



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

Thursday 29 October 2020, 10.00 – 2.30pm
Grey District Council

AGENDA

10.00	Welcome and Apologies	Chair
10.02	Confirm previous minutes	Chair
10.05	Matters arising from previous meeting	Chair
10.10	Financial Report	Project Manager
10.20	Project Manager's Report	Project Manager
10.30	Presentation - Poutini Ngāi Tahu Cultural Landscapes	Paul Madgwick Francois Tumahai Philippa Lynch
11.00	Technical Report – Historic Heritage	Senior Planner
12.00	Lunch	
12.30	Technical Report –Connections Strategic Objectives	Principal Planner
12.55	Technical Report – Agriculture Strategic Issues and Objectives	Principal Planner
1.20	Technical Report – Mineral Extraction Strategic Issues and Objectives	Principal Planner
1.45	Technical Report – Neighbourhood Zone Rules	Principal Planner
2.10	Technical Report - Medium Density Residential Zone Rules	Principal Planner
2.30	Meeting Ends	

Meeting Dates for 2020

Friday 13 November (via Zoom)

Tuesday 24 November (West Coast Regional Council)

Wednesday 14 December (Westland District Council)

THE WEST COAST REGIONAL COUNCIL

**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE
HELD ON 11 SEPTEMBER 2020, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL
& VIA ZOOM, COMMENCING AT 10.00 A.M.**

PRESENT:

R. Williams (Chairman), J. Cleine, S. Roche, T. Gibson, B. Smith, L. Coll McLaughlin, P. Madgwick, F Tumahai, A. Becker

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, R. Mallinson, E. Bretherton (WCRC), S. Bastion (WDC), S. Mason (BDC), P. Morris (GDC), T. Jellyman (WCRC),

WELCOME

The Chairman welcomed everyone to the meeting. He also welcomed Vin Smith WCRC's designate Chief Executive to the meeting.

The Chairman 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 (Gibson / Smith) *That the apology from Cr Martin be accepted.*

Carried

CONFIRMATION OF MINUTES

Moved (Smith / Gibson)

That the minutes of the meeting dated 13 & 25 August 2020, be confirmed as correct.

Carried

MATTERS ARISING

J. Armstrong advised that the next meeting is Friday 25 September, commencing at 12.30pm, in Westport. P. Madgwick stated that the official opening of the new Te Nikau Hospital in Greymouth is scheduled to be opened that morning. It was noted that some committee members may attend via Zoom.

Financial Report

The surplus is \$1,338.00.

Project Manager Update

J. Armstrong spoke to this report. She stated that two workshops on historic heritage were held in Reefton and Ross. J. Armstrong stated that these are both historic areas and there was good attendance at both workshops with a good spread of people with strong interest in historic matters.

J. Armstrong advised that the September roadshow will be held in a couple of weeks' time.

J. Armstrong answered questions and agreed to keep the committee informed of any plan changes.

Moved (Gibson / Cleine)

Carried

Technical Update – Residential Zones – Spatial Approach

L. Easton spoke to this report. She provided extensive information and advice, and answered questions.

Moved (Coll McLaughlin / Gibson)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback on the proposed approach to spatial approach to Residential Zones.*

Carried

Te Tai o Poutini Technical Update – Large Residential Zone Rules

L. Easton spoke to this report. She clarified various matters relating to larger sections and lot sizes.

Discussion took place on the discretionary activity rule and the difference between this and a restricted discretionary rule. Cr Coll McLaughlin provided extensive information on this. L. Easton expanded on this and provided additional information to the meeting. She answered questions from those present.

Key matters identified in the discussion were that the current three District Plans had a significant emphasis on the use of discretionary and non-complying activities. These rules provide a high bar for resource consent applicants and mean that most activities and development currently undertaken within the districts are things which meet the Permitted Activity standards. In assessing a discretionary activity, the Council is able to consider any matter it deems relevant, and this can make it difficult for applicants to design their development to address all concerns. Restricted discretionary activities can be used to give a clear direction to developers and consent applicants about what matters might be the key concerns by limiting the Council's assessment to "matters of discretion". Where a restricted discretionary activity is used, examples of typical matters of discretion are "design and location of buildings, height of buildings, the extent of shading over adjacent properties".

Moved (Cleine / Smith)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the draft Permitted Activity performance standards and Rules for the Large Lot Residential zone.*

Carried

Moved (Williams / Gibson) *That the meeting adjourns until 25 September.*

Carried

The meeting adjourned at 11.02 a.m. on 11 September and reconvened on 14 October at 1.00pm

PRESENT:

R. Williams (Chairman), A. Birchfield, T. Gibson, B. Smith, L. Coll McLaughlin, P. Madgwick, F Tumahai, A. Becker. L. Martin

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), P. Morris (GDC), T. Jellyman (WCRC),

APOLOGIES:

J Cleine and S. Roche

Technical Update – Commercial and Mixed-Use Zones – Spatial Approach

L. Easton spoke to this report. She advised this is quite a change from current plans for town centre zones. She explained the four types of zones. A zoning workshop is scheduled for early 2021. L. Easton answered

questions relating to settlement zones and mixed use zones. Cr Martin expressed concern with extending the commercial zone too far along the state highway at Hokitika to ensure it doesn't detract from the CBD.

Moved (Smith / Coll McLaughlin)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the Proposed spatial approach to Commercial and Mixed Use Zones.*

Carried

Tai o Poutini Plan Technical Overview – Update on Infrastructure Issues, Objectives and Policies

E. Bretherton spoke to this report and advised this is an update from June. She advised that three infrastructure workshop were held in July. E. Bretherton explained NPS's for energy to the meeting. The Chairman asked if wasteland can be used for solar power in smaller communities, and if this has been discussed. E. Bretherton advised that this matter has been discussed as it offers community resilience.

Moved (Coll McLaughlin / Madgwick)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the wording of the draft Issues, Objectives and Policies for Infrastructure.*
3. *That the draft Issues, Objectives and Policies in this report (as amended by feedback from the Committee) be used to develop planning rules, and as part of the consultation process for Te Tai o Poutini Plan.*

Carried

Technical Update Poutini Ngai Tahu Approach

L. Easton spoke to this report. J. Armstrong advised that a hui is scheduled for the end of the month. L. Easton explained the framework. A workshop early next year will be held to progress this. There will be a cultural landscape presentation at the meeting scheduled for the end of this month. L. Easton will be bringing further information to the November meeting. P. Madgwick encouraged attendance of committee members at the hui to be held at the Arahura marae on 29 October. Once the invitation is received from Poutini Ngai Tahu, J. Armstrong will forward this to the committee.

Moved (Martin / Gibson)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the proposed approach to the Poutini Ngai Tahu matters in the TTPP.*

Carried

Tai o Poutini Plan Technical Update – Open Space Issues, Objectives and Policy

L. Easton spoke to this report and advised that this chapter is not in the current district plans. She advised that there are three types of natural open space zones, general open space zone, and sports and active recreation zones. L. Easton advised that the purpose is to try to avoid duplication. She advised that close to 90% of districts plans in New Zealand use open space zoning.

P. Madgwick spoke of DoC land and commented that DoC are not subject to the RMA and do not pay rates. He asked how this will be translated into the plan. L. Easton stated that this is very important and stated that our ability to influence is very limited. She stated that the plan will signal intent and will encourage DoC

to take note of this. L. Easton answered questions and provided additional information. Stewardship land was discussed. F. Tumahai stated that Maori have lots of sites of significance on stewardship land.

L. Easton advised that she would look into zoning for hydro and will bring recommendations, and a specific paper, back to the committee to see how this works within the TTPP framework.

It was agreed that zoning in and around Hokitika will be further investigated. It was noted that stewardship land between Haast and Hokitika is likely to have pounamu in the land.

L. Easton spoke of progress with SNA's and stated that there is yet to be a decision made on this. She advised that costings for work on SNA's on Stewardship Land will be brought to the next meeting. P. Madgwick stated that SNA's are being watched and he is mindful of what has happened with wetlands over the past six or seven years. Cr Birchfield agreed with P. Madgwick's comments. Cr Birchfield stated he is keen to see progress on this. L. Easton advised that a workshop will be programmed once a draft is to hand. Mayor Smith feels that the only outcome for stewardship land is guardianship from Ngai Tahu. He spoke of the good work that staff have done. Cr Coll McLaughlin congratulated L. Easton on her work.

Moved (Smith / Coll McLaughlin)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the wording of the draft Issues, Objectives and Policies for Open Space.*

Carried

GENERAL BUSINESS

There was no general business.

The meeting closed at 2.26 pm.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held at Grey District Council Chambers on Thursday 29 October

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Chairman

.....
Date

Action Points

Meeting Dates for 2020

- Thursday 29 October (Grey District Council)
- Friday 13 November via Zoom
- Tuesday 24 November (West Coast Regional Council)
- Monday 14 December (Westland District Council)

ONE DISTRICT PLAN

FOR THE TWO MONTHS ENDED 31 AUGUST 2020

	ACTUAL Year to Date	BUDGET Year to Date	YEAR TO DATE Variance	BUDGET Full Year
INCOME				
Carry forward Credit Balance 19/20	15,347	16,667		100,000
Targeted Rate	41,667	41,667		250,000
General Rate Contribution - WCRC	25,000	25,000		150,000
	<u>82,014</u>	<u>83,333</u>	-	<u>500,000</u>
EXPENDITURE				
Salaries	37,997	41,333		248,000
Consultant Planner	12,182	16,667		100,000
Governance	4,500	10,833		65,000
Research	0	16,667		100,000
Stakeholder Engagement	1,979	2,833		17,000
Communications Platforms	746	1,667		10,000
Legal Advice	0	333		2,000
Share of WRC Overhead	25,000	25,000		150,000
	<u>82,404</u>	<u>115,333</u>	-	<u>692,000</u>
Net Surplus / Deficit	- 390	- 32,000		- 192,000
Borrowing requirement	390	32,000		192,000



Project Manager Update

1 September 2020 – 30 September 2020

Prepared By: Jo Armstrong
Date Prepared: 28 September 2020

Accomplishments this Period

- The planning team continue to work on the following topics:
 - non-residential activities in residential areas,
 - infrastructure,
 - historic heritage,
 - transport,
 - designations,
 - mineral extraction,
 - open space,
 - natural heritage,
 - tourism and
 - 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 completed the final leg of the Roadshow through northern Grey and Buller 22-24 September. Level of community attendance was very good at a number of venues, particularly in Barrytown and Punakaiki where group discussions covered numerous issues of interest to the local communities. Public meetings were held in Reefton and Westport. There was better attendance in Buller than at previous public meetings.
- Feedback from the community during the northern leg of the Roadshow included:
 - The importance of good internet infrastructure and services– fibre coming to settlements is increasing the possibilities for home business and people moving to the Coast for lifestyle
 - Issues with reverse sensitivity to mining on private land
 - SNAs - both the need for conservation and compensation – there was interest in the idea of transferrable development rights
 - Access to heritage sites and interpretation to encourage visitor interest and aid preservation
 - Zoning and lot sizes with interest in providing more site specific design to recognise

- natural features and topography rather than hard rules for things such as setbacks
- Insufficient housing stock as the number of short – term (Air BnB style) rental properties increase in small settlements
- Need for more residential housing in bigger towns – both for rental and owner occupied households including need for more general retirement housing – not just Council provided pensioner housing
- Interest in wider housing styles – including smaller houses, semi-detached and attached housing at Reefton
- Future planning for hazards and identifying areas for managed retreat
- Sourcing rock for protection works
- Protecting future land uses such as horticulture options at Karamea
- Protecting historic character of settlements while revitalising neglected areas
- Maintaining walkability of settlements and towns – and settlement in a compact form rather than ribbon development or cul de sacs
- Protecting the amenity of entry areas into settlements and not having them dominated by industrial buildings or big box retail
- Keeping community facilities such as hospitals
- Looking for job opportunities in the DoC estate to support local communities
- Freedom camping – the ambassador programme is working well but concerns about the impact on the local environment were expressed
- Support for wetlands project and cycle trail in the Westport area
- The team does a lot of stakeholder engagement, but we cannot reach everyone. We really appreciate the efforts of Committee members to introduce us to interested parties in the community. Recently Mayor Gibson and Councillors Becker, Roche and Coll-McLaughlin have helped us make connect with master builders, sphagnum moss growers and historical heritage groups. Kaiwhakahaere Madgwick has also given us numerous contacts. Please think about the people in your community that would be interested in discussing Plan provisions with us, and help us make the connections.
- Work is underway on an application for funding from the Jobs for Nature project. The application has been prepared in partnership with the West Coast Regional Council. It is to employ an ecologist and land managers to work with and advise landowners. Also included is a funding request to support landowners with fencing, planting and pest control, plus a student holiday job programme which it is hoped would encourage students to work on the West Coast once their studies are complete. This application was submitted to the West Coast Alliance and they are considering all applications prior to applying to central government for funding.
- The planning team gave a presentation about TTPP to Buller District Council on 16 September. The Council expressed their thanks for the information. We will be presenting to Grey District Council in October.
- The planning team has had ongoing discussions with West Coast Regional Council planning staff about the Plan Change process for the existing district plans prior to TTPP operability. We worked together to identify a process for applicants and council staff to follow, and suggested a possible make up of the hearings panel leading up to WCRC making decisions. WCRC staff will present a paper to their Council, and we will report back to you on the outcome.
- An Ecosystems and Indigenous Biodiversity workshop is being organised for the primary production sector in the last week of October. We will run another workshop on this topic for other industries with an interest in ecosystems and biodiversity on the Coast e.g. tourism, infrastructure and extractive industries. We are running this first round of workshops separately to allow for the different perspectives to be heard so the planning team can understand the diversity of issues and people can express themselves openly. Later workshops will include all interest groups together as we try and look for any consensus views.
- Planning is also underway for an evening workshop with business owners and lessees in the Greymouth CBD. This is an opportunity to share our current approach, and gain a better understanding of their issues and aspirations, and how Te Tai o Poutini Plan can help support their businesses into the future. We will discuss policy and rules that are already under

development in a number of areas that affect the CBD, including town centre zoning, mixed use zones, signs, parking rules and historic heritage, to get their feedback on early proposals.

- We are also planning to run a hui at Arahura Marae to talk about how the plan provides for Papakāinga, access to mahinga kai, Aotea Stone protection (for mana whenua use) and tino rangatiratanga.

Plans for Next Period

- Policy work on topics mentioned above will continue
- Stakeholder engagement – preparing for workshops with primary producers, Grey CBD businesses and the hui with local rūnanga.
- TAT meeting at West Coast Regional Council on 28 October
- TTPPC meetings on 14 October 1.00 – 4.00pm via Zoom and in person Thursday 29 October 10.00 – 2.30 at Grey District Council.

Key Issues, Risks & Concerns

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 inability to retain unspent 2019/20 research 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
Committee delay or reduce scope of required research	Committee ensure timely research is enabled	TTPP 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 TTPPC 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	TTPPC 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 TTPPC 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 TTPPC 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 TTPPC 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 Settlement Zones developed	31 – Aug-20	31-Aug-20	For presentation to August TTPPC meeting
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 TTPC 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 21	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

Stage	Target Completion	Revised Completion	Comments
Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan	30-May-22	30 May-22	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	30-July-22	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-Sep-22	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
[Local Body Elections]	Oct-22		
Community Consultation on "Draft" Te Tai o Poutini Plan	31-Nov-22	31 Jul 22	Roadshow in October/November 2022 with a "draft" Plan to discuss with community
Amendment of "Draft" Plan to "Proposed Plan" provisions	30-May-22	31 Aug 22	Feedback to Committee on results of consultation, any legal opinions on contentious provisions and decisions on final provisions
Notify Te Tai o Poutini Plan	30-Jun-23	30 June 23	Indicative time only – this will be the "Proposed" Plan
Submissions Te Tai o Poutini Plan	30-Aug-23	30 Aug 23	40 working days for submissions is the legal requirement
Further Submissions	30-Oct-23	30 Oct 23	Submissions must be summarised and published and then there is a 20 working day period for further submissions
Hearings Te Tai o Poutini Plan	30-Feb-24	30 Feb 24	Indicative time only
Decisions Te Tai o Poutini Plan	31-August-24	31 Aug 24	Indicative time only
Appeal Period	30-Sep-24	30 Sep 24	Indicative time only
Appeals and Mediation Te Tai o Poutini Plan	30-June-25	30-Jun-25	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
[Local Body Elections]	Oct-25		

Actions required

Due to the cancellation of the Committee meeting on 25 September, please be prepared for extended meetings in October to ensure we stay on schedule.



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: 25 August 2020

Subject: **Te Tai o Poutini Plan – Poutini Ngāi Tahu Cultural Landscapes**

SUMMARY

This report introduces Poutini Ngāi Tahu Cultural Landscapes. Kaiwhakahaere Tumahai of Te Rūnanga o Ngāti Waewae and Kaiwhakahaere Madgwick of Te Rūnanga o Makaawhio will present alongside Philippa Lynch the Manager of Poutini Environmental.

Cultural landscapes are proposed for inclusion within Te Tai o Poutini Plan, with a policy direction from the Poutini Ngāi Tahu section as well as policy woven through the zone and district wide matters chapters.

RECOMMENDATIONS

1. That the Committee receive the report

Lois Easton

Principal Planner

INTRODUCTION

1. This report introduces Poutini Ngāi Tahu Cultural Landscapes.
2. Kaiwhakahaere Tumahai of Te Rūnanga o Ngāti Waewae and Kaiwhakahaere Madgwick of Te Rūnanga o Makaawhio will present alongside Philippa Lynch, the Manager of Poutini Environmental.
3. It is proposed to include measures around Cultural Landscapes within Te Tai o Poutini Plan.

BACKGROUND

What are cultural landscapes?

4. The traditions of Poutini Ngāi Tahu tupuna (ancestors) are embedded in the landscape. Indicators of these intergenerational landscapes include pā and kāinga, ara tawhito (traditional trails), pounamu, mahinga kai, wāhi tapu and wāhi ingoa (place names).
5. Cultural landscapes are usually living, working landscapes which have both a historical and contemporary connection. Protection of Poutini Ngāi Tahu cultural landscape values involves acknowledging the past but also enabling the ability for present and future generations to also be able to connect with these landscapes.
6. An important component of understanding cultural landscapes is that they are not areas that are locked up to preserve the past. The history and tradition needs to be recognised and the associated values maintained. The relationship of Poutini Ngāi Tahu with these landscapes will continue and develop over time. New cultural landscapes can also be created.

Statutory provisions relating to cultural landscapes

7. Section 6(e) of the RMA requires the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga to be recognised and provided for as a matter of national importance. Recognition of cultural landscapes is one way of providing for the matters in section 6(e) of the RMA.
8. Some cultural landscapes may also be recognised and provided for under section 6(b) of the RMA which relates to protecting outstanding natural features and landscapes. It is important to understand that not all cultural landscapes are outstanding natural features and landscapes and not all outstanding natural features and landscapes are cultural landscapes.
9. Cultural landscape values can also be recognised and provided for in relation to other matters of national importance within section 6 of the RMA, such as heritage protection and management of freshwater resources and the coastal environment.
10. Cultural landscapes are recognised in the New Zealand Coastal Policy Statement 2010.
11. The West Coast Regional Policy Statement includes policy supporting the inclusion of cultural landscapes in TTPP as follows:

Objective 4.5: To recognise and provide for the relationships of Poutini Ngāi Tahu with cultural landscapes.

Policy 4. 6: Cultural landscapes are appropriately identified, and effects of activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu.

Method 4.6: Regional and district councils will consult with Poutini Ngāi Tahu about appropriate provision for cultural landscapes in regional and district plans.

12. Ngāi Tahu Cultural landscape provisions have already been included in other Te Waipounamu/South Island Plans including Dunedin and Christchurch District Plans.
13. The Ngāi Tahu Claims Settlement Act 1998 includes Statutory Acknowledgements. Statutory Acknowledgements recognise the mana of Ngāi Tahu in relation to a range

of sites and areas. Statutory Acknowledgements include land, geographic features, lakes, rivers, wetlands and coastal marine areas, with Ngāi Tahu has a particular association. Statutory Acknowledgement Areas form important components of cultural landscapes but are not the only areas with values.

14. Cultural landscapes are proposed for inclusion within Te Tai o Poutini Plan, with a policy direction from the Poutini Ngāi Tahu section as well as policy woven through the zone and district wide matters chapters. Connections with Poutini Ngāi Tahu cultural landscapes may take a variety of forms, and the measures needed to maintain the connection may vary accordingly.
15. Work has already been undertaken by Poutini Ngāi Tahu to gather information and confirm the GPS location of areas across the Poutini Ngāi Tahu rohe.

NEXT STEPS

16. Cultural landscape maps will be prepared by Poutini Ngāi Tahu.
17. The proposed approach to Poutini Ngāi Tahu matters will be brought to the September meeting of the Committee. More detailed draft provisions will be brought to the Committee in subsequent months.
18. Collaboration with Poutini Ngāi Tahu is ongoing and will include detailed input to draft provisions.

RECOMMENDATIONS

1. That the Committee receive the report.



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 give 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

27. 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.
28. 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.
29. 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.
30. 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

31. Feedback from the Committee is sought in relation to the wording of the draft Objectives and Policies.
32. 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	<ul style="list-style-type: none"> (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 historical information, or other information, that is likely to be of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance.	1. What method of excavation or analysis is involved in the place itself? 2. Why is the excavation/analysis value a source of information that is likely to be of national or international importance? 3. How does the excavation/analysis value contribute to the understanding of the place?
Cultural significance or value	The place contains objects, events, or activities that are of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance.	1. What values are associated with the place? 2. How do these values relate to the place? 3. How do these values relate to the place? 4. How do these values relate to the place?
Historical significance or value	The place contains objects, events, or activities that are of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance.	1. What is the significance of the place? 2. How does the place contribute to the understanding of the place? 3. How does the place contribute to the understanding of the place? 4. How does the place contribute to the understanding of the place?
Scientific significance or value	The place contains objects, events, or activities that are of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance.	1. What information could be obtained through scientific methods or analysis? 2. How does the place contribute to the understanding of the place? 3. How does the place contribute to the understanding of the place? 4. How does the place contribute to the understanding of the place?
Social significance or value	The place is a place of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance. It is likely to be of national or international importance.	1. Why is the place of national or international importance? 2. How does the place contribute to the understanding of the place? 3. How does the place contribute to the understanding of the place? 4. How does the place contribute to the understanding of the place?

<p>Aesthetic</p>	<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? 	
<p>Archaeological</p>	<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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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: 14 October 2020
Subject: **Technical Update – Connections and Resilience Strategic Issues and Objectives**

SUMMARY

This report gives an update on the technical work being undertaken on Connections and Resilience Strategic Direction in Te Tai o Poutini Plan.

Draft Issues and an Objective has been developed and this would form part of the Strategic Direction chapter in the Plan.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the proposed strategic issues and objective for connections and resilience.

Lois Easton

Principal Planner

INTRODUCTION

1. This report brings the proposed Issues and Objectives for the Connections and Resilience Strategic Direction section of the Plan.
2. Other Strategic Direction sections identified so far are:
 - a. Agriculture
 - b. Mineral Extraction
 - c. Natural Heritage
 - d. Tourism
 - e. Urban Form and Development

BACKGROUND

3. The West Coast as a whole is long and narrow, stretching from Kahurangi Point in the north 400km to Jackson Bay and the Cascade River in the south. It is separated from the rest of the South Island by high mountains with only four road crossings and one rail connection.
4. The spread-out nature of the Coast means that transportation and communication links are particularly important: transportation includes roading, rail, marine, air transport and fuel and power distribution.
5. Telecommunications and electricity networks are also funnelled through only a few critical links along the road corridors. The National Grid connects through the Buller Gorge and Arthur's Pass. Critical broadcasting infrastructure (main transmission sites) is located at Reefton, Paparua and Mt Rochfort.
6. Because the West Coast is not fully self-sufficient in electricity, it relies on the connections to the National Grid, to bring electricity to the Coast.
7. Tourism, mining and dairying are the three largest economic activities on the West Coast, and all rely on the rail and road connections to the wider South Island. Coal and dairy products are transported to Canterbury by rail, and tourists come to and from the coast via the road and rail connections.
8. Hokitika and Westport airports, alongside Greymouth and Westport ports are also critical links to the rest of New Zealand. The airports provide links for businesses and visitors as well as critical connections for health services not available on the Coast. The New Zealand Infrastructure Vulnerability Assessment (2017) recognises the national significance of Hokitika Airport.
9. The ports link coastal shipping and provide services for the fishing fleets operating from them.
10. The climate and weather patterns of the West Coast combine with its physical features to create significant and on-going issues with the resilience of these critical connections. These will be further exacerbated by climate change and shifting weather patterns.
11. The National Infrastructure Vulnerability Assessment identifies that the West Coast lifelines infrastructure is most vulnerable to major earthquake, tsunami and severe storm or flood.
12. Alongside these critical external links, there are some major internal Coast connections. In the middle of the region, there are some alternative roading routes that improve the overall roading resilience, but the road from Westport to Karamea and that through South Westland to Haast are both single links and very vulnerable to storm and earthquake damage in particular.
13. The West Coast Civil Defence group has identified the following critical lifelines for the Coast:
 - Transport – roading, rail, ports, airports
 - Telecommunications and broadcasting
 - Energy – electric power and fuel
 - Protection – river and coastal protection works
 - Water and wastewater

14. Lifelines are not independent of each other, and neither can they be seen as independent of other aspects of a functioning community and economy. Two useful concepts are hotspots and pinch points.
 - Hotspots are where a number of critical infrastructure assets from different sectors converge in a single area.
 - Pinch points are where there are significant single points of failure for a network or organisation.
15. Examples of hotspots are:
 - Cobden Bridge at Greymouth which carries a major road as well as a communication link, sewerage and water supply
 - the power poles between the Mokihinui River and Bold Head which carry both 11kV power and a fibre optic cable.
 - Franz Josef town – the fibre optic and power links travel across the Alpine Fault and the Waiho Bridge to Fox Glacier and a major loss of the town's accommodation would destroy a critical link for tourism.
16. An example of a pinch point is Arahura Bridge, whose failure – there is no alternative route – would cut off the whole of South Westland from the north.

CIVIL DEFENCE AND EMERGENCY MANAGEMENT ACT AND THE RESOURCE MANAGEMENT ACT

17. The Civil Defence and Emergency Management Act (CDEM Act) contains a significant framework around the identification of risk and planning to manage these risks. The focus is on sustainability and resilience.
18. Managing the significant risks of natural hazards is now a matter of national importance in the Resource Management Act (RMA).
19. Resilience can be considered a combination of robust infrastructure and alternative plans. Both have RMA implications.
20. The importance of the critical electricity infrastructure is reflected in National Policy Statement (NPS) and National Environmental Standard (NES) direction, with a NPS on each of Renewable Electricity Generation and Electricity Transmission (the National Grid), and an NES for each of Telecommunications Facilities and Electricity Transmission Activities. There is also an NES for Sources of Drinking Water recognising the importance of this to human health.

REGIONAL POLICY STATEMENT DIRECTION

21. The recently operative West Coast Regional Policy Statement (RPS) recognises the significance and importance of critical infrastructure and contains a chapter on Regionally Significant Infrastructure. Specific provisions of relevance to this discussion are found in the Regionally Significant Infrastructure and Natural Hazards sections of the RPS are as follows:

Objective 6.1. *Enable the safe, efficient and integrated development, operation, maintenance, and upgrading of regionally and nationally significant infrastructure.*

Policy 6.1. *Provide for a secure supply of energy to meet the needs of people and communities on the West Coast, and to meet the foreseeable future needs of economic growth in the region.*

Policy 6.2. *Provide for the development, operation, maintenance and upgrading of new and existing RSI including renewable electricity generation activities and National Grid infrastructure.*

Objective 11.1. *The risks and impacts of natural hazard events on people, communities, property, infrastructure and our regional economy are avoided or minimised.*

Policy 11.1. *The risks and impacts of natural hazard events on people, communities, property, infrastructure and our regional economy are avoided or minimised.*

Policy 11.3. *Avoid or mitigate adverse effects on the environment arising from climate change by recognising and providing for the development and protection of the built*

environment and infrastructure in a manner that takes into account the potential effects of rising sea levels and the potential for more variable and extreme weather patterns in coming decades.

APPROACH IN CURRENT DISTRICT PLANS

22. The three current district plans recognise the threats to resilience of critical connecting infrastructure.
23. The Westland District Plan recognises in particular the importance of the state highway system and air transport as vital connections. It also recognises that the level of isolation experienced in many parts of the District emphasises the need for Westland to become less energy dependent on the rest of New Zealand and more energy efficient. The Westland Plan also identifies the significant risks of coastal erosion and flooding to existing infrastructure.
24. The Grey District Plan identifies flooding, coastal erosion, land instability and seismic activity on the Alpine Fault as all being risks to critical infrastructure.
25. The Buller District Plan recognises the transportation network – harbour, rail, airport and roading infrastructure as critical to the district. It identifies coastal hazards, flooding, slope instability and fault lines as significant risks to critical infrastructure.
26. There are however no specific Objectives or Policies in the Plans that set a framework for decision making around these concerns.
27. This perhaps mainly reflects the age of the Plans – they were written at a time when there was still substantial national leadership in terms of infrastructure provision and ensuring critical lifelines were maintained. This leadership is now much more devolved – alongside the increase in tourism and dairying as activities that rely on critical connections to maintain their economic value.

KEY STRATEGIC ISSUES

Resilience to common events

28. Some types and sizes of events are more likely and frequent – such as seasonal storms or floods of a 10% Annual Exceedance Probability and the key need for infrastructure is that it is sufficiently robust to survive these frequent events. However, infrastructure providers have identified that retreat from these locations while there remain communities to be serviced may not be appropriate. In these instances where damage occurs Plan provisions should support their quick recovery while also supporting the relocation of critical infrastructure out of the path of such frequent events.

Emergency Actions

29. When thinking about the resilience of the critical infrastructure connections for the coast, it is important to recognise that network utility operators and lifeline utilities are able to draw upon the Emergency provisions of the RMA to undertake immediate and necessary repairs under sections 330, 330A and 330B.
30. This emergency framework however requires that resource consents must be lodged within 20 working days of the emergency work being undertaken – which can often be when the after-effects of the emergency are still being dealt with and can often be viewed as an onerous provision.

Long term relocation and redundancy

31. Where critical infrastructure is located on sites at significant risk of natural hazards then either long-term relocation or duplication to create redundancy, may be the best approach to develop more resilient outcomes. For example, development of alternative routes for trunk electricity infrastructure and enabling the retreat of critical coastal road connections to safer locations.
32. Because of the nature of the West Coast land tenure in many instances retreat or alternative options may occur in National Parks – for example the Greymouth – Westport Road traverses Paparoa National Park and the Greymouth – Christchurch Road and Rail line traverse Arthur's Pass National Park.

33. There do exist checks and balances through the National Park and Department of Conservation framework for managing the impacts of infrastructure on National Parks, and an additional regulatory framework through TTPP may not be necessary here.

PROPOSED STRATEGIC ISSUES AND OBJECTIVES

34. Based on the matters discussed above the following draft Strategic Issues and Objectives are proposed.

Issue 1: How to recognise the criticality of some types of infrastructure and connections and support their continued function and resilience in the face of natural hazards and severe weather events.

Issue 2: How to support the quick repair and recovery of critical infrastructure services and connections when adverse events occur.

Issue 3: How to support the long-term resilience of critical infrastructure and connections where relocation and alternative routes are required.

Objective 1: To support the continued function and resilience of critical infrastructure connections and facilitate their quick recovery from adverse events.

NEXT STEPS

35. This paper outlines the draft strategic issues and objectives for connections and resilience. These will provide part of the overall strategic framework and direction for the TTPP.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the proposed draft strategic issues and objectives for connections and resilience.



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: 14 October 2020

Subject: **Technical Update - Agriculture Strategic Issues and Objectives**

SUMMARY

This report gives an update on the technical work being undertaken on Agriculture Strategic Direction in Te Tai o Poutini Plan.

Draft Issues and Objectives have been developed and this would form part of the Strategic Direction chapter in the Plan.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the proposed strategic issues and objectives for agriculture.

Lois Easton

Principal Planner

INTRODUCTION

1. This report brings the proposed Issues and Objectives for the Agriculture Strategic Direction section of the Plan.
2. Other Strategic Direction sections identified so far are:
 - Connections and Resilience
 - Mineral Extraction
 - Natural Heritage
 - Tourism
 - Urban Form and Development

BACKGROUND

3. The majority of the private land on the Coast is used for pastoral farming, with dairy farming the single largest land use. According to Statistics New Zealand in 2012 there were 333 dairy farms, 54 sheep and beef farms, 93 forestry properties, 24 deer farms and 45 horticultural properties.
4. There is about 115,000 ha of grasslands with about 2700 hectares of this farmland being irrigated – mainly up the Grey Valley.
5. Dairy farming contributes 11.7% of the West Coast GDP and is the single largest economic contributor to GDP on the Coast. It is also the second largest employer, with 1000 people directly employed on dairy farms.
6. Because of its economic significance, and the area of land occupied by agriculture on the Coast, the TTPP Committee has sought that a Strategic Direction section be included within the Plan.

WEST COAST REGIONAL POLICY STATEMENT DIRECTION

7. The recently operative West Coast Regional Policy Statement contains objectives and policies of relevance to agriculture in the Use and Development of Resources chapter as follow:

Objective 5.1 *To recognise the role of resource use and development on the West Coast and its contribution to enabling people and communities to provide for their social, economic and cultural wellbeing.*

Objective 5.2 *Incompatible use and development of natural and physical resources are managed to avoid or minimise conflict*

Policy 5.1. *Enabling sustainable resource use and development on the West Coast to contribute to the economic, social and cultural wellbeing of the region's people and communities.*

Policy 5.2. *To recognise that natural and physical resources important for the West Coast's economy need to be protected from significant negative impacts of new subdivision, use and development by:*

a) Avoiding, remedying or mitigating reverse sensitivity effects arising from new activities located near existing:

i) Primary production activities;

ii) Industrial and commercial activities;

iii) Minerals extraction;*

iv) Significant tourism infrastructure;

v) Regionally significant infrastructure; and

b) Managing new activities to retain the potential future use of:

i) Land with significant mineral resources; or

ii) Land which is likely to be needed for regionally significant infrastructure.

**Minerals extraction includes aggregates and other mining activities.*

KEY ISSUES

8. Many of the matters that face the farming sector and land use are managed under the Regional Council framework, rather than District Plans. Key issues which fall into a District Plan framework have been identified as follows:

Issue 1: How to ensure that the highest value soils and production land continue to be available for agriculture and horticultural activities.

9. There are very few locations on the West Coast with very high value land and soils that can be used for horticulture. They are largely limited to Karamea and Little Wanganui coastal areas, an area around Westport and in small pockets in the Grey Valley. In some of these locations these soils are being used for horticultural use. In Karamea in particular the climate is also well suited to horticultural uses with berry crops, feijoas, passionfruit and tamarillos found in this location.
10. Because these soils are so rare on the West Coast, they represent the main potential and ongoing use for horticulture for both local supply and export.
11. The main threats to these soils is subdivision development for residential or lifestyle use. Activities such as mining and earthworks will also destroy soil structure and the potential horticultural uses of these soils. Loss of areas of these soils also could prevent any future development of facilities such as pack houses that require a certain scale before they are viable.

Issue 2: How to support and enable the development and innovation of agriculture while ensuring that requirements for rural amenity and environmental quality are maintained and reverse sensitivity effects are avoided.

12. Intensification and change of rural land use are generally regulated by the Regional Council – and National Environmental Standards for Plantation Forestry and Freshwater.
13. However the regulations in TTPP in relation to natural and cultural heritage will also have some impacts. While it is important to protect these values, care is needed to ensure that there are no unanticipated barriers to agricultural development.
14. The ability to innovate to meet market demand is a key requirement for agriculture. For example the increase in demand for free range poultry and eggs, or the development of niche agricultural products that require housed systems such as tomato glasshouses or goat dairy. While ensuring that significant adverse effects of these activities are managed, TTPP should not create unintended barriers for innovation.
15. Agricultural areas are working environments – with a mosaic of activities to support agriculture – for example quarries for lime and farm tracks, airstrips for fertilizer planes, bird scarers, dairy sheds, effluent treatment systems, apiaries, housed animal areas. These activities can generate noise, odour and visual effects that are impacted by reverse sensitivity particularly from residential and rural lifestyle development.

Issue 3: How to provide for agricultural support industries within the rural areas.

16. Agriculture needs a range of services and facilities to be undertaken on the West Coast. These include things such as processing facilities (e.g. dairy factories, pack houses, sawmills, meat works) and services such as sale and repair of agricultural equipment; fertiliser purchase and ground/aerial spreading, and the transport networks to access these services and transport primary produce to processing facilities and markets.
17. The key consideration for TTPP in relation to this is ensuring that agricultural servicing and facilities are able to establish within the rural environment and that these “rural industrial” sites be recognised as a core part of rural activities.
18. In light of the above the following strategic objectives are proposed.

Objective 1: To maintain the productive value of high-quality soils and agricultural land for current and future agricultural uses.

Objective 2: To support agricultural development and innovation and enable the support industries and services needed to maintain agricultural viability within the rural areas.

NEXT STEPS

19. This paper outlines the draft strategic issues and objectives for agriculture. These will provide part of the overall strategic framework and direction for the TTPP.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the proposed draft strategic issues and objectives for agriculture.



Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: 29 October 2020
Subject: **Mineral Extraction Issues, Objectives and Policies**

SUMMARY

This report gives an update on the technical work being undertaken on Mineral Extraction Strategic Direction in Te Tai o Poutini Plan.

Draft Issues and Objectives have been developed and this would form part of the Strategic Direction chapter in the Plan.

The Strategic Direction Chapters are not proposed to include policies, as they are principally direction setting. While it is proposed to include a specific zone for the Buller Coalfield, and a Mineral Extraction Multi-Zone Precinct which will have very specific Objectives and Policies for these spatial areas, mineral extraction is also an expected activity in the Rural Zones. As such draft policies for inclusion in the Rural Zones policies have also been developed and are included in the report.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the proposed strategic issues and objectives, and rural zone policies for mineral extraction.

Lois Easton

Principal Planner

INTRODUCTION

1. This report brings the proposed Strategic Issues, Objectives and Rural Zone Policies for the Minerals Extraction Strategic Direction section of the Plan.
2. Other Strategic Direction sections identified so far are:
 - a. Agriculture
 - b. Connections and Resilience
 - c. Natural Heritage
 - d. Tourism
 - e. Urban Form and Development

BACKGROUND

3. The West Coast contains mineral deposits that are of considerable social and economic importance to the districts, region and the nation, but in some cases can be constrained by conflicting land uses.
4. Mineral development and associated land restoration can provide an opportunity to enhance the land resource and landscape, and has done so in the past. However, the development of mineral resources has the potential to have significant adverse effects upon soil, water and air resources, and landscape, biodiversity and historic heritage values if not appropriately controlled.
5. Mineral extraction also includes quarrying for materials such as lime, sand, gravel and roading materials, as well as rock for protection works.
6. Minerals extraction involves many different activities during the prospecting, exploration, development, operation and closure phases.
7. Alongside a complexity of activity, the development, operation and closure phases have a complex range of environmental effects in relation to district plan matters- effects on amenity such as noise, dust, traffic generation, visual effects on sensitive landscapes, ecological effects from vegetation disturbance and earthworks.
8. In addition, because of the nature of the geology of areas high in desirable minerals, minerals extraction sites are often located in areas with unique ecosystems and species.

NATIONAL AND REGIONAL DIRECTION

9. The management of mineral resources is addressed in several pieces of legislation; the main Acts being the Crown Minerals Act 1991 (CMA) and the Resource Management Act 1991 (RMA). Access to Crown-owned minerals is addressed in the CMA, while the mining activity itself, and its effects, is managed under the RMA.
10. Minerals are expressly excluded from 'sustainability' in section 5(2)(a) of the RMA in terms of sustaining the potential of natural and physical resources to meet the needs of future generations. However, minerals are included in 'sustainability' as it applies in section (2)(c) to avoiding, remedying or mitigating any adverse effects of activities on the environment. To this extent, the activity of exploration, quarrying, mining and any other disturbance of land is covered by the RMA and addressed and regulated in district plans.

West Coast Regional Policy Statement

11. The recently operative West Coast Regional Policy Statement contains objectives and policies of relevance to mineral extraction in the Use and Development of Resources chapter as follow:

Objective 5.1 *To recognise the role of resource use and development on the West Coast and its contribution to enabling people and communities to provide for their social, economic and cultural wellbeing.*

Objective 5.2 *Incompatible use and development of natural and physical resources are managed to avoid or minimise conflict*

Policy 5.1. *Enabling sustainable resource use and development on the West Coast to contribute to the economic, social and cultural wellbeing of the region's people and communities.*

Policy 5.2. *To recognise that natural and physical resources important for the West Coast's economy need to be protected from significant negative impacts of new subdivision, use and development by:*

a) *Avoiding, remedying or mitigating reverse sensitivity effects arising from new activities located near existing:*

- i) *Primary production activities;*
- ii) *Industrial and commercial activities;*
- iii) *Minerals extraction*;*
- iv) *Significant tourism infrastructure;*
- v) *Regionally significant infrastructure; and*

b) *Managing new activities to retain the potential future use of:*

- i) *Land with significant mineral resources; or*
- ii) *Land which is likely to be needed for regionally significant infrastructure.*

**Minerals extraction includes aggregates and other mining activities.*

West Coast Regional Plans and Mineral Extraction

12. The West Coast Regional Plans regulates many aspects of mineral extraction activities, including their effects in relation to air quality, water quality and quantity and soil conservation.
13. They also administer quarrying/gravel extraction in the beds of rivers.
14. As a consequence many mineral extraction activities will require regional consents.
15. In developing an approach to mineral extraction within Te Tai o Poutini Plan it is therefore important to keep the scope of the work to be around matters that relate specifically to the District functions of the RMA. Ideally this would also, as much as possible, avoid duplication with the functions of other statutory bodies and authorities.

EXISTING DISTRICT PLAN PROVISIONS

16. Both the Westland and Buller District Plans have specific Issues, Objectives and Policies for Mineral Extraction. These are contained in Appendix 1 and summarised below.
17. Buller Issues – Objectives - Policies
 - The Issue reflects the positive impacts of mining as well as the need to manage environmental effects.
 - There are two objectives – one to enable economic wellbeing from mining and one to manage environmental effects
 - There are 7 policies that cover mining and management of environmental effects, rehabilitation of sites, co-ordination with the regional council and protection of mineral resources from activities that might compromise their future exploitation.
18. Westland – Issues-Objectives-Policies
 - The Issue is around the need to manage environmental effects
 - There are three objectives – one to enable economic wellbeing from mining, one around protection of life supporting capacity and one around avoiding/ remedying/ mitigating adverse effects.
 - There are three policies – around environmental effects management and rehabilitation of sites

CONSULTATION

19. A workshop was held with Regional and District Council staff in April canvassing the issues and approach to mineral extraction. At the meeting of the Te Tai o Poutini Plan Committee in May, the committee discussed the general approach to Mineral Extraction in the Plan. A workshop with Minerals sector representatives was held in

July and the general approach was also discussed. There have also been 9 responses to the mineral extraction questionnaire.

20. Key themes identified through consultation
 - a. Mixed support for having a specific zone/precinct for mineral extraction activities it being favoured as an approach by the minerals sector, but some community members/environmental groups have expressed concern about how permissive the rules might be and that significant areas of biodiversity not be included within the zones/precincts.
 - b. Strong concern about reverse sensitivity from the community, although this was not identified as a concern of the minerals sector itself. Community members had particular concerns about the amenity and nuisance impacts of mineral extraction (noise, dust).
 - c. The minerals sector saw a significant need to provide for minerals extraction activities outside of any Mineral Extraction zone/precinct. Their view was that it should not just include the rural zones.
 - d. Community feedback and concern about insufficient monitoring and action around compliance with resource consents – including rehabilitation conditions.
 - e. Community feedback supported identifying areas where mineral extraction is inappropriate, but the minerals sector didn't want to see areas precluded.
 - f. View from some in the minerals sector that Crown Licences expiring wasn't an issue as they believe they have Existing Use Rights.
 - g. Strong support from the minerals sector for the view that the multi-agency involvement (Crown Minerals, Department of Conservation, West Coast Regional Council + District Councils) is complex to navigate and should be streamlined.

KEY ISSUES

21. From the analysis of information around mineral extraction to date the following key issues have been identified

***Issue 1:** How to protect mineral resources for ongoing extraction and manage issues of reverse sensitivity particularly where residential and rural lifestyle development has already occurred.*

22. Because of the nature of mining and quarrying – with activities such as blasting, heavy vehicle movements, earthworks, noise and dust generation, they are activities at significant risk of reverse sensitivity effects.
23. Concerns about the impacts of mining activity on neighbours and their amenity have become more common on the West Coast since rural residential development has become more widespread. From community consultation to date, concerns have been expressed about noise, dust, light and glare, traffic and air pollution.
24. The locations of key minerals and rock suitable for infrastructure works are relatively limited on the West Coast. This makes the protection of these resources from potential reverse sensitivity effects, even if they are not currently being extracted, an important issue.

***Issue 2:** How to avoid unnecessary duplication of matters between the Regional Council, District Councils and Department of Conservation and minimise the complexity of the consenting process.*

25. One of the key matters that some mining interests have raised with the TTPP team, is the high cost of consenting and uncertainty of outcome. This is particularly difficult because there are so many players involved in an individual mining approval including:
 - Crown Minerals
 - The Department of Conservation (as landowner or affected party)
 - The West Coast Regional Council (with regard to air, water and land disturbance effects)

- The relevant District Council (with regard to land use effects and in particular vegetation clearance)
 - The public and interest groups (as mining activities can often be publicly notified).
26. As a result some matters in relation to mining consents can be duplicated and considered by multiple parties.
27. While recognising that mining activities can have significant adverse effects that must be carefully considered and managed, an aim for Te Tai o Poutini Plan should be to try and minimise the complexity of the consenting process (where consenting is required) and to avoid duplication of provisions with other agencies.
28. Currently Westland District Council has transferred its functions around consenting, monitoring and enforcement of mining activities to the West Coast Regional Council in order to reduce regulatory complexity. This type of method could also be considered as part of Te Tai o Poutini Plan.

***Issue 3:** How to deliver a higher degree of certainty of outcome and continuity of operations for mineral extraction, given the often-high cost of resource consent processes.*

29. While the outcome of a resource consent process can never be guaranteed, a key issue for the minerals sector is also around the uncertainty of outcome from consenting processes. This is a concern for both new operations and also for existing operations which will require resource consents to continue operating.
30. The likelihood of gaining consent and cost of consenting has a significant impact on investment decisions and also security of supply of key mineral resources. For example uncertainty around rock supply can have a major impact on the development of protection works in the face of natural hazards.
31. As part of the SNA identification process it is hoped that this will assist by making it clear where the highest value biodiversity areas are, and mineral extraction activities may not be acceptable.
32. In a similar vein the identification and mapping of outstanding natural landscapes should assist in making it clearer where these issues will be a significant part of any consenting process.
33. It has been identified by the minerals sector that the easier and clearer the process, the more likely that investment in the sector will occur.

***Issue 4:** How to ensure continuity of mineral extraction activity where Crown Mining Licences expire and activity beyond existing use rights is desired.*

34. Many of the former Solid Energy Crown Mining Licences will expire within the life of Te Tai o Poutini Plan, including the Stockton Mine.
35. The regime set up in the licences grants “existing privileges” as part of the transitional regime under the Crown Minerals Act, but following the expiry of these licences any change in scale or location of the activity will require an assessment against Te Tai o Poutini Plan.
36. In order for this mining activity to continue resource consents will be required. Currently these mines are located in the Rural Zones of the respective districts. However these zones do not anticipate the scale of some mining activities – in particular the Stockton Mine, which is the single largest mine in New Zealand, and has a wide range of activities and scale.

DRAFT OBJECTIVES

37. Based on the Issues, the following draft Objectives have been developed:

Objective 1: To ensure that the West Coast’s mineral resources are managed efficiently and effectively, while also avoiding duplication of regulation across agencies.

Objective 2: To enable mineral extraction activities and the ancillary activities which support them, within the Buller Coalfield Zone and Mineral Extraction Precinct.

Objective 3: 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.

Objective 4: 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.

Objective 5: To minimise the adverse effects of mineral extraction on the West Coast's significant natural and cultural heritage, and amenity values, including:

- Poutini Ngāi Tahu cultural resources and taonga;
- Significant Natural Areas;
- Outstanding natural landscapes;
- Waterways; and
- The coastal environment.

POLICIES FOR INCLUSION IN OTHER PARTS OF THE PLAN

38. The Strategic Direction provisions are Objectives only, however in order to support their implementation policy provisions around mineral extraction will need to be provided in other parts of the Plan.
39. For the Buller Coalfield Zone and the Minerals Extraction Precinct, there will be specific Objectives, Policies and Rules that will be brought back to the Committee. However some general policy should be provided for in the Rural Zones in particular to manage the anticipated mineral extraction activities in these areas.

POLICIES FOR RURAL ZONES

40. Rural Zones will include the General Rural Zone, Settlement Zone and the Rural Lifestyle Zone and the rural policies apply across all these zones. Mineral extraction activities are most likely in the General Rural Zone, however there may be circumstances where they are appropriate in other locations.
41. Settlement and Rural Lifestyle zones also provide the most likely locations for reverse sensitivity issues, so it is important that there is policy guidance around this.
42. Draft policies for the rural zones around mineral extraction are outlined below.

Policy 1: Manage conflicts between mineral extraction and ancillary activities and other land uses by ensuring that:

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

43. This policy reflects that reverse sensitivity is a current key issue with mineral extraction activities underway in rural areas. The policy will link to zone rules and standards around amenity, character and natural values as well as the setbacks for activities and between different types of rural zones.

Policy 2: Sites used for mineral extraction should be rehabilitated at the end of mineral extraction activity to enable the land to be used for other activities.

44. This policy reflects good practice for mineral extraction activities, and will support rule provisions.

Policy 3: 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.

45. This policy is intended to support a Permitted Activity standard for farm quarries – which are a common and important functional part of the rural environment.

Policy 4: Co-ordinate the approach to mineral extraction consents with the West Coast Regional Council, particularly where water resources and soil conservation are affected.

46. This policy provides support to methods such as joint hearings, combined processing and joint monitoring of resource consents.

NEXT STEPS

47. This paper outlines the draft strategic issues and objectives for mineral extraction. These will provide part of the overall strategic framework and direction for the TTPP.
48. The draft policies around mineral extraction for the rural zones will be included within the suite of policies for these zones which will be brought back to the Committee for future discussion.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the proposed draft strategic issues and objectives and rural zone policies for mineral extraction.

Appendix One: Buller and Westland District Plan Issues, Objectives and Policies for Mineral Extraction

Provisions	Buller	Westland
Issues	4.5.1.1. Mineral resource investigation and utilisation is important to community wellbeing and viability, but must be carried out in a manner consistent with the Resource Management Act, in particular, safeguarding the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying and mitigating adverse effects.	3.6 Mineral extraction and exploration activities can adversely affect the natural landscape and ecosystems, amenity value, and water quality.
Objectives	4.5.4.1. To enable people and communities to provide for their economic and social wellbeing through the efficient utilization and development of mineral resources. 4.5.4.2. To safeguard the life supporting capacity of air, water, soil and ecosystems and avoid, remedy or mitigate adverse effects from the use and development of mineral resources.	3.6.1 To enable people and communities to provide for their economic and social wellbeing through the efficient utilisation and development of mineral resources. 3.6.2 To safeguard the life supporting capacity of air, water, solid and ecosystems and avoid, remedy or mitigate adverse effects from the use and development of mineral resources. 3.6.3 To avoid, remedy or mitigate mining’s adverse effects on natural environments, landscapes and waterways.
Policies	4.5.5.1. The adverse effects of activities related to the utilisation of mineral resources shall be avoided, remedied or mitigated. 4.5.5.2. The rehabilitation of mining sites shall be required where practicable. 4.5.5.3. Co-ordination and liaison with the West Coast Regional Council shall be maintained on matters relating to mining activities where water resources and soil conservation are affected. 4.5.5.4. To enable the investigation of the District’s known mineral potential and the utilisation of mineral resources of regional significance while safeguarding the life supporting capacity of air, water, soil and ecosystems and ensuring the adverse effects of activities related to the investigation and utilisation of	4.13 A The establishment of mineral related activities should incorporate, as an integral component, measures to protect water quality and ecosystems, and appropriate rehabilitation of disturbed areas. 4.13 B To require active rehabilitation of areas disturbed by mining activity to generally their original condition or another suitable condition as approved by the Council. 4.13 C Ensure that the life supporting capacity of ecosystems is safeguarded and adverse effects of mineral related activities and associated earthworks on natural features and landscapes, indigenous vegetation and habitat, the natural character of the coast, waterways and their margins, historic and cultural sites, public access and amenity values are avoided, remedied or mitigated.

	<p>mineral resources are avoided, remedied or mitigated.</p> <p>4.5.5.5. To require mineral resource related activities to incorporate measures to protect water quality and ecosystems, and provide for the rehabilitation of disturbed areas to generally their original condition or another suitable condition as approved by Council.</p> <p>4.5.5.6. When rehabilitation plantings are carried out pursuant to a resource consent, preference should be given to the use of indigenous species where appropriate, with a further preference for local genetic stock where indigenous species are to be used.</p> <p>4.5.5.7. To ensure that in locations where there are known mineral resources of regional significance that the presence of minerals is a relevant consideration in decision making by encouraging other land use or subdivision activities which would have the effect of rendering unusable known mineral resources of regional significance and which have the ability to locate elsewhere to do so.</p>	
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Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: 25 October 2020
Subject: Technical Update: **Neighbourhood Centre Zone Rules**

SUMMARY

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

The Objectives and Policies for the Commercial Zones were developed as a draft at the January and March 2020 Committee meetings. These set the framework for the rules within the zones.

There are four proposed Commercial Zones – Commercial, Town Centre, Neighbourhood Centre and Mixed Use Zone.

The Commercial Zone Rules were considered by the Committee at the September meeting. This report outlines draft permitted activity performance standards and rules for the Neighbourhood Centre Zone. The Town Centre Zone and Mixed Use Zone Rules will be considered by the Committee at future meetings.

Feedback from the Committee on these draft proposals is sought.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Permitted Activity performance standards and Rules for the Neighbourhood Centre Zone.

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on Neighbourhood Centre Zone permitted activity performance standards and rules within Te Tai o Poutini Plan.
2. At the Committee meetings in January and March 2020, draft Commercial and Mixed Use Objectives and Policies were considered by the Committee. At the September 2020 meeting the draft rules for the Commercial Zone were discussed.
3. There are four types of commercial and mixed use zones proposed to be included within Te Tai o Poutini Plan:
 - a. The Town Centre Zone. This zone will cover the town centres of Reefton, Westport, Greymouth and Hokitika. Because of the significant differences in these centres it is expected that a Precinct with some specific standards and rules for each of these four centres will be used.
 - b. A Neighbourhood Centre Zone. This zone will cover the small collections of shops which serve neighbourhoods.
 - c. A general Commercial Zone. Commercial areas outside of the Town Centres and Neighbourhoods would use this zone, which will include any areas zoned Commercial in settlements.
 - d. A Mixed Use Zone. This Zone will primarily support the redevelopment of parts of Greymouth allowing for a combination of commercial and residential uses as part of redevelopment of the Greymouth Town Centre. It is a key zone to enable the delivery of the Greymouth CBD Redevelopment Plan. However as it is a zone which will be available, there may also be other locations in Westport and Hokitika where such a Zone will be useful.
4. This paper brings the draft rules for the Neighbourhood Centre Zone to the Committee.

RULES FRAMEWORK IN THE PLAN

5. The RMA sets up a Rules Framework that we will need to follow for the Plan. This is set out as follows:

Rule Type	Explanation
Permitted Activity	<p>They should be normal activities expected to be undertaken in the zone. e.g. residential activities in a residential zone.</p> <p>Permitted Activities are subject to Performance Standards – which are things that an activity must meet to be Permitted. In the zones performance standards cover things like: height, building coverage, noise, distance from boundaries, parking requirements, light.</p> <p>Provided an activity meets all the Performance Standards, no resource consent is required.</p>
Controlled Activities	<p>These activities require resource consent but it <u>must</u> be granted.</p> <p>Controlled activities are expected activities in a zone, but because of their potential environmental effects they require a resource consent.</p> <p>A Controlled Activity resource consent is subject to Matters for Control - a specific list of things that will be considered as part of the resource consent.</p>

	Controlled Activity consents must be granted within 10 working days of application.
Restricted Discretionary Activities	<p>These activities require a resource consent that can be granted <u>or</u> declined.</p> <p>Restricted Discretionary Activities are activities that should be OK to go on in the zone, but there may be circumstances where the activity could be declined – or where significant conditions on consent could be required.</p> <p>Restricted Discretionary Activities are where the Plan restricts the matters that are considered as part of the resource consent to a list of Matters of Discretion where adverse effects could occur. Restricted Discretionary Activities should be consistent with the policies and objectives of the Plan, and are often subject to Assessment Criteria to help the applicant understand what is needed in a resource consent application.</p> <p>Restricted Discretionary Activities are usually non-notified, or if they are, this is often Limited Notification to Affected Parties such as neighbours rather than full public notification.</p>
Discretionary Activities	<p>These activities require a resource consent that can be granted or declined.</p> <p>Discretionary Activities need a convincing case to gain resource consent, (a robust Assessment of Environmental Effects). Applications for Discretionary Activities might need special expert reports (e.g. traffic engineer, landscape architect) and may be non-notified, Limited Notified to Affected Parties (such as neighbours), or Publicly Notified.</p> <p>Discretionary Activities need to be consistent with the policies and objectives of the Plan and are often subject to Assessment Criteria to help the applicant understand what is needed in a resource consent application.</p>
Non Complying Activities	<p>These activities require a resource consent that can be granted or declined, however the status of non-complying is telling the applicant that they will probably be declined.</p> <p>Non-complying activities need an exceptionally convincing case for resource consent to be granted – they must not be inconsistent with the Plan. A range of high quality technical reports would be expected to be included with any non-complying activity application.</p> <p>Non-complying activities are often Limited Notified to Affected Parties (such as neighbours), or Publicly Notified.</p>
Prohibited Activities	These are activities where resource consent is unable to be applied for. They are not allowed.

DRAFT NEIGHBOURHOOD CENTRE ZONE RULES

6. The draft Neighbourhood Centre Zone Rules are attached at Appendix 1.

Overview of the Zone

7. The Neighbourhood Centre Zone is intended to apply to single corner stores or small shopping strips generally located in residential neighbourhoods. They provide residents and passers-by with frequent retail and commercial service needs.
8. It is also proposed that community buildings such as RSAs (which often serve liquor) and Fire Stations (which don't easily fit anywhere else) could be located in the Neighbourhood Centre Zone.

Areas Proposed for Neighbourhood Centre Zoning

9. Areas proposed for Neighbourhood Centre Zoning include all the retail locations within residential areas of the four main towns of the West Coast. For example, Donaldos Store at Carter's Beach, Luffy's Corner Dairy in Westport, Inangahua Arms hotel and adjacent Vision Church Reefton, Cobden Takeaways in Cobden, Runanga village shops, the Butcher's Block in Blaketown and the Coaster's Supermarket in Hokitika. (This is not an exhaustive list)
10. In the case of Grey some of these sites (but not all) are already zoned Commercial, but in Buller and Westland these are commercial sites – sometimes of quite long standing – on a residential zone.
11. A Neighbourhood Centre Zone is considered to be more appropriate than the General Residential Zone, as without it, basic changes in tenancy type (e.g. a dairy turning into a café) require a resource consent. This is likely to add to the barriers for survival of small retail shops in residential areas, despite the public benefit that they provide (particularly to the young and elderly without access to cars).
12. Fire Stations and community buildings such as RSAs are proposed for inclusion in this zone because they are most appropriately zoned a type of commercial use, rather than in the current residential zoning, but a Neighbourhood Centre Zone reflects that they are commercial within a residential environment.

Key Issues

13. There are two main issues for neighbourhood centre areas: enabling adaptive reuse of sites as the nature of retail changes over time; and ensuring that any such adaptive reuse is in keeping with the surrounding residential neighbourhood in which it sits.
14. The retail component of neighbourhood centres is usually made up of takeaways and dairies. Occasionally however a different type of business comes in (e.g. the Butchers Block in Blaketown) and the zone should allow for change to a range of uses with similar amenity effects.
15. In some locations long term retail may not be viable in these locations, in which case the aim of the zone should be to promote some redevelopment option, rather than seeing the site become derelict.
16. Some of these sites are on the margin already, so it is important that there is a viable redevelopment option. To support redevelopment where the commercial use is not viable it is proposed to allow for these sites to be redeveloped to medium density residential housing as a Restricted Discretionary Activity with general residential housing as a Permitted Activity.
17. In the case of the Fire Stations, the zone should allow for the station to redevelop if required as modernisation of fire fighting continues and provide for an appropriate alternative use if Fire and Emergency New Zealand wishes to vacate the site.
18. In line with the thinking above, and the general approach to commercial zones the following redevelopment options are proposed as Permitted Activities.
 - residential
 - visitor accommodation
 - boarding houses
 - community facility
 - churches.

19. Because of the nature of the surrounding environment (residential), destination commercial such as service stations and drive through restaurants is proposed to be non-complying.

DRAFT NEIGHBOURHOOD CENTRE ZONE RULES

20. The draft Neighbourhood Centre Zone Rules are attached at Appendix 1.

Overview of the Zone

21. The Neighbourhood Centre Zone provides for a range of small-scale commercial, retail and community activities that provide for day to day needs of the surrounding residential neighbourhood. Neighbourhood Centres provide a limited range of services, employment and living opportunities at a scale appropriate to the residential neighbourhood they are located in. In general, Neighbourhood Centres are of low to medium density.
22. Neighbourhood Centres are generally located near the street edge, sometimes with verandahs and retail display windows along the frontage. Typically buildings are 1-2 storeys high. Parking is usually available on the street.
23. Due to the small size and the location within residential neighbourhoods (normally abutting residential sites) any non-residential activities and developments have the potential to generate adverse effects on surrounding residential areas.

Proposed Draft Rules

24. The proposed draft standards are outlined in the table below with a comparison with the provisions in the current three district plans. It should be noted that in Westland and Buller these areas are included within the existing Residential Zone while in Grey they are zoned Commercial.

Permitted Activities

Effect Being Managed	Proposed TPPP Permitted Activity Standard	Differences from current plans [Grey Commercial Zone, Buller & Westland Residential Zone]
Commercial Activities	Permitted where retail and office activities are a maximum of 250m ² gross floor area per activity provided. The activity does not include: <ul style="list-style-type: none"> • drive through restaurants • service stations • motor vehicle sales • trade suppliers • bars/taverns 	Buller -Permitted Grey – Permitted Westland – Discretionary (Home Business only)
Visitor accommodation	Permitted subject to Performance Standards Visitor accommodation units required to meet sound proofing design standards.	Grey – Permitted Buller – Permitted -> Discretionary depending on scale Westland - Discretionary
Community Facilities	Permitted subject to Performance Standards	Buller – Permitted Grey – Permitted.

Effect Being Managed	Proposed TTPP Permitted Activity Standard	Differences from current plans [Grey Commercial Zone, Buller & Westland Residential Zone]
		Westland – Recreational Activities Permitted, otherwise Discretionary
Hours of Operation (Commercial/ Community / Visitor Accommodation)	i. 6am – 11pm weekdays ii. 7am – 10 pm weekends and public holidays except where: i. the entire activity is located within a building; ii. there are no visitors, customers or deliveries outside the above hours.	Grey -no restriction Westland -7am – 7pm weekday, 8am-5pm weekends and public holidays Buller -7am-10pm weekday, 8am-8pm weekends and public holidays
Residential Activities	Permitted subject to the same standards as the General Residential Zone	Westland -Permitted Grey – Permitted with a minimum net site area of 300m ² . Buller – Permitted.
Height	10m	Westland - 9m and 3.5m for an accessory building Grey – 20m. Buller - 10m, maximum 3.5m for accessory building/minor dwelling
Height in Relation to Boundaries	Recession plane at an angle of 45 degrees from a point 2.5m above the boundary of any Residential Zone boundary	Grey– Recession plane at an angle of 45 degrees from a point 2.5m above the boundary of a Commercial or Residential Zone Westland and Buller – recession plane varies depending on angle of site boundary (range from 35 degrees to 60 degrees) 2.5m above any site boundary.
External storage	Screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or public place	Westland - Screened by a 1.8m fence or landscaping so not visible from adjoining residential zone boundary or any public place Grey - Screened by 2m wall or close boarded fence planting and fencing from areas adjacent to or visible from a Residential Environment Buller -
Yards/setbacks	Any building or structure is set back	Grey – 4.5m from residential boundary.

Effect Being Managed	Proposed TTPP Permitted Activity Standard	Differences from current plans [Grey Commercial Zone, Buller & Westland Residential Zone]
	<ul style="list-style-type: none"> i. 2m from a Residential Zone or Open Space Zone boundary ii. 3m from the road boundary iii. For sites with frontage to two roads in the Neighbourhood Centre Zone 3m on one road boundary and 1.5m on the other road boundary 	<p>Westland - 4.5m from road boundaries, a rear yard of 3m except for accessory buildings, side yards one of 1.5m and one of 3m except for accessory buildings. Buller – 5m front yard rule and 1m setbacks from all other boundaries. Roof overhangs can encroach 750mm</p>
Site coverage	Maximum 60%	<p>Buller – 40%</p> <p>Grey – not regulated</p> <p>Westland – 40%</p>
Building Length	The maximum building length is 20m where this abuts a Residential Zone	<p>Westland -This is the Westland Rule</p> <p>Buller, Grey – not regulated</p>
Landscape Treatment	A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage.	<p>Grey: All sites landscaped on road boundaries and on internal boundaries with residential environmental area to min 2m depth. Landscaped areas on residential boundaries should screen the buildings from adjoining sites.</p> <p>Buller: not regulated</p> <p>Westland: not regulated</p>
Minor structures	<p>Masts, poles, aerials and pou whenua must not exceed 7m in height;</p> <p>Any antenna dish must be less than 1m in diameter;</p> <p>Any ornamental or garden structure must not exceed 2.4 m in height; and</p> <p>Any other structure must not exceed 10m² and 2m in height</p>	<p>(Included in exclusions from the definition of building)</p> <p>Westland – 6m for a mast, pole or aerial, 5m² on a horizontal plane and 1.2m in height for other constructions,</p> <p>Grey – 6.3m for a mast, pole or aerial, 5m² in area and 1.2m in height for other structures</p> <p>Buller - Masts, poles, radio and telephone aerials less than 6m above ground level, Structures which are both less than 10m² in area, and less than 2m in height.</p>

Effect Being Managed	Proposed TTPP Permitted Activity Standard	Differences from current plans [Grey Commercial Zone, Buller & Westland Residential Zone]
Fences, walls and retaining walls	2m height for fences and walls	(Included in exclusions from the definition of building) All plans 2m for fences Grey – 1.5m for retaining walls Westland and Buller – 2m for retaining walls
Relocated Buildings	Constructed within last 10 years, of new materials, foundations comply with the building code	Grey – Constructed within last 10 years, of new materials, foundations comply with the building code Westland – Discretionary Activity Buller – deemed Permitted
Demolition of buildings	Where site is cleared/regressed if no redevelopment within 12 months	Not regulated

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

Activities Requiring Resource Consent

Effect Being Managed	Summary of draft TTPP Rule	Differences from current plans
Relocated Buildings	Controlled Activity: <ul style="list-style-type: none"> More than 10 years old Meets all general Permitted Activity Standards Discretionary <ul style="list-style-type: none"> Where Permitted and 	Westland – Discretionary Grey – Controlled Buller – Deemed Permitted
Demolition of Buildings	Controlled Activity	Not regulated
Commercial and Community Activities and Visitor Accommodation	Restricted Discretionary Activity <ul style="list-style-type: none"> Where intrudes into recession planes Where maximum building length >20m Where infringes setbacks Where landscape buffer not met Discretionary <ul style="list-style-type: none"> Height >10m 	Westland and Buller – Discretionary or Non-complying depending on which Permitted Activity standards are breached Grey – Discretionary

	<ul style="list-style-type: none"> • Visitor accommodation doesn't meet noise insulation standards • External storage not screened • Site coverage >60% • Heavy vehicle storage more than 1 vehicle • Hours of operation • Bars/ taverns <p>Non-complying Activity</p> <ul style="list-style-type: none"> • Retail and office facilities of more than 250m² gross floor area • drive through restaurants • service stations • motor vehicle sales • trade suppliers 	
Residential Activities not meeting the Permitted Activity Standards	<p>Restricted Discretionary</p> <ul style="list-style-type: none"> • medium density to 150m² site size • maximum height 10m • maximum building coverage 50% <p>Discretionary</p> <ul style="list-style-type: none"> • where noise and glare standards are met. <p>Non-complying activity</p> <ul style="list-style-type: none"> • Where not Permitted, Restricted Discretionary or Discretionary 	<p>Grey -Discretionary</p> <p>Westland & Buller – Discretionary or Non-complying depending which Permitted Activity standard is breached</p>
Industrial Activities	<p>Non-complying Activity</p>	<p>Buller – Non-complying</p> <p>Westland – Non-complying</p> <p>Grey -Permitted (mixed zone)</p>
Any Activity not subject to another Rule	<p>Non-complying Activity</p> <ul style="list-style-type: none"> • Any activity which isn't Permitted, Controlled, Restricted Discretionary or Discretionary 	<p>Westland and Buller – Non-complying</p> <p>Grey - Discretionary.</p>

NEXT STEPS

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

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Permitted Activity Performance Standards and Rules for the Neighbourhood Centre Zone.

Appendix One: Draft Neighbourhood Centre Zone Rules

Permitted Activities	Performance Standards	Activity Status Where Compliance Not Achieved
<p>NCZ - R1 Commercial, Community and Visitor Accommodation Activities and Buildings Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to j are able to be met. 2. Community Facilities, Emergency Services, retail and office activities are a maximum of 250m² gross floor area per activity provided. 3. The activity does not include: <ol style="list-style-type: none"> i. drive through restaurants ii. service stations iii. motor vehicle sales iv. trade suppliers v. bars/taverns 	<ol style="list-style-type: none"> a. The maximum height above ground level is 10 metres b. Any visitor accommodation is designed and constructed to ensure noise from activities on adjacent sites during night time will not exceed 35 dBA LAeq (15 min) in bedrooms and 40 dBA LAeq (15 min) in other habitable rooms. The indoor design level must be achieved with windows and doors open unless adequate alternative ventilation that complies with the Building Code is provided. c. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary or public place. d. Maximum site coverage is 60% e. No more than one heavy vehicle is stored on the site; f. The activity shall be limited to the following hours of operation: <ol style="list-style-type: none"> i. 6am – 11pm weekdays ii. 7am – 10 pm weekends and public holidays <p>except where:</p> <ol style="list-style-type: none"> i. the entire activity is located within a building; ii. there are no visitors, customers or deliveries outside the above hours. 	<p>Discretionary</p>
	<ol style="list-style-type: none"> g. The maximum building length is 20m where this abuts a Residential Zone h. Any building or structure is set back <ol style="list-style-type: none"> i. 2m from a Residential Zone or Open Space Zone boundary 	<p>Restricted Discretionary</p>

	<ul style="list-style-type: none"> ii. 3m from the road boundary iii. For sites with frontage to two roads in the Neighbourhood Centre Zone 3m on one road boundary and 1.5m on the other road boundary i. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points. j. No building shall project beyond a building envelope defined by a 45 degree recession plane to commence 2.5m above any residential site boundary except where neighbour's consent is provided to the Council under Section 87AAB of the Act <p>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. 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 5. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically 	
<p>NCZ - R2 Minor Structures Where:</p>	<ul 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; 	<p>Discretionary</p>

<ol style="list-style-type: none"> 1. Performance Standards a to d are able to be met; and 2. All performance standards for rule NCZ - R1 are able to be met 	<ol style="list-style-type: none"> 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>NCZ - R3 Fences, Walls and Retaining Walls Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a and b are able to be met; and 2. All performance standards for rule NCZ - R1 are able to be met 	<ol style="list-style-type: none"> 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
<p>NCZ - R4 Relocated Buildings Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to c are able to be met; and 2. All performance standards for rule NCZ - R1 are able to be met. 	<ol style="list-style-type: none"> a. The building was constructed within the 10 years prior to location on the site; and b. is constructed of new materials; and c. is established on foundations complying with the Building Code at the time of relocation 	Controlled
<p>NCZ - R5 Residential activities and residential units Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to f are able to be met; and 2. Performance standards a, d and g of Rule NCZ are able to be met. 	<ol style="list-style-type: none"> a. Residential unit density is no more than <ol style="list-style-type: none"> i. 1 unit per 350m² net site area; or ii. 1 unit per 300m² net site area where two or more adjoining sites are developed; b. Maximum building height above ground level of 10m; c. Buildings are setback a minimum 4.5m from road boundaries, except that a roof overhang may encroach 750mm; d. Buildings are setback a minimum of 1m from all other site boundaries, except that: e. duplexes do not require a setback from the side boundary of the other duplex unit; and 	Restricted Discretionary

	<ul style="list-style-type: none"> f. setbacks are not required from adjacent residential boundaries where neighbour's consent is provided to the Council under Section 87AAB of the Act; and g. there is no more than 1 minor residential unit with a maximum gross floor area of 65m² per 500m² net site area. h. A minimum of 30m² of outdoor living space is provided per residential unit and 12m² per minor residential unit which is separate to the outdoor space for the principal dwelling and excluding any parking and manoeuvring areas. 	
NCZ - R6 Demolition of Buildings Where: 1. Performance standard a is met.	<ul style="list-style-type: none"> a. The site is completely cleared and regressed if there is no redevelopment within 12 months. 	Restricted Discretionary
Controlled Activities	Matters for Control	Activity Status Where Compliance Not Achieved
NCZ - R7 Relocated Buildings not meeting Rule NCZ - R4 Where: 1. All performance standards for rule NCZ - R4 are able to be met	<ul style="list-style-type: none"> a. Design and location of structures b. Landscape measures c. Appearance of buildings. 	Discretionary
NCZ - R8 Demolition of Buildings not meeting Rule NCZ - R6	<ul style="list-style-type: none"> a. Timing and scope of landscape and site reinstatement measures 	N/A
Restricted Discretionary Activities		
Restricted Discretionary Activities	Matters of Discretion	Activity Status Where Compliance Not Achieved

<p>NCZ - R9 Commercial Activities, Community Activities and Visitor Accommodation Activities not Meeting Rule NCZ - R1 Where:</p> <ol style="list-style-type: none"> 1. Community Facilities, Emergency Services, retail and office activities are a maximum of 250m² gross floor area per activity provided; and 2. The activity does not include: <ol style="list-style-type: none"> a. drive through restaurants b. service stations c. motor vehicle sales d. trade suppliers e. bars/taverns; and 3. The maximum building length against a Residential Zone or Open Space Zone boundary is more than 20m; or 4. Building setbacks are less than 2m from a Residential Zone boundary or less than 3.5m from a Road boundary; or 5. A landscape buffer of less than 1m is provided between parking/service or loading areas and the road; or 6. The building projects into the 45 degree recession plane; and 7. All other performance standards for Rule NCZ -R8 are able to be met. 	<ol style="list-style-type: none"> a. Design and location of buildings b. Design and location of parking, loading and access areas; c. Landscape measures 	<p>Discretionary</p>
<p>NCZ - R10 Residential activities and residential units not meeting Rule NCZ - R5 Where:</p>	<ol style="list-style-type: none"> a. The extent to which there is sufficient provision for infrastructure to service the development b. Design and location of parking and access c. Design and location of buildings and compliance with the Medium Density Design guidelines 	<p>Discretionary</p>

<ol style="list-style-type: none"> 1. The minimum lot size is 150m² (excluding access); 2. The maximum height is 10m; 3. Maximum building coverage is 50% 4. District wide Permitted Activity performance standards for Noise, Glare and Signs are able to be met. 	<ol style="list-style-type: none"> d. Landscape measures 	
Discretionary Activities		
<p>NCZ - R11 Commercial, Community and Visitor Accommodation Activities not meeting the Permitted or Restricted Activity Standards Where:</p> <ol style="list-style-type: none"> 1. Retail and office activities are a maximum of 250m² gross floor area per activity; 2. The activity does not include: <ol style="list-style-type: none"> a. drive through restaurants b. service stations c. motor vehicle sales d. trade suppliers 		
<p>NCZ - R12 Residential activities, residential units, minor structures, walls, fences and relocated buildings not meeting the Permitted or Restricted Discretionary Rules Where:</p> <ol style="list-style-type: none"> 1. Permitted Activity Standards for Noise and Glare are met. 		
Non Complying Activities		
Industrial Activities		
Any activity not meeting another Rule in the Zone		



Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: 29 October 2020
Subject: **Technical Update: Medium Density Residential Zone Rules**

SUMMARY

This report gives an update on the technical work being undertaken on the Medium Density Residential Zone Rules in Te Tai o Poutini Plan.

The Objectives and Policies for the Residential Zones were developed as a draft at the January and March 2020 Committee meetings. These set the framework for the rules within the zones.

There are three proposed Residential Zones and this report outlines draft permitted activity performance standards and rules for the Medium Density Residential Zone only.

The draft Rules for the General Residential Zone were brought to the August meeting of the Committee and the draft Rules for the Large Lot Residential Zone were considered by the Committee in September.

Feedback from the Committee on these draft proposals is sought, and the consultation process to inform their further development is underway.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Rules and Design Guidelines for the Medium Density Residential zone.

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on the Medium Density Residential Zone permitted activity performance standards and rules within Te Tai o Poutini Plan.
2. At the Committee meetings in January and March 2020, draft Residential Objectives and Policies were considered by the Committee. The March and May 2020 meetings considered options around the direction for Non Residential Activities in residential areas, and these have informed the preparation of the draft proposals in this paper.
3. There are three types of residential zones proposed to be included within Te Tai o Poutini Plan:
 - a. A General Residential Zone. This would be the default residential zone, and most widespread across the three districts. Most of the residential areas in Westport, Reefton, Greymouth and Hokitika will fall into this zone.
 - b. A Large Lot Residential Zone. This zone would be typified by large lots (around 2000m²), but with full urban services such as urban roads (with kerb and channel), wastewater, water supply and stormwater systems. The Large Lot Residential Zone differs from a General Residential Zone in terms of lot size, and from a Rural Lifestyle Zone by the presence of urban services. The lot size is kept large due to the constraints on servicing capacity – whereby 3 waters systems do not have sufficient capacity to allow General Residential sized sections. Currently the area around Paroa (zoned Rural Residential in the Grey Plan) is the main area identified as being suitable for this zone.
 - c. A Medium Density Residential Zone. This zone would be typified by allowances to develop multi-unit developments such as terraced housing, pensioner/kaumatua units and low-level (3 story) apartments. Currently the residential area abutting the Greymouth CBD, an area around Ti Nikau - Grey hospital, an area of higher land behind the Hokitika town centre and an area of the Seaview land at Hokitika have been identified as potential locations for this zone. The main purpose of this zone is to provide for housing choice, particularly for older adults and smaller households, but in locations where there is good amenity such as medical facilities, shops and recreation facilities to offset the smaller dwelling and site size.
4. This paper brings the draft Medium Density Residential Zone rules to the Committee for feedback.

DRAFT MEDIUM DENSITY ZONE RULES

Overview of the Zone

5. The Medium Density Residential Zone provides for residential development at a greater density than in the General Residential Zone. This Zone is a transformative zone that will result in changes to existing densities and built form characteristics and a greater diversity of housing options for the West Coast towns.
6. The Zone supports a higher density of development through its proximity to the Town Centre Zone and areas of public open space, providing easy access to shops, services and amenities. The zone is generally characterised by a mix of uses, including existing suburban scale residential housing (stand-alone houses) and townhouses/flats. However, it is anticipated that the character and scale of buildings in this zone will transition over time as the number of medium density residential developments increases (i.e. multi-unit, semi-detached and terraced houses).
7. Medium Density living is regarded as 3 storeys or less, with site sizes in the 150-300m² range. While it can cater for older adults who want smaller sections, it is also a popular housing type for single people and couples in particular.
8. Current potential areas for Medium Density Residential Zone include the residential area east of, and an easy walk to the Greymouth Town Centre, and an area around Shakespeare Street which is close to the Ti Nikau Hospital, Greymouth South shopping

- area, and which also benefits from the amenity provided by the Westland Recreation Centre.
9. There may also be areas in Hokitika where a Medium Density Residential Zone is appropriate.
 10. Buller District Council Committee members have identified they don't believe a Medium Density Zone is required within the Buller District, but have indicated that there may be appropriate locations within the General Residential Zone for this type of development.
 11. The Residential objectives, policies and Medium Density Zone rules provide the framework for managing the effects of development and ensuring the reasonable maintenance of residential amenity values and a high quality of the built environment in a way that recognises the character intended for the Zone. They also provide for a range of housing types to meet the diverse needs of the community. Multi-unit housing, including town houses and apartments, may occur when there is a high standard of urban design that integrates the development into the surrounding area, creates a high level of on-site amenity and minimises the effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight.
 12. To ensure a good quality of life and amenity for existing and future residents, the District Plan seeks to ensure that high standards of on-site amenity are achieved, including by controlling the level of noise and light that may be emitted in the zone, and by requiring that residential properties are provided with good access to sunlight and daylight and have a reasonable level of privacy. The provisions also require that site design and layout be considered in order to protect and/or enhance the amenity of surrounding properties and the wider neighbourhood.
 13. In addition to residential activities, the zone provides for home businesses and non-residential activities that operate from existing houses or purpose built buildings, where these activities are compatible with residential activities and the character and amenity of the zone. Incompatible non-residential activities are not anticipated or provided for in this zone.

Proposed Draft Rules

14. The draft rules are attached at Appendix 1.
15. For this zone the Permitted Activity Standards are proposed to be the same as the General Residential Zone with the Medium Density Housing provisions triggered through a resource consent process. As discussed at the September meeting, a resource consent is considered necessary to ensure that good design outcomes are achieved and the development fits within the community in which it is located. A Controlled Activity consent is proposed for Medium Density Housing Developments as follows.

Controlled Activity Rule	Matters of Control
<p>Development of medium density developments Where:</p> <ol style="list-style-type: none"> 1. These do not meet the Permitted Activity Standards in relation to any of density, height, setbacks, recession planes and building coverage 2. Performance standards for Noise, Glare and Signs are able to be met. 3. The minimum lot size is 150m² (excluding access); 4. The maximum height is 12.5m above ground level; 5. Within 10 metres of a site boundary that is zoned General Residential but not within the Medium Density Precinct the maximum height shall be 10m; 6. Maximum building coverage is 50% 	<ol style="list-style-type: none"> a. Provision for infrastructure to service the development b. Design and location of parking and access c. Design and location of buildings and compliance with the Medium Density Design guidelines (see below) d. Landscape measures

Activity Status Where Compliance Not Achieved is Discretionary	
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Medium Density Design Guidelines

16. The Medium Density Design Guidelines are key to ensuring that developers understand what is required of medium density development. These will be included within the Te Tai o Poutini Plan as a Schedule, and developments assessed against these. The draft guidelines have been adapted from the Hamilton District Plan and are as follows:

Draft Medium Density Design Guidelines

- Building coverage – up to 50%
- Permeable surfaces – at least 20% of the net site area. Front yard requirements are able to be included in this percentage
- Front sites only: at least 50% permeable areas forward of the building line of the dwelling planted in grass, trees and shrubs
- Building height – up to 12.5m
- Building setbacks – on Road 4.5m, Zone boundary 1.5m
- Accessory building setbacks - The front wall of all accessory buildings that are detached (including carports and garages) and an integral part of the design and construction of the dwelling, should be:
 - i. Located no further forward of the front building line of the dwelling than 0.5m if the garage door is to face the street;
 - ii. Located forward of the front line of the dwelling (but not encroaching into the front setback) by no more than 8m if the garage door is 90 degrees to the street;
- Street outlook (safety): At least one principal room should have a clear-glazed window facing the street. For corner sites and sites with two transport corridor frontages, this is required only on the transport corridor frontage from which vehicular access is provided.
- Setbacks (separation and privacy):
 - a. Residential buildings should maintain an appropriate set back from the nearest part of any other residential building so that privacy and amenity (outlook space) is provided to each dwelling except:
 - i. No separation is required between buildings that are attached;
 - ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings, the separation distance could be reduced.
 - b. To ensure privacy, any balcony at upper-floor level should be appropriately set back from adjacent residential buildings. This does not apply along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip less than 6m wide.
- Outdoor Living Area: Each residential unit, except for when a communal area is provided, should be provided with an outdoor living area that is:
 - i. For the exclusive use of each residential unit.
 - ii. Readily accessible from a living area inside the residential unit.
 - iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.
 - iv. Located on a side of the residential unit that faces north, east or west.
- Outdoor living areas for residential units to have areas and dimensions as follows:

Residential units	Outdoor living area per residential unit	Shape
i. Single dwellings, duplex dwellings and dwellings in comprehensive	30m ²	Capable of containing a 6m-diameter circle

	medium density housing developments		
ii.	Minor residential units	12m ²	No dimension less than 2.5m
iii.	Apartments	12m ²	No dimension less than 2.5m

- Service areas for residential units to have areas and dimensions as follows:

Description	Minimum Requirements
i. Single dwellings, duplex dwellings and dwellings in comprehensive residential developments	20m ² Minimum dimension 3m
ii. Minor residential units	10m ² Minimum dimension 2.5m
iii. Apartments	10m ² Minimum dimension 2.5m
iv. All service areas	Readily accessible from each residential unit Not visible from a public place

NEXT STEPS

1. Feedback from the Committee is sought in relation to the draft Rules and Medium Density Design Guidelines.
2. This will then be included with draft provisions for the next round of consultation.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft Rules and Design Guidelines for the Medium Density Residential Zone.

Appendix One: Draft Medium Density Residential Zone Rules

Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

Permitted Activities

Activity Status Permitted	Performance Standards	Activity Status Where Performance Standards not Achieved
MRZ - R1 Residential Activities and Residential Units Where:	a. Residential unit density is no more than 1 unit per 350m ² net site area b. Maximum site coverage is 40%	Controlled [cross reference to rule]
	c. Maximum building height above ground level of 10m d. Buildings are setback a minimum 4.5m from road boundaries, except that a roof overhang may encroach 750mm; e. A minimum of 30m ² of outdoor living space is provided per residential unit and 12m ² per minor residential unit which is separate to the outdoor space for the principal dwelling and excluding any parking and manoeuvring areas f. No more than one heavy vehicle is stored on site g. No building shall project beyond a building envelope defined by a 45 degree recession plane 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: <ol style="list-style-type: none"> 1. road boundaries 2. buildings on adjoining sites that have a common wall along the boundary 	Discretionary [cross reference to rule]

	<ol style="list-style-type: none"> 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 6. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. <ol style="list-style-type: none"> h. Buildings are setback a minimum of 1m from all other site boundaries, except that: <ol style="list-style-type: none"> i. duplexes do not require a setback from the side boundary of the other duplex unit; and ii. setbacks are not required from adjacent residential boundaries where neighbour's consent is provided to the Council under Section 87AAB of the Act; i. there is no more than 1 minor residential unit with a maximum gross floor area of 65m² per 500m² net site area 	
<p>MRZ - R2 Minor Structures Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to d are able to be met; and 2. All performance standards for rule MRZ - R1 are able to be 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 2.4m in height; and d. Any other structure must not exceed 5m² and 2m in height. 	<p>Controlled [cross reference to Rule]</p>
<p>MRZ - R3 Fences, Walls and Retaining Walls Where:</p>	<ol style="list-style-type: none"> a. Fences and walls are a maximum 2m height above ground level; 	<p>Discretionary [cross reference to Rule]</p>

<ol style="list-style-type: none"> 1. Performance Standards a to c are able to be met; and 2. All performance standards for rule MRZ - R1 are able to be met 	<ol style="list-style-type: none"> b. Retaining walls are a maximum of 1.5m height above ground level; and c. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 	
<p>MRZ - R4 Home Business</p> <ol style="list-style-type: none"> 1. Where this is ancillary to a residential activity; and 2. All performance standards for rules MRZ - R1, Noise, Glare and Parking are able to be met. 	<ol style="list-style-type: none"> a. Hours of operation are limited to: <ol style="list-style-type: none"> i. 7am-10pm weekdays; and ii. 8am - 8pm 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 iii. 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 4 heavy vehicle movements and 20 light vehicle movements are generated per day; c. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place. d. No external generation of dust, odour or smoke occurs as part of the activity. 	<p>Discretionary [cross reference to Rule]</p>
<p>MRZ - R5 Visitor Accommodation</p> <ol style="list-style-type: none"> 1. Where this is ancillary to a residential activity; and 2. All performance standards for rules MRZ - R1, Noise, Glare, Signs and Parking are able to be 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; 	<p>Discretionary [cross reference to Rule]</p>

	e. No heavy vehicle movements are generated	
MRZ - R6 Community Facilities 1. All performance standards for rules MRZ - R1, Noise, Glare, Signs and Parking are able to be met.	a. A maximum of 4 heavy vehicle movements and 20 light vehicle movements are generated per day; b. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place.	Restricted Discretionary Activity [cross reference to rule]
MRZ – R7 Relocated Buildings Where: 1. Performance Standards a to c are able to be met; and 2. All performance standards for rule MRZ - R1 are able to be met	a. The building was constructed within the 10 years prior to location on the site; and b. is constructed of new materials; and c. is established on foundations complying with the Building Code at the time of relocation	Controlled Activity

Controlled Activities		
Activity Status Controlled	Matters for Control	Activity Status Where Performance Not Met
MRZ – R8 Minor Structures not meeting Rule MRZ - R2 Where: 1. The minor structure does not exceed 10m in height; and 2. All performance standards for rule MRZ - R1 are able to be met	a. Design and location of structures b. Landscape measures	Discretionary [cross reference to rule]

<p>MRZ – R9 Relocated Buildings not meeting Rule MRZ – R7 Where:</p> <ol style="list-style-type: none"> All performance standards for rule MRZ - R1 are able to be met 	<ol style="list-style-type: none"> Design and location of structures Landscape measures Appearance of buildings 	<p>Discretionary</p>
<p>MRZ - R8 Development of medium density developments Where:</p> <ol style="list-style-type: none"> These do not meet the MRZ - 1 Permitted Activity Standards in relation to any of density, height, setbacks, recession planes and building coverage Performance standards for Noise, Glare, Signs and Parking are able to be met. the minimum lot size is 150m² (excluding access); the maximum height is 12.5m; Within 10 metres of a site boundary that is zoned General Residential but not within the Medium Density Precinct the maximum height shall be 10m; maximum building coverage is 50% 	<ol style="list-style-type: none"> The extent to which there is sufficient provision for infrastructure to service the development Design and location of parking and access Design and location of buildings and compliance with the Medium Density Design guidelines Landscape measures 	<p>Discretionary [cross reference to rule]</p>
<p>Restricted Discretionary Activities</p>		
<p>Activity Status Restricted Discretionary</p>	<p>Matters of Discretion</p>	<p>Activity Status Where Standards Not Met</p>
<p>MRZ -R9 Community Facilities not meeting Rule MRZ - R6</p>	<ol style="list-style-type: none"> Design and location of buildings Design and location of parking and access Landscape treatment Hours of operation 	<p>N/A</p>

e. Acoustic and noise insulation requirements

Notification: Applications for community facilities will always be notified to adjacent neighbours and may be publicly notified.

Discretionary Activities

MRZ - R10 Residential Activity, Residential Units, Fences, Walls, Relocated Buildings, Minor Structures and Medium Density Housing not meeting Permitted, Controlled or Restricted Discretionary Standards

Where:

1. District - wide Permitted Activity standards for Noise and Glare are met

MRZ - R11 Home Business not meeting Rule MRZ - R4

Where:

1. District - wide Permitted Activity standards for Noise, Glare and Parking are met

MRZ - R12 Visitor Accommodation not meeting the Permitted Activity Standards

Where:

1. District - wide Permitted Activity standards for Noise, Glare and Parking are met

Non Complying Activities

MRZ - R13 Visitor Accommodation not meeting the Permitted, Restricted Discretionary or Discretionary Activity Rules

MRZ - R14 Any Commercial Activity not meeting another Rule in the Zone

MRZ - R15 Industrial Activities