; 4. Performance standards for Rule SETZ - R2 are met. 	<ol style="list-style-type: none"> a. The accommodation is homestay accommodation with a permanent resident living on site; b. There is a maximum of 5 guests at any one time; c. Notification to the District Council is required prior to the activity commencing; d. Records of letting activity must be kept and provided to the Council on request; and e. No heavy vehicle movements are generated. 	<p>Restricted Discretionary</p>
<p>SETZ - R11</p>	<p>Advice Note:</p>	<p>Discretionary</p>

<p>Visitor Accommodation in the Settlement Centre Precinct Where:</p> <ol style="list-style-type: none"> 1. Performance standards for Rule SETZ - R2 are met. 	<p>All types of visitor accommodation are Permitted in the Settlement Centre Precinct including homestay, hosted short-term residential accommodation, hotels, motels, boarding houses and backpackers.</p>	
<p>SETZ - R12 Community Facilities and Retirement Homes Where:</p> <ol style="list-style-type: none"> 1. Performance standards a - b are met; and 2. Performance standards for Rule SETZ - R2 are met. 	<ol style="list-style-type: none"> a. A maximum of 10 heavy vehicle movements and the greater of 30 light vehicle movements per day or 210 light vehicle movements per week are generated; except: <ol style="list-style-type: none"> i. no vehicle movement limit applies to fire stations or to the Settlement Centre Precinct; and ii. In the Coastal Settlement Precinct a maximum of 4 heavy vehicle movements and the greater of 20 light vehicle movements are generated per day or 140 light vehicle movements are generated per week; and b. No external storage of products except those associated with residential use shall be visible from any Settlement zoned property or adjoining public place. 	<p>Restricted Discretionary</p>
<p>SETZ - R13 Retail Activities Where:</p> <ol style="list-style-type: none"> 1. Performance standards a - b are met; and 2. Performance standards for Rules SETZ - R2 and SETZ - R9 are met. 	<ol style="list-style-type: none"> a. The activity is located within a Settlement Centre Precinct; b. Where the activity is located outside of a Settlement Centre Precinct, there is no Settlement Centre Precinct within 10km of the site; c. The maximum combined floor and yard area for any retail activity is 250m² per activity; and d. The activity does not include: <ol style="list-style-type: none"> i. service stations ii. yard based retail such as building suppliers; iii. car sales iv. drive through restaurants. 	<p>Discretionary</p>
<p>SETZ - R14 Commercial Activities other than Retail, Home Business or Visitor Accommodation Where:</p> <ol style="list-style-type: none"> 1. The activity does not occur in the Coastal Settlement Precinct or the Rural Residential Precinct; 		<p>Discretionary</p>

2. Performance standards for Rules SETZ - R2 and SETZ - R9 are met.		
Controlled Activities	Matters for Control	Activity Status Where Compliance Not Achieved
SETZ - R15 Minor Structures not meeting Rule SETZ - R6 Where: 1. This is not located in the Coastal Settlement Precinct; 2. The minor structure does not exceed 10m in height 3. All performance standards other than height for rule SETZ - R2 are met.	1. Design and location of structures; and 2. Landscape measures.	Discretionary
SETZ -R16 Relocated Buildings not meeting Rule SETZ - R8 Where: 1. This is not located in the Coastal Settlement Precinct; 2. All performance standards other than height for rule SETZ - R2 are met.	1. Design and location of structures; 2. Landscape measures; and 3. Appearance of buildings.	Discretionary
Restricted Discretionary Activities	Matters of Discretion	Activity Status Where Compliance Not Achieved
SETZ - R17 Buildings not meeting Rule SETZ - R2 Where: 1. The building projects into the 45 degree recession plane; or 2. The building is set back less than the 1m from internal boundaries or 10m from internal boundaries in the Rural Residential Precinct; and	1. Design and location of buildings; 2. Design and location of parking and access; and 3. Landscape measures.	Discretionary

3. All other performance standards for rule GRZ - R1 are able to be met.		
SETZ - R18 Buildings in the Coastal Settlement Precinct not meeting Rule SETZ - R3, SETZ - R4, SETZ - R5, SETZ - R6, SETZ - R7 or SETZ - R8 Where: 1. All performance standards for rule SETZ - R2 are able to be met.	1. Design, size, height and location of buildings; 2. Design, size and location of parking and access; 3. Compliance with the Coastal Settlement Zone Design Guidelines in Appendix Seven ; 4. Retention of existing vegetation; 5. Volume and location of earthworks; and 6. Landscape measures.	Discretionary
SETZ - R19 Short-term Visitor Accommodation not meeting Rule SETZ - R10 Where: 1. This is ancillary to a residential activity; and 2. All performance standards for rule SETZ - R2 are able to be met.	1. Number of visitors staying on site; 2. Number of days of use for the visitor accommodation; 3. Management of traffic and parking; 4. Landscape measures; 5. Any impacts on the production values of the surrounding land; 6. Effects on visual amenity and rural character; and 7. Methods of wastewater treatment and disposal.	Discretionary
SETZ - R20 Community Facilities and Retirement Homes not meeting Rule SETZ - R12	1. Design and location of buildings; 2. Design and location of parking and access; 3. Landscape measures; 4. Hours of operation; and 5. Acoustic and noise insulation requirements. Notification: Applications for community facilities will always be notified to adjacent neighbours and may be publicly notified.	
SETZ - R21 Rural Industry Where: 1. This is not in the Coastal Settlement Precinct; 2. There is no Industrial Zoned site of sufficient size to accommodate the activity within 10km of the proposed site; and 3. All performance standards for rule SETZ - R2 are able to be met.	1. Design and location of buildings; 2. Design and location of parking and access; 3. Landscape measures; 4. Hours of operation; 5. Management of odour; and 6. Acoustic and noise insulation requirements.	Discretionary

Discretionary Activities

SETZ - R21 Residential, Conservation, Recreational, Agricultural, Horticultural and Pastoral Activities, Papakāinga, Minor Structures, Fences, Walls, Retaining Walls, Relocated Buildings and Buildings not meeting Permitted or Restricted Discretionary Activity Rules in relation to Performance Standards in SETZ - R1 or SETZ - R2

SETZ - R22 Activities and Buildings, Papakāinga, Minor Structures, Fences, Walls and Retaining Walls in the Coastal Settlement Precinct not meeting Permitted, Controlled or Restricted Discretionary Activity Rules

Where:

1. This is not Industrial Activity located in the Coastal Settlement Precinct.

SETZ - R23 Home Business, Retail Activities, Commercial Activities and Visitor Accommodation not meeting Permitted, Controlled or Restricted Discretionary Activity Rules

SETZ - R24 Industrial Activities not meeting Rule SETZ - R21

Where:

1. This is not located in the Coastal Settlement Precinct.
2. There is no Industrial Zoned site of suitable size to accommodate the activity within 10km of the proposed site.

Non Complying Activities

SETZ - R25 Any Activity that is not a Permitted, Controlled, Restricted Discretionary or Non Complying Activity



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: December 2020
Subject: **Stadium and Future Urban Special Purpose Zones: Objectives and Policies**

SUMMARY

This report brings proposed Objectives and Policies for the Stadium and Future Urban Special Purpose Zones to the Committee for review.

These two Special Purpose Zones are provided for within the National Planning Standards with the following definitions:

- Future Urban Zone - Areas suitable for urbanisation in the future and for activities that are compatible with and do not compromise potential future urban use.
- Māori Purpose Zone - Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities.
- Stadium Zone - Areas used predominantly for the operation and development of large-scale sports and recreation facilities, buildings and structures. It may accommodate a range of large-scale sports, leisure, entertainment, art, recreation, and/or event and cultural activities.

RECOMMENDATIONS

1. That the information be received
2. That the Committee provide feedback on the draft Objectives and Policies for the Stadium and Future Urban Zones.

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INTRODUCTION

1. At the August meeting of the Committee the approach to Special Purpose Zones was discussed. Special Purpose Zones provided for in the National Planning Standards which we propose to include in Te Tai o Poutini Plan are:
 - a. Port Zone
 - b. Māori Purpose Zone
 - c. Future Urban Zone
 - d. Hospital Zone
 - e. Stadium Zone
 - f. Airport Zone
2. In terms of how the Special Purpose Zones are included in the Plan, they will be in their own chapter with Objectives, Policies and Rules for each Special Zone. They also will need to consider any relevant Strategic Objectives and Policies.

STADIUM ZONE

3. This is defined as: Areas used predominantly for the operation and development of large-scale sports and recreation facilities, buildings and structures. It may accommodate a range of large-scale sports, leisure, entertainment, art, recreation, and/or event and cultural activities.
4. It is proposed that this zone apply to the Westland Recreation Centre and the Pulse Energy Centre. Currently these areas are zoned Residential with Designations over the facilities.

National and Regional Direction

5. There is no specific national or regional RMA direction for the management of stadium activities.

Current Plan Provisions

6. The current district plans are largely silent on these important community facilities. The Designations that are currently in place do not align with the scale and extent of the activities now being undertaken on the sites. Rather than undertake a comprehensive review of the Designations inclusion within a Stadium Zone recognises the significance of the facility and investment in it by the community and provides clear performance standards within which the facilities will need to operate.

Approach of Other Councils

7. Many other Councils utilise a Stadium (or similar) Zone for their major stadium (or similar) Zone for their major stadium facilities, for example Dunedin, Christchurch, Wellington, Hamilton,

Matters to Consider in Developing Objectives and Policy

8. The two stadia within the zone are large-scale complexes with a range of activities. Therefore the flexibility to develop and adapt is important. However the size and complexity of these facilities can make it difficult to accommodate them under normal district plan provisions and zones.
9. The intention of the Stadium Zone is that the stadia will continue to be used for this purpose, together with other complementary activities. It is not contemplated that land use at the sites will change fundamentally.
10. The stadia and their associated activities have the potential for visual, noise and traffic effects that may impact on surrounding land uses. The effects of activities within the area must be carefully managed to ensure that there are no adverse impacts on the rest of the city. Activities permitted within the Stadium Zone are limited to those clearly associated with the operation and function of the stadium, or that make use of the stadium facility itself.
11. A key issue for ensuring effective function of the stadia is the ability to have evening events and this is a key point of tension with the surrounding residential area. I

suggest evening events are not limited in the first instance – but if this is likely to lead to significant community concern then a maximum number of events could be identified.

12. The Pulse Energy Centre is located within a residential area on a 1.9ha site – but is part of a wider cluster of community facilities (Buller Hospital, McDonald Park, Westport Early Learning Centre and Buller High School). Pakington and Henley Streets already have been adapted to provide for the high level of community use of the facility.
13. Westland Recreation Centre incorporates the Westurf Hockey Stadium and is on a 4 ha site adjacent to the Greymouth High School and have roads fronting 3 sides. High Street and Shakespeare Street are both significant roads for traffic. The site is across the road from the Greymouth South Commercial Area. There are also a number of accommodation facilities found in the nearby residential areas.

DRAFT STADIUM ZONE OBJECTIVES

14. Based on the matters outlined in the section above, the following draft Objectives are proposed.

Objective 1: To enable efficient and effective operation of the stadia in the Stadium Zone.

15. This Objective outlines the purpose of the Zone.

Objective 2: Land use activities and development are designed and operated to:

- a. **Provide a good standard of on-site amenity for visitors;**
- b. **Maintain or enhance the amenity of surrounding areas, as far as is practicable.**

16. This Objective recognises the amenity issues associated with stadia.

DRAFT STADIUM ZONE POLICIES

17. Based on the matters outlined above, and responding to the Objectives, the following draft Policies for the Stadium Zone are proposed.

Policy 1: Provide for activities ancillary to the stadium function:

- a. **Which support the efficient and effective operation of the stadium; and**
- b. **Are not more appropriately located in another zone**

18. In order for stadia to be financially viable ancillary activities, including commercial activities are common. This policy provides for this but recognises the need to ensure that this provision does not undermine the purpose of the zone.

Policy 2: Provide for flexibility of use of the stadia recognising a range of uses are likely to be needed to support financial viability.

19. This policy recognises that uses beyond active recreation are likely to be needed to allow for financial viability of the stadia. Use for events such as weddings, concerts, trade shows for example could be key activities to improve ongoing financial viability.

Policy 3: Require land use activities and development to be designed and operated to ensure that adverse effects from noise on the amenity of adjacent residential areas is minimised.

20. This policy recognises that noise is the principal amenity impact of stadia, and that this should be minimised through design and operation.

STADIUM ZONE RULE DIRECTION

21. There are no specific matters around these Stadium Zone where guidance from the Committee is sought. It is planned to bring the draft Rules for this zone to the

Committee early in 2021. Feedback is sought if there are matters that the Committee wishes to see addressed within the rules for this zone.

FUTURE URBAN ZONE

22. This is defined as: Areas suitable for urbanisation in the future and for activities that are compatible with and do not compromise potential future urban use.
23. The Future Urban Zone is essentially a holding pattern that identifies rural land suitable for urban development in the future. This holding pattern will remain in place until a Structure Plan is developed and the land is released for urban use.
24. It is proposed that this zone apply to areas identified for future urban development and managed retreat:
 - near Westport on the Alma Road terrace and potentially around Sergeants Hill;
 - in the Grey Valley around Dobson and Kaiata;
 - at Seaview near Hokitika (though it is also proposed to look at expanding the urban area in the current rezoning as well as identifying "future" areas); and
 - Any other locations as identified as part of the Natural Hazards work programme.
25. Key to the intent of the Future Urban Zone is preventing development which would limit its future urban use. For example, subdivision into rural residential style development that prevents future cost effective infrastructure servicing by roading networks and water/wastewater infrastructure. In particular the zone aims to protect the land for comprehensive development as part of any managed retreat to that location. For that reason, the development of urban infrastructure ahead of land development and subdivision is provided for.

National Direction – NPS Urban Development

26. Greymouth is the only centre which meets this NPS definition of "urban" however the NPS still provides some useful guidance for future urban areas. It recognises the link between urban zoning and infrastructure, and that urban zoning cannot be activated unless there is provision made (for example in the Long Term Plan and Infrastructure Strategy) for that change of use.

Regional Direction – West Coast Regional Policy Statement

27. The RPS is largely silent on this issue, however some general policy guidance towards integrated land use and support for community resilience is provided under Part 4: Resilient and Sustainable Communities.

Existing Plan Provisions

28. Urban expansion and managed retreat options are not matters considered in the current West Coast district plans. This reflects the period during which they were written.

Non-Statutory Strategic Direction

29. There have been a range of non-statutory processes which do provide some strategic direction on this issue. Most significant of these is the Westport 2100 process, which explicitly identifies long term relocation of Westport as being a possible requirement.
30. Westport 2100 has some specific recommendations that relate to Te Tai o Poutini Plan as follow:

Planning provisions and hazard information

TTPP development to include:

- - zoning within the wider Westport area to avoid new development in hazard prone areas and provide more suitable areas for residential development

- - more stringent building restrictions within hazard areas to encourage organic relocation over time.

Relocation

It is possible that parts of Westport may not be able to remain in their current location in the future recognising the unpredictable effects of natural hazards, including climate change. The development of the TTPP provides an opportunity to start discussing options for the future as well as in other high level documentation for the District.

Consider the relocation of Westport as a long term outcome recognising that this may not occur for 50, 80, 100 or more years.

Approach of Other Councils

31. A review of other Council's approaches to Future Urban Zones has been undertaken. A relatively new tool, Future Urban Zones have been identified in Auckland, Hamilton, Christchurch and under other names (e.g. Deferred Zones) in Tasman, Waipa, Selwyn, Whakatane and Marlborough. Requirements set out in the NPS Urban Development for Medium and Fast Growth Councils to specifically plan for future urban growth will no doubt see an increase in the number of Councils using this zone.
32. A consistent approach can be seen from Councils using the zone at the moment
 - Identification in District Plans
 - Policies and Objectives strongly directing it towards rural uses until such time as a Plan Change is put in place with the new urban zoning
 - Rule framework essentially that of a rural land use but specifically discouraging
 - subdivision
 - any new activities which might provide reverse sensitivity issues with an urban zone
 - any activities which might make development of efficient infrastructure in the area difficult when it is rezoned.
 - Because it is acknowledged that the Plan Change process can be a slow one, some Councils do provide for urban development ahead of a Plan Change – but only where developers
 - fund or construct the full cost of infrastructure including connections with the ultimate design capacity; and
 - provide at their own cost an internal buffer from surrounding rural activities

Matters to Consider in Developing Objectives and Policy

1. There are two main reasons to identify a Future Urban Zone in Te Tai o Poutini Plan.
2. The first of these is to provide some certainty to the local community, and landowners about the future intentions for an area and safeguard its future use. This particularly applies to areas on the periphery of towns where unplanned or ad hoc development could compromise this future use and is the normal use for Future or Deferred zoning. Plan provisions should be focussed around protecting the future urban use and provide a clear mechanism by which the urban use is unlocked. This would normally be via Plan Change, and only occur when infrastructure planning for the area is complete.
3. The second relates specifically to the need to provide for managed retreat options should a natural hazard event occur creating an immediate need for relocation. Plan provisions should provide for the potential that such a retreat could need to be put in place quickly and have additional mechanisms and triggers to unlock the zoning. While relatively new to New Zealand, this kind of planned managed retreat is being utilised in a number of locations in the UK, the US and the Pacific. Examples in New Zealand include at Coromandel (Waihi), Western Bay of Plenty (Matata). Planned

managed retreat on the West Coast has been discussed in relation to Westport 2100, Granity and Franz Josef.

4. An area with Future Urban Zone could be developed on a staged basis. Key to this will be the timing of establishment of infrastructure to support the development. This infrastructure could be provided by the Council and included within the Infrastructure Strategy and Long Term Plan – or it could be provided ahead of time by a developer wanting to move to meet a market demand – perhaps created by things such as the requirement for freeboard, relocatable homes or other managed retreat mechanisms in the locations subject to the natural hazards. The key issue is that adequate standards of all necessary services are required for Future Urban Zone areas, whether the services are provided before or after the zone change to the appropriate urban zone type.
5. While the Objectives and Policies may be broadly the same, there will be different approaches in timing and implementation for the different areas of Future Urban Zone.
6. At Hokitika, it is proposed to identify an area of Future Urban Zone at Seaview – principally to allow for the timing of infrastructure development to be met, as Seaview is a logical location for the extension of the Hokitika township. It is intended to identify potential industrial, commercial and residential zones within Seaview. While Hokitika is also subject to substantial natural hazard risks which might accelerate a need for this land to be developed, the demand for industrial and residential land has already been driving an expansion of the township which is expected to continue.
7. At Westport, a primary consideration is the protection of land that is currently being subdivided on an ad hoc basis for rural lifestyle development in the Alma Road terrace. This land area is sufficiently sized and ideally located should large areas of Westport need to retreat. Therefore, a longer-term Future Urban Zone in this location is anticipated.
8. In the Grey Valley a combination of factors is at play. There are issues with the need to protect land for potential long-term managed retreat from higher risk areas such as parts of Cobden and Blaketown, but also there are limited options for accommodating the natural growth of Greymouth. A combination of factors are therefore likely to result in an uplift of the Future Urban Zone here.
9. As discussions around potential managed retreat progress on the West Coast, there may be the identification of other Future Urban Zone areas. Such Future Urban Zoning could be introduced by Plan Change and Objectives and Policies for this zone should provide for this future potential.

DRAFT FUTURE URBAN ZONE OBJECTIVES

10. Based on the matters outlined in the section above, the following draft Objectives are proposed for the Future Urban Zone.

Objective 1: Future urban development is not compromised by incompatible subdivision, use and development.

11. This objective speaks to the need to ensure that interim development does not create a development pattern that makes urban development hard. For example, national experience is that it is difficult to re-subdivide and develop an efficient roading network if lot sizes fall much below 4 hectares. Similarly, establishment of a long term rural industrial activity could compromise future development of residential in the location.

Objective 2: Future urban land is available for managed retreat of vulnerable communities.

12. This objective speaks to the heart of why a Future Urban Zone is proposed - not so much for short term urban growth, but to ensure that vulnerable communities have options for planned relocation when natural hazard risks and triggers mean they

need to relocate. This will lead to the need for specific mechanisms to allow the Future Zoning to take effect in the event of natural hazard emergency arising.

Objective 3. Rural activities are provided for to support the rural community until the land is rezoned for urban purposes.

13. This objective provides for the use of the land until it is needed for urban use. It is critical that current land use practices do not conflict with the intended future land use, and rural activities are most likely to fulfil this requirement.

Objective 4. Urbanisation on sites zoned Future Urban Zone occurs in a planned manner either by Plan Change, or by implementation of a Structure Plan where Council resolution identifies that natural hazard risk thresholds have been met.

14. This objective provides for the mechanism by which the Future Urban Zone is activated. Ideally this is by Plan Change when the detailed planning and infrastructure provision has been sorted out but should there be a sudden natural hazard event which precipitates the need for urban development to commence there is an option to do this by use of a Structure Plan subject to a Council resolution.

DRAFT FUTURE URBAN ZONE POLICIES

15. Based on the matters outlined above, and responding to the Objectives, the following draft Policies for the Future Urban Zone are proposed.

Policy 1: Identify Future Urban Zone areas at locations away from current and future areas of significant natural hazard risk.

16. This policy makes it clear that future urban areas should be located away from significant natural hazards, and that assessment needs to consider future hazards.

Policy 2: Provide for use and development that supports the policies of the General Rural Zone unless that use will give rise to reverse sensitivity issues when urban development occurs.

33. Rural character and amenity shall be retained until rezoning for urban development purposes occurs, as supported by a Plan Change or Structure Plan for the area.

Policy 3: Avoid subdivision that will result in the fragmentation of land and compromise future urban development.

34. The size, arrangement and configuration of lots shall be controlled so the potential for future urban development and farming activities are not compromised.

Policy 4: Avoid subdivision use and development of land that may result in one or more of the following:

- a. **structures and buildings of a scale and form that will hinder or prevent future urban development;**
 - b. **compromising the efficient and effective operation of a future urban transport and infrastructure networks;**
 - c. **require the provision, or extension of the transport, wastewater, water supply, stormwater networks or other infrastructure unless this is provided as part of the development in a way that will not compromise the ultimate infrastructure configuration of the zone;**
 - d. **create or extend infrastructure out of sequence or that is not contiguous with the existing network infrastructure;**
 - e. **will give rise to reverse sensitivity issues when urban development occurs;**
 - f. **undermine the form or nature of future urban development or compromise the integrity of any relevant Structure Plan.**
35. This is a policy aimed at setting up the rule framework to ensure efficient infrastructure and future development.

Policy 5: Where land is zoned Future Urban Zone subject to adequate provision of any infrastructure:

- a. allow for the provision of the necessary infrastructure by any person or by the Council for any part or all of that land, and
- b. to ensure that the infrastructure servicing plans that are approved by Council, prior to the removal of the Future Urban Zone, are required to be implemented under the urban zone through subsequent subdivision or development.

36. This allows for the possibility of a developer getting involved in providing the required infrastructure and undertaking a development ahead of a Plan Change, should it meet the needs of the future area.

Policy 6: Where the Future Urban Zone is activated by the relevant District Council Resolution, or where urban development is undertaken prior to rezoning, provide for use and development which supports the policies of the relevant urban zone as identified in the Structure Plan for the area.

37. This policy provides for if the area is effectively rezoned by Council Resolution due to a natural hazard event, or a developer coming in ahead of a Plan Change that the policy framework for the relevant urban area applies.

FUTURE URBAN ZONE RULE DIRECTION

38. There are no specific matters around the Future Urban Zone where guidance from the Committee is sought. It is planned to bring the draft Rules for this zone to the Committee in mid 2021. Feedback is sought if there are matters that the Committee wishes to see addressed within the rules for this zone.