



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

Friday 13 November 2020, 10.00 - 12.00 via Zoom

Tuesday 24 November 2020, 10.30 – 2.00pm

West Coast Regional 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	Technical Report - Special Zones (Issues, Objectives and Policy/Rule Direction Part 1 (Port, Hospital)	Principal Planner
11.30	Technical Report – Open Space Zones Rules	Principal Planner
12.00	Meeting adjourns to 24 November at 10.30am	
10.30	Technical Report - Notable Trees Objectives and Policy	Senior Planner
11.00	Technical Report – Poutini Ngai Tahu Issues, Objectives and Policies	Principal Planner
11.30	Technical Report – Visitor Accommodation	Principal Planner
12.15	Lunch	
12.45	Technical Report – Town Centre Zone Rules	Principal Planner
1.30	Feedback on consultation to date – Roadshows and Questionnaires	Principal Planner
2.00	Meeting Ends	

Meeting Dates for 2020

Wednesday 14 December (Westland District Council)

THE WEST COAST REGIONAL COUNCIL

**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE
HELD ON 29 OCTOBER 2020, AT THE OFFICES OF GREY DISTRICT COUNCIL & VIA ZOOM,
COMMENCING AT 10.05 A.M.**

PRESENT:

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

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton (Principal Planner), E. Bretherton (Senior Planner), V. Smith (WCRC), R. Mallinson (WCRC), S. Mason (BDC), P. Morris (GDC), T. Jellyman (WCRC), P. Lynch and A. Leith (Ngai Tahu)

WELCOME

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

APOLOGIES:

There were no apologies.

CONFIRMATION OF MINUTES

Moved (Gibson / Birchfield)

That the minutes of the meeting dated 11 September and the reconvened meeting dated 14 October 2020, be confirmed as correct.

Carried

MATTERS ARISING

There were no matters arising from the minutes.

Cr Birchfield advised that he was absent from the September meeting but was present for the October meeting.

Financial Report

R. Mallinson spoke to this report. He explained that the borrowing requirements are shown at the bottom of report. He stated that costs above \$500,000 will be met by borrowing. R. Mallinson stated that the budget is running well and if there is a shortfall at any time WCRC will borrow only if they absolutely have to. The Chairman stated that it is now time to think about next year's budget and bring thoughts back to the next meeting.

Cr Birchfield stated that a major item is the costs associated with the SNA study. He stated he would like a breakdown on what was spent. J. Armstrong stated that \$75,000 will be the cost for the desktop study and staff will need to identify areas for on-the-ground assessment from that. She advised that this will be further discussed around first quarter of next year. Cr Birchfield stated he is concerned for landowners.

Moved (Cleine / Becker)

Carried

Project Manager's Report

J. Armstrong spoke to this report and stated that she is pleased with the project to date and is hoping to have the first cut of the TTPP written within the three years. J. Armstrong advised that there has been lots of stakeholder engagement. She reported that the final leg of the roadshow was completed in September and has continued to get very good feedback. Crs Laura Coll McLaughlin (WCRC) and Jo Howard (BDC) joined the Roadshow through Buller. J. Armstrong read out some of the feedback received to the meeting, including the following "Faster broadband is allowing *people to move here freehold and open business. Lots of ideas on tourism received. Insufficient housing stock is a concern. Impressed with community engagement for hazards faced by communities. Huge support for wetlands and cycle trials in Buller*".

J. Armstrong advised that funding for Jobs for Nature is not looking likely. She advised that she has made contact with MPI to establish if they have any funding options.

J. Armstrong advised that her team has presented on TTPP to the District Councils and is now keen to present to WCRC.

J. Armstrong stated that a plan change is being investigated in the Grey District, and representatives from the TTPP Technical Advisory Team are assisting with this work.

J. Armstrong advised that workshops are going well, and a hui is to be held at the marae this afternoon. She invited those present to attend.

Mayor Cleine asked about funding and where are we at with LGC. Discussion took place and it was agreed that it is timely to write a letter to the Local Government Minister in view of it being just after the election. Cr Coll McLaughlin stated that the West Coast is uniquely challenged as it is a first cab off the rank for combining plans.

Moved (Cleine / Gibson)

That a letter is drafted to the Local Government Minister and the Local Government Commission.

Carried

Moved (Becker / Coll McLaughlin) *That the Project Manager's report is received.*

Carried

Presentation – Poutini Ngai Tahu Cultural Landscapes

F. Tumahai, P. Madgwick and P. Lynch spoke to this presentation. P. Lynch outlined her presentation to the meeting and clarified examples of cultural landscapes. P. Lynch advised that cultural landscapes are geographical areas that hold significance to Poutini Ngai Tahu. F. Tumahai also explained various cultural sites to the meeting including physical sites such as maraes, rivers and mountains.

P. Madgwick advised cultural landscapes include what is visible and invisible. He spoke of ancestral areas and sites.

P. Lynch explained historic and landscape features including mine site workings and tailings, the Brunner area, Denniston Mine and mine memorial sites. She advised that identification and protection of cultural landscapes is sought in the TTPP. Management approaches were discussed and clarified along with RMA requirements. The Regional Policy Statement objectives were also discussed. P. Lynch provided an example of provision examples from the Christchurch District Plan and Dunedin's 2GP District Plan.

P. Madgwick expanded on cultural mapping and stated that there is a lot of this which is not seen. P. Lynch advised that a lot of areas have now been GPS'd.

F. Tumahai answered questions regarding sites that are on Maori land. P. Madgwick advised that it is unlikely that any restrictions will be put in place. F. Tumahai advised that a case by case approach will be taken.

Moved (Coll McLaughlin / Birchfield) *that the Committee receives this report.*

Carried

Technical Report – Historic Heritage

E. Bretherton spoke to this report and advised that workshops were held in Ross and Reefton.

Cr Roche stated that draft heritage policy number 1 is of concern, she stated that BDC are not well resourced to cover this. E. Bretherton advised how this is likely to work. Cr Roche stated that this may need to be revised as she is concerned about community expectation. Mayor Cleine drew attention to policy 3. Discussion took place and it was agreed that minor changes to wording would be made. It was noted that it is important that the Plan is enabling, especially in view of historic buildings, and to allow developers to participate in this process. P. Madgwick spoke of the importance in retaining heritage value for buildings.

He gave various examples within the Hokitika township. Cr Birchfield agreed and stated that practical approaches are important.

Discussion relating to wording took place. E. Bretherton advised that there is a list of criteria on what is heritage and how it meets the criteria.

The Chairman suggested that further work is done on this matter and is brought back to the next meeting. Mayor Smith spoke of earthquake prone buildings in Greymouth and what is going to be done about these buildings. Cr Becker commented that there are over 100 buildings in this situation.

E. Bretherton advised that recognition of sites as well as buildings has been revealed to be important. Cr Martin asked if residential houses have been included. E. Bretherton responded that only two private houses in Buller are included in the schedule.

General repairs and maintenance were discussed. E. Bretherton stated that this is usually a permitted activity. It was agreed that this would be a permitted activity but not re-piling.

It was agreed earthquake repairs would be a permitted activity.

L. Easton advised that generally restricted discretionary consents are not notified. She stated that if notification was wanted this would need to be written into the rules.

P. Madgwick stated that he feels the public should be consulted regarding public monuments.

Demolition and destruction was discussed and it was noted that this does not just apply to buildings. Different levels or tiers were discussed and whether or not these should be in place, and who would decide on which level or tier would be suitable. Cr Roche stated this is important as a barrier could be put in place unintentionally. L. Easton advised this would be done by including it in the Plan and it is important that there are clear rules so that they are well understood. It was agreed this would be included in a follow up paper. Mayor Smith stated he would like his Council to decide on what is included in the Plan for Hokitika, with a top five or ten buildings identified by each Council.

New buildings going into heritage areas were discussed. L. Easton advised that if a building is deemed to be a disaster and a risk then demolition would be a discretionary activity under what was currently proposed, so a Permitted Activity would need to be specifically written to deal with that situation.

It was agreed that this report would be re-drafted and brought back to a future meeting.

Moved (Smith / Tumahai)

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.*

Carried

The meeting adjourned for lunch at 12.22pm and reconvened at 12.40 pm

Technical Report – Connections and Resilience Strategic Issues and Objectives

L. Easton spoke to this report. Mayor Cleine spoke of structures that could be built and then impacted by climate change. He feels that the committee may need to be more proactive in this area. Cr Coll McLaughlin queried if there should be an objective included encouraging more self-sufficiency. V. Smith advised that it is likely that Councils will get a clear steer from central government regarding managed retreats. Mayor Cleine agreed with V. Smith and would like this provision included in the plan. Cr Martin stated that mapping will be critical and it is likely there will be adverse effects on property values. He stated that it is important to involve the community. Mayor Cleine stated that sooner or later communities are going to need to address this.

The Chairman asked if electricity supply is sufficiently covered in the plan. It was agreed that this is covered but the hazard-scape could be covered off better.

Moved (Madgwick / Cleine)

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

Carried

Technical Update – Agriculture Strategic Issues and Objectives

L. Easton spoke to this report and stated that agriculture is a critical part of the economy on the West Coast. L. Easton answered questions from those present. Discussion took place on land uses, soil and mapping. It was agreed that all highly productive agriculture land would be included.

Moved (Cleine / Birchfield)

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

Carried

Technical Report – Mineral Extraction Issues, Objectives and Policies

L. Easton spoke to this report. She advised that Mineral Extraction is already a specific chapter in the Buller and Westland District Plans. She advised consultation with the minerals sector has been done and they have provided feedback. L. Easton advised that the minerals sector have advised that they feel this is going in the right direction. Extensive discussion took place on zones, and significant precinct areas. L. Easton stated that mineral maps have been obtained from MBIE. She stated that DoC are keen to see areas that require rock for protection works identified. It was agreed that pounamu would be referenced in the Plan.

Moved (Gibson / Roche)

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.*

Carried

Technical Update – Neighbourhood Centre Zone Rules.

L. Easton spoke to this report and advised that this covers small shops and other small businesses that are threaded through residential zones. Examples are dairies, takeaways shops, fire stations and similar places. L. Easton advised that in some areas these are no longer commercially viable and in some cases they have been converted to residential homes. It was noted that in some cases hotels and pubs have been converted to housing.

L. Easton explained permitted activities and answered questions.

Moved (Smith / Becker)

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.*

Carried

Technical Update – Medium Density Residential Zone Rules

L. Easton spoke to this report. She advised that an example of this type of zone is near the Greymouth town centre and south of Greymouth. She stated that Hamilton has very similar zones and she has used their design guidelines as a basis for the plan. L. Easton answered questions regarding retreating, re-zoning and rating. L. Easton advised that re-zoning maps can be sent out early.

Moved (Williams / Smith)

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.*

GENERAL BUSINESS

Cr Birchfield thanked L. Easton, E. Bretherton and J. Armstrong for their work on this.

Action Points

- Press Release. It was agreed that a press release would be written and sent out at the conclusion of each meeting.
- That a letter is sent to the Minister for Local Government and the LGC.

The meeting closed at 1.52.pm.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held via Zoom on Friday 13 November 2020 commencing at 10.00 a.m.

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Chairman

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Date

Meeting Dates for 2020

- Friday 13 November (via Zoom)
- Tuesday 24 November (West Coast Regional Council)
- Wednesday 14 December (Westland District Council)

ONE DISTRICT PLAN

FOR THE THREE MONTHS ENDED 30 SEPTEMBER 2020

	ACTUAL Year to Date	BUDGET Year to Date	YEAR TO DATE Variance	BUDGET Full Year
INCOME				
Carry forward Credit Balance 19/20	23,021	25,000		100,000
Targeted Rate	41,667	62,500		250,000
General Rate Contribution - WCRC	25,000	37,500		150,000
	<u>89,688</u>	<u>125,000</u>	-	<u>500,000</u>
EXPENDITURE				
Salaries	55,453	62,000		248,000
Consultant Planner	25,000	25,000		100,000
Governance	13,500	16,250		65,000
Research	13,970	25,000		100,000
Stakeholder Engagement	9,692	4,250		17,000
Communications Platforms	-	2,500		10,000
Legal Advice	-	500		2,000
Share of WRC Overhead	37,500	37,500		150,000
	<u>155,115</u>	<u>173,000</u>	-	<u>692,000</u>
Net Surplus / Deficit	- 65,427	- 48,000		- 192,000
Borrowing requirement	<u>65,427</u>	<u>48,000</u>		<u>192,000</u>



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Project Manager Update

1 October 2020 – 31 October 2020

Prepared By: Jo Armstrong
Date Prepared: 30 October 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 ran three partner and stakeholder workshops in October
- The first was an evening workshop with business owners and lessees from the Greymouth CBD. The workshop was an opportunity to share our current approach, and gain a better understanding of their business issues and aspirations, and how Te Tai o Poutini Plan can help support businesses into the future. We discussed TTPP policy and rules that are already under development in a number of areas which affect the CBD, including town centre zoning, mixed use zones, signs, parking rules and historic heritage. Participants expressed concern about the difficulties of raising finance and encouraging investment on leasehold land where some buildings require earthquake strengthening. They were supportive of the direction TTPP is taking and are keen to see a more vibrant town centre through permitting residential accommodation and beautification of the streetscape. Easing parking provisions and reuse of historic heritage buildings were discussed as ways of supporting business viability. Attendees had a number of interesting ideas including using buildings for multiple small shops, and utilising the stop bank and port.
- We discussed ecosystems and indigenous biodiversity, along with other topics of interest at a primary production sector workshop. Attendees expressed concerns about the SNA process.

They asked whether self-management under Farm Environment Plans would be an option. The idea of permitting some activities in SNAs was appreciated, but there was agreement that costs to protect and maintain SNAs would be significant.

- 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.
- We also worked in partnership with Ngāti Waewae and Ngāti Mahaki o Makaawhio to run a hui at Arahura Marae. We explained how the plan can provide for Papakāinga, access to mahinga kai, Aotea Stone protection (for mana whenua use) notable trees and tino rangatiratanga. The small group of attendees were excited by the possibility to either jointly manage or self-manage Maori land. This would allow them to achieve some long term goals, particularly around the Makaawhio and Arahura Marae sites. Attendees were also keen to see provision for papkainga and kaumatua housing on other privately owned land.
- Please think about other groups in your community that would be interested in discussing Plan provisions with us, and help us make the connections for future stakeholder engagement.
- The TTPP Planning Team also attended a meeting at Buller District Council with NZTA, Civil Defence and council staff to discuss master planning for Punakaiki. The Punakaiki Masterplan, Dolomite Point Redevelopment, Community Centre and Civil Defence Centre, and State Highway projects were discussed.
- Our application for funding from the Jobs for Nature project has not gained any traction with the West Coast Alliance. If we are unlikely to receive outside funding, we will have to consider an increased budget bid for next financial year.
- The planning team gave a presentation about TTPP to Grey District Council on 12 October. The Council asked some good questions, and seem well engaged with the TTPP process. This was the last of the district councils to have a presentation, and we look forward to the opportunity for presenting to WCRC at some stage.
- 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. WCRC staff presented the following information to their Council on 13 October.

Private Plan Change to a District Plan

Council has been approached by a developer wanting to rezone land from rural to residential. Staff have obtained legal advice, that due to the Local Government Commission Order which gives the Regional Council the function of developing a new district plan for the three Districts, the Regional Council is also responsible, during the development of the Te Tai o Poutini Plan, for processing any private plan change requests to the West Coast District Plans. Staff have developed an information sheet with the procedure for responding to a private plan change request (attached as Appendix 1). If the developer proceeds to lodge an application for a private plan change to the Grey District Plan, a planning consultant will be engaged to take the application through the RMA Schedule 1 process, and the developer will pay all the costs, including Council's costs. A pre-application meeting with the developer was held on 5 October.

Plans for Next Period

- Policy work on topics mentioned above will continue
- Stakeholder engagement – writing new information sheets and questionnaires to reflect policy already developed, and inform other topics of work underway.
- TAT meeting at Westland District Council on 25 November
- TTPPC meetings on Friday 13 November 10.00-12.00pm via Zoom, and in person Tuesday 24 November 10.00 – 2.30pm at West Coast Regional 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 reduced 2020/21 budget	Ensure 2021/22 research budget is sufficient to complete all remaining research required for robust Plan	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Changes to national legislation	Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP	Project Manager Planning Team	Ongoing
Staff safety at public consultation	Committee members to proactively address & redirect aggressive behavior towards staff	TTPP Committee	Ongoing
National emergencies such as Covid-19 lock down	Staff and Committee ensure personal safety and continue to work remotely as able	Project Manager TTPP Committee	Ongoing
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.ttp.westcoast.govt.nz

Stage	Target Completion	Revised Completion	Comments
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 TTPPC Roadshow	30 –Sep-20	30-Sep-20	Postponed due to COVID-19
Potential Committee Field Trip	30 –Sep-20	2021	To look at specific matters to help with decisions - COVID-19 dependent
Workshop with agricultural interests re biodiversity provisions	30-Oct-20	28 Oct 20	
Contact with landowners re SNA assessment, landowner meetings	30-Oct-20	30-Jun-21	This will be to seek permission to do field assessments. It is dependent on undertaking the desk top assessment first.
Commence field work for SNA assessments	30- Nov-20	30 Nov 2021	It is anticipated that field work will be undertaken over summer 20-21, summer 21-22 and summer 22-23. This will be delayed until desktop study is completed
Zoning changes proposed	31-Dec-21		Specific zone change proposals will come to the Committee through 2021
Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan	30-May-22	28 Feb 2022	Targeted consultation with stakeholders on draft provisions from mid 2021-mid 2022 with the aim of addressing concerns at this more informal stage
Iwi review of draft Te Tai o Poutini Plan	30-July-22	31 March 2022	This is in addition to hui and consultation throughout the development process and is a mandatory step
Full “draft” Te Tai o Poutini Plan to Committee	30-Sep-22	30 April 2022	Full draft (so that this term of the Committee has overseen the drafting of the whole plan). A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee
Community Consultation on “Draft” Te Tai o Poutini Plan	Oct-22	31 May 2022	Roadshow with a “draft” Plan to discuss with community
Amendment of “Draft” Plan to “Proposed Plan” provisions	31-Nov-22	30 Sep 2022	Feedback to Committee on results of consultation, any legal opinions on contentious provisions and decisions on final provisions
Local Body Elections	30-May-22	October 2022	

Stage	Target Completion	Revised Completion	Comments
New Committee Familiarise with Proposed Plan	30-Jun-23	Nov 2022 – May 2023	Introduce and explain all sections of the proposed plan before the new Committee notify it
Notify Te Tai o Poutini Plan	30-Aug-23	30 June 2023	Indicative time only – this will be the “Proposed” Plan
Submissions Te Tai o Poutini Plan	30-Oct-23	30 August 2023	40 working days for submissions is the legal requirement
Further Submissions	30-Feb-24	30 October 2023	Submissions must be summarised and published and then there is a 20 working day period for further submissions
Hearings Te Tai o Poutini Plan	31-August-24	28 February 2024	Indicative time only
Decisions Te Tai o Poutini Plan	30-Sep-24	31 August 2024	Indicative time only
Appeal Period	30-June-25	30 September 2024	Indicative time only
Appeals and Mediation Te Tai o Poutini Plan	Oct-25	30 June 2025	Indicative time only. However the aim would be to complete the entire “Proposed – submissions-hearings –appeals-mediation-consent orders to Operative Plan” process within 1 term of the Committee
Local Body Elections	October 2025		
New Committee familiarised with operative plan	Nov/Dec 2025		
Ongoing Decision Making for TTPP	Oct 2025 onward		TTPPC is a permanent Committee. Once they have adopted the Plan their ongoing role includes monitoring implementation and the need for any amendments; and undertaking amendments and reviews, or ensuring these are undertaken, as required.
Environment Court	2026		

Actions required

Please consider stopping by the TTPP stand at AgFest and lending a hand if people have questions. Note revised completion dates above in response to Committee requesting submissions on the draft Plan are received within the current term of office.

Appendix 1

Information Sheet - Private Plan Changes

Private plan changes to district and regional plans, sought by individuals, groups or organisations, provide an opportunity to replace existing plan provisions with new ones. Requests for private plan changes potentially enable a wide range of changes such as the rezoning of land, amendments to design controls and the identification of important heritage sites.

This information sheet provides information on the process for a private plan change and the main considerations for a potential applicant. For detailed information on private plan changes please visit:

<https://www.qualityplanning.org.nz/sites/default/files/2018-11/Private%20Plan%20Change%20Process.pdf>

The West Coast Regional Council (the Council) has the function of processing private plan changes to District Plans as a temporary measure while Te Tai o Poutini Plan (One District Plan) is developed.

This is a result of the Order in Council (law) that was gazetted on 17 June 2019

(<https://gazette.govt.nz/notice/id/2019-go2872>).

Process of a private plan change

Council has developed the following process if it receives an application for a private plan change:

1. The applicant lodges a private plan change request to the Council.

2. Council engages a planning consultant to process the request. Further information, peer reviews, and commissioned reports can be sought as part of evaluating the private plan change request, if necessary.
3. If the Council subsequently considers that there is insufficient information to process the private plan change request, it may reject the request or not approve the plan change sought.
4. The Council may modify the application with the agreement of the applicant.
5. After receiving all the necessary information, the Council has 30 working days to decide whether to adopt, accept, or reject the plan change request, or convert the request to a resource consent.
6. The Council publicly notifies a request if adopted or accepted, allowing submissions and further submissions to then be made.
7. The Council holds a hearing where it assesses the request and submissions made, and then issues a decision on the request.
8. The Council decision is open to appeal to the Environment Court.

Matters to consider when preparing a private plan change

The following matters may need to be considered when preparing a private plan change:

- plans, maps, diagrams (layout, roads, servicing, open space areas), to scale, labelled and with a legend
- reasoning for the change
- consideration of the benefits of the change, and efficiency and effectiveness of the change
- actual and potential environmental effects, including on significant natural and cultural values, and how any adverse effects can be avoided, remedied or mitigated
- requirements under the Resource Management Act 1991, in particular Part 2 of the 1st Schedule and Section 32
- feedback from District Council staff
- site-specific details, including flooding and geotechnical reports
- servicing - water, sewerage, stormwater disposal, drainage and roading services to be provided for the development, or draft provisions that will limit development until services are available
- consultation with a private planning consultant, including gaining expert advice to support the proposed private plan change
- consultation with surrounding affected properties and occupants
- overall costs.

Timing and costs

The private plan change process usually takes six months to one year for small-scale, straightforward plan changes. However, for more complex or larger scale proposals it may take as long as three years or more. Council fees can include staff time, council consultants, legal advice, public notification and hearing costs. These costs do not include the applicant's costs or application preparation costs. Costs can range from a minimum of \$10,000, to \$1M and beyond for large-scale developments. As per the Quality Planning (www.qualityplanning.org.nz) document *Plan Development, Private Plan Change Process*, average costs can be in the vicinity of \$30,000 to \$50,000 for a rural residential subdivision with minimal opposition. Such costs and processing times may not be significantly different to those associated with a resource consent application for the same activity.

The initial application fee for a plan change is \$10,000. This fee is required to be paid at the time of submitting an application. All costs relating to the private plan change over and above the application fee will be charged to the applicant as an additional charge pursuant to section 36(5) of the Resource Management Act 1991.

Where to begin

If you are thinking of lodging a private plan change, the Council offers a pre-application meeting. This is where the applicant, and their consultants, can meet with Council staff and an Iwi representative at an early stage to discuss key details and requirements related to a private plan change request. To request a pre-application meeting for a private plan change, email: ls@wrc.govt.nz

Key matters Council may help with during a pre-application meeting are:

- local knowledge on services, constraints and environmental issues
- application fee costs
- District Plan and RMA requirements
- other plan changes and major resource consent applications that have been approved in nearby areas

- advice on whom to consult with.



Te Tai o Poutini

PLAN

A combined district plan for the West Coast



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: November 2020

Subject: **Port and Hospital Special Purpose Zones: Objectives – Policies**

SUMMARY

This report brings proposed Issues- Objectives and Policies for the Port and Hospital Special Purpose Zones to the TAT for review.

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

- Port Zone - Areas used predominantly for the operation and development of ports as well as operational areas and facilities, administrative, commercial and industrial activities associated with ports.
- Hospital Zone - Areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities

Proposed draft Objectives and Policies are provided for the Port and Hospital Zones.

RECOMMENDATIONS

1. That the information be received
2. That the Committee provide feedback on the draft Objectives and Policies for the Port and Hospital Zones.

Lois Easton

Principal Planner

INTRODUCTION

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

PORT ZONE

3. This is defined as: Areas used predominantly for the operation and development of ports as well as operational areas and facilities, administrative, commercial and industrial activities associated with ports.
4. It is proposed that this zone be used for Greymouth and Westport ports. Because the port at Jackson Bay is so small, and the activities at a very different scale, and the area is currently zoned Coastal Settlement it is not proposed to include this area within the Port Zone which is essentially a type of industrial zone.

National Direction – New Zealand Coastal Policy Statement

5. Policy 9 of the Regional Coastal Policy Statement specifically relates to Ports as follows:

Recognise that a sustainable national transport system requires an efficient national network of safe ports, servicing national and international shipping, with efficient connections with other transport modes, including by:

- a. *ensuring that development in the coastal environment does not adversely affect the efficient and safe operation of these ports, or their connections with other transport modes; and*
- b. *considering where, how and when to provide in regional policy statements and in plans for the efficient and safe operation of these ports, the development of their capacity for shipping, and their connections with other transport modes.*

Regional Direction – Regional Policy Statement

6. The Proposed Regional Policy Statement considers that the ports of Westport, Greymouth and Jackson Bay are regionally significant infrastructure.
7. The following provisions around Regionally Significant Infrastructure can be found in the Proposed Regional Policy Statement:

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

Policies

2. *Provide for the development, operation, maintenance and upgrading of new and existing regionally significant infrastructure including renewable electricity generation activities and National Grid infrastructure*
4. *Recognise that regionally significant infrastructure important to the West Coast's wellbeing needs to be protected from the reverse sensitivity effects arising from of incompatible new subdivision, use and development, and the adverse effects of other activities, which would*

compromise the effective operation, maintenance, upgrading, or development of the infrastructure.

Existing Plan Provisions

8. The three current district plans take very different approaches to ports.

Westland

9. The Westland Plan does not include any reference to ports, or any specific provisions in relation to Jackson Bay which is included within the Coastal Settlement zone in terms of private land, and Rural in terms of the infrastructure associated with the jetty and environs.

Grey

10. The Grey Plan recognises the Greymouth Port in several parts of the plan.

11. In the Natural Character of the Coast section Policy 7.4.1 states

"Development, use or subdivision affecting the natural character of the coastal environment shall have particular regard to the following:

a) The extent of existing and likely potential modification as a result of human presence in the area, such as port development and operation...."

12. In the Transport section operational difficulties with Greymouth Port are identified – principally in relation to connecting transport links and issues with deep water vessels berthing to take coal offshore.

Policy 12.4.1

"To consider the development of alternative port facilities if constraints on the existing Greymouth port cannot be overcome."

13. At that time investigations into alternative deep-water port locations at Cobden and Rapahoe were signalled, although subsequently these have not progressed, and the location of Greymouth Port in it's current site is considered the framework for Te Tai o Poutini Plan.
14. There remain some issues with transport connections to Greymouth Port, however the "inland port" at Stillwater –where coal and timber load outs are now undertaken – has ameliorated some of those issues.
15. In terms of zoning the port and environs are included within the Industrial zone and the Port is specifically referred to in the following Objective and Policies.

Objective 20.3

"The efficient use of commercial and industrial areas including the port area, to serve the needs of the District in a manner that maintains a standard of amenity appropriate to the area and which will not compromise the amenity of adjoining areas."

Policy 20.4.5

"Public use of the port area and adjoining land, including the floodwall for recreational and tourism purposes should be allowed where there is not conflict with port related activities."

Policy 20.4.7

"Further industrial areas, particularly for the port should not be compromised by activities that could preclude use of that space."

16. The Industrial Zone rules apply across the port area.

Buller

17. The Buller Plan has a range of specific provisions for the Westport Port. A specific Port Zone is in place. There are no specific Objectives or Policies for the zone – it being considered a subzone within the Urban Character Area. Previously the port area had been zoned industrial, however the Port Zone was introduced via a Plan Change.
18. Zone standards within the Port Zone are similar to the Industrial Zone, but the provisions allow for taller buildings (to 35m), recognise reverse sensitivity effects on the port, as well as manage specific port-related environmental effects such as dust and odour.
19. Provisions for Port related activities are also made within the Rural Zone – with commercial activities on the surface of the Buller River being provided for as a Permitted Activity.

Approach of Other Councils

20. A review of other Council's approaches to Ports within their District Plans has been undertaken. Inclusion of Ports within a Special Purpose Zone is common, for example, Whangarei (Marsden Point Port and the Town Basin), Christchurch (Lyttleton Port), Marlborough (Picton Port), Dunedin (Dunedin Port and Port Chalmers).

Matters to Consider in Developing Objectives and Policy

21. The Ports of Greymouth and Westport are significant transport, communications and employment features on the West Coast. The Port Zone is intended to encompass the area around the ports, and that, which is needed to support the port function.
22. Marine services, fishing and leisure boats are current key parts of the current port functions. It is important to allow for changes in the types of activities associated with the ports over time.
23. General port operations include cargo handling, fishing fleet operations, towage, pilotage and line handling, storage and warehousing. These activities are supported by a range of services including logistics, port infrastructure and port security. There are marinas associated with Westport and Greymouth ports.
24. The Ports are vital transport links for the West Coast and key elements of economic resilience. The tenuous nature of transport links from the Coast, especially following significant adverse weather means that it is vital for commerce on the West Coast to have a resilient transport network that can rely on continued market access in the event of road and rail closure to the East Coast.
25. The road and rail links to the Ports are a key element of resilience and accessibility to support port function.
26. Greymouth Port has the only slipway and registered maintenance facility between Nelson and Bluff, and as such also supports marine maintenance facilities. Greymouth Port also has fuel storage facilities associated with it.
27. Both Greymouth and Westport are currently the subject of revitalisation and redevelopment initiatives aimed at supporting their town centres. These initiatives have identified the significance of the land around the ports to these efforts.
28. While there are already some walking links, there is significant potential to expand the public access to the Ports, provided this does not affect Port function. Worldwide – and in New Zealand, port areas have become significant features for the enjoyment of locals and visitors alike. Examples of where Ports have successfully integrated with improved visitor access can be found at places such as Napier, Gisborne, Whangarei, Nelson, Wellington and New Plymouth.
29. Currently an work is underway looking at how tourism based upgrades can be developed to attract more visitors to Westport as well as how the port might act as a catalyst for both district and regional aquaculture and fisheries businesses.

30. Reverse sensitivity matters are signalled as a concern in the Proposed Regional Policy Statement. Ports can be noisy, dusty and smelly places and also can operate at night times. While good environmental standards are required, there are some types of activities which are less compatible with their function – particularly residential development.
31. Mixed use zones are being considered as part of the mix in the Westport and Greymouth Port environs, so key to this is ensuring that the benefits of mixed use are gained without affecting Port viability. In this respect commercial businesses such as cafes and bars are generally a more compatible type of nearby mixed use, than residential.

DRAFT PORT ZONE OBJECTIVES

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

Objective 1: Manage the West Coast ports to sustain their current and future potential use and development.

33. This objective reflects the key role that the ports play on the West Coast and that the intention is to support that function into the future.

Objective 2: Minimise effects of port activities on areas beyond those used for port activities, including adverse effects in the adjacent coastal marine area.

34. This objective reflects that that port activities can give rise to adverse effects on both adjacent land in in the coastal marine area.

DRAFT PORT ZONE POLICIES

Policy 1. Enable the efficient operation, use and development of West Coast ports by ensuring incompatible non-port related activities or development do not compromise port operations or development of port and maritime facilities.

35. This policy recognises the potential reverse sensitivity effects of allowing non port related activities near ports.

Policy 2. Provide for public use and access to West Coast port areas and adjoining land, for recreational and tourism purposes, provided this does not adversely affect the efficient and safe operation of marine and port activities.

36. This policy recognises public access to the coast is a matter of national importance that must be provided for as much as possible. It also recognises the benefits to recreation and tourism.

Policy 3. Provide for maintenance and development activities that increase West Coast ports' resilience to natural hazards.

37. For Greymouth Port and Westport in particular, this policy recognises the impact that natural hazard events such as storms and flooding can have on the port. The breakwaters at the mouths of the Buller/Kawatiri and Grey/Māwhera River are key parts of the port infrastructure. The maintenance and development of these types of port facilities will be important to ensure their ongoing viability into the future.

Policy 4. Recognise the historic and cultural significance of the West Coast ports and make use of opportunities to identify and enhance historic and cultural sites, values and taonga of cultural significance to Poutini Ngāi Tahu.

38. This policy recognises that the ports are an important part of the sense of place of the West Coast with historic features such as the Westport Union Steamship Company building, the Hokitika Customshouse and the wharf cranes from Greymouth

Port. They are also important localities for Poutini Ngāi Tahu with Kawatiri, Mawhēra and Okāhu all being areas of settlement and transport for mana whenua.

Policy 5. Work co-operatively with the West Coast Regional Council and the Port Operators to address cross-boundary resource management issues deriving from activities undertaken within port areas.

39. This policy recognises that the ports are locations of cross boundary interface. Some port activities will require both regional and district oversight, and cross agency cooperation is needed for their effective management.

Policy 6. Impose performance standards on development and land use in the Port Zones that protects the amenity values of the adjacent commercial, residential and rural areas.

40. This policy recognises that adverse effects of port activities need to be managed and that performance standards on Permitted Activities will be a key mechanism to achieve this.

PORT ZONE RULE DIRECTION

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

HOSPITAL ZONE

1. This is defined as: Areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.
2. It is proposed that this zone apply to the Ti Nikau Grey Hospital, Westport Hospital and Reefton Hospital. Currently these areas are zoned Commercial (Ti Nikau Greymouth Hospital) and Residential (Westport and Reefton Hospitals).

National and Regional Direction

3. There is no specific national or regional RMA direction for the management of hospital activities.

Current Plan Provisions

4. The current district plans are silent on these important community facilities. There are no specific provisions for things such as noise from rescue helicopter landings and ambulances. Specific parking requirements are in place in the parking sections of the plans.

Approach of Other Councils

5. Many other Councils utilise a Hospital Zone for their major healthcare facilities, for example Auckland, Christchurch, Invercargill, New Plymouth, Whangarei, Dunedin, Porirua.

Matters to Consider in Developing Objectives and Policy

6. The area covered by the proposed Hospital Zone contains a number of different activities including:
 - Helipad
 - Pharmacy
 - Café
 - Short term accommodation for hospital visitors
 - Chapel
 - Carparking for staff, patients and visitors
 - A range of outpatient services such as physiotherapy and other therapy services

7. The Ti Nikau Hospital site is 5.4 ha and includes all these facilities, and at the other end of the scale the Reefton Hospital provides relatively basic in and outpatient services and no emergency department.
8. Buller Hospital is on an 8000m² site and includes emergency services and a helipad but no pharmacy, café or chapel. A new hospital is being built on the site.
9. The Reefton Hospital building sits on an 9200m² ha site within the wider Heritage character of Reefton. The building itself while old, does not have any specific heritage classification.
10. The hospitals are large, land-extensive facilities with a range of activities related to their primary function. The sites generally consist of extensive and highly visible buildings and substantial parking areas.
11. The zone should enable a range of healthcare related and supporting activities to cater for the diverse requirements of the users, employees and visitors to the hospitals and healthcare facilities.
12. Adverse effects particularly relate to the impacts of built form on visual character and residential amenity values.
13. Nonhospital activities such as retail (other than pharmacy and café facilities serving on site users) generally should be located within a Commercial or Town Centre Zone, not the Hospital Zone.
14. Redevelopment of Ti Nikau Hospital has just been completed, and as the centre of hospital services on the West Coast it can be expected to continue to be redeveloped over time. Similarly, redevelopment of the Buller Hospital complex has commenced. Reefton Hospital may well be redeveloped to better meet community needs in the future.
15. As well as providing for public health care services, hospital sites are utilised for many health education and training programmes and non-clinical support service activities that are ancillary to the hospital's functions. The ongoing operation of these combined services are vital for the health and well-being of the community.
16. Emergency services provided for within the zone can create numerous temporary and sporadic environmental effects, but also require the site to be free from nuisances such as electrical interference.
17. It also needs to be acknowledged that there will be periods of time during the day and/or night where greater levels of noise emissions will be generated during emergency situations by land and air traffic. These intermittent and short-term noise events are to be expected in the vicinity of a working hospital.
18. The activities within the Ti Nikau and Buller Hospitals operate 24 hours a day, seven days a week, and it is important that the car parking area and the buildings are well lit. However, lightspill on to neighbouring properties can be a nuisance and an adverse environmental effect. Lightspill can also cause a hazard to transportation networks, including to aircraft, vehicles, trains, cyclists and pedestrians.
19. Reefton Hospital is surrounded by residential areas, with a high level of residential amenity, with extensive established vegetation in the neighbouring area. Residents would be exposed to very low levels of non-residential noise, as there are no after hours activities on the site. The large site relative to the size of the community means there is ample opportunity for redevelopment, with the site well able to absorb change.
20. Buller Hospital is adjacent to Buller High School and very close to the Pulse Energy Recreation Centre but the rest of the surrounding area is also residential. The site is proposed to be redeveloped prior to the notification of Te Tai o Poutini Plan. Further redevelopment in the future may well occur. There is a high level of residential amenity in the area, particularly west of Derby Street. There are also significant flooding risks in the area.
21. Ti Nikau Hospital is located adjacent to the Greymouth South commercial area with SH6 South, separated by a large dual carriageway from the more extensive residential areas opposite. The new, larger hospital building is set back behind commercial activities away from the residential area, and is well located to minimise any impact on residential amenity.

DRAFT HOSPITAL ZONE OBJECTIVES

22. Based on the matters outlined in the section above, the following draft Objectives are proposed for the Hospital Zone.

Objective 1: To ensure the safe and efficient operation, maintenance, upgrading and expansion of Ti Nikau Grey, Buller and Reefton Hospitals.

23. This Objective recognises the importance of the hospitals – and the primacy of their function being supported by the zone.

Objective 2: To recognise the scale, form, nature and use of development in the Hospital Zone:

- a. Large scale grounds and buildings which accommodate major healthcare activities and ancillary support activities;
- b. A range of scales of buildings; and
- c. A spacious and open environment.

24. This Objective addresses the main amenity issues associated with the hospitals and that they will be provided for in the zone.

DRAFT HOSPITAL ZONE POLICIES

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

Policy 1: Allow activities that are compatible with the role, function and predominant character of the Hospital Zone, including:

- a. Major healthcare activities
- b. Medical and health services
- c. Helicopter facilities, including helicopter take-off and associated fuelling and service facilities (except at Reefton Hospital);
- d. Building activities; and
- e. Ancillary retail, café and service facilities

26. This Policy relates the activities that go on in the zone being related to its function. It makes it clear that activities such as retail and cafés must be ancillary to the hospital function.

Policy 2: Require activities within the Hospital Zone to maintain the residential amenity of adjoining residential sites by:

- a. ensuring structures are of a bulk, height and form that minimises adverse dominance effects on adjoining residential activities;
- b. achieving adequate separation distances and/or setbacks to minimise adverse daylighting and shading effects;
- c. managing adverse noise and light overspill within adjoining residential sites; and
- d. providing screening to minimise adverse visual effects from adjoining residential sites.

27. This Policy sets out the main ways in which the rules framework will mitigate any amenity effects.

HOSPITAL ZONE RULE DIRECTION

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

RECOMMENDATIONS

1. That the information is received.
2. That the Committee provide feedback on the draft Objectives and Policies for the Port and Hospital Zones.



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

SUMMARY

This report gives an update on the technical work being undertaken on Open Space Zone Rules in Te Tai o Poutini Plan (TTPP).

There are three Open Space Zones proposed for inclusion within TTPP:

Natural open space zone: Areas where the natural environment is retained and activities, buildings and other structures are compatible with the characteristics of the zone.

Open space zone: Areas used predominantly for a range of passive and active recreational activities all with limited associated facilities and structures.

Sport and active recreation zone: Areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures

RECOMMENDATIONS

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

Lois Easton
Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on Open Space Zone Rules for Te Tai o Poutini Plan (TTPP).
2. Open space includes 'green spaces' such as parks and reserves, sports fields, cemeteries and water body margins which are used for social, recreation and amenity purposes and for the protection of landscape, biodiversity and cultural heritage; the 'blue spaces' such as the region's waterways and lakes; the 'grey spaces' such as civic squares, streetscapes and transport corridors; and includes the Department of Conservation (DOC) administered land.
3. The private sector may also play a role in providing open space, for example where private open space is seen to contribute to amenity values, stormwater management, and recreation opportunities (such as golf courses and racecourses).

BACKGROUND

4. The draft Objectives and Policies for Open Space was considered by the Committee at the September meeting. These are attached at Appendix One.
5. Communities are often passionate about the uses of the local Open Space and the activities that occur on them. Open Space can be used for passive activities such as walking with few environmental effects, through to large scale sports and community events with noise, parking, lighting and traffic generation impacts, therefore there are three Open Space Zones available for use in TTPP.

Natural open space zone: Areas where the natural environment is retained and activities, buildings and other structures are compatible with the characteristics of the zone.

Open space zone: Areas used predominantly for a range of passive and active recreational activities all with limited associated facilities and structures.

Sport and active recreation zone: Areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures

CONSTRUCTION OF DRAFT RULES

6. In terms of constructing the rules, because Open Space Zones are new to the West Coast, other Council Plans have been drawn upon to develop the rules. As a general approach staff have worked on the principle that "park type" activities should be largely Permitted, and that where Management Plans are created, these are the location for the detail on how an individual open space should be managed, not the District Plan, so that duplication of regulation is avoided.
7. Staff have also worked on the assumption that activities that are not in keeping with the intention of an Open Space (e.g. subdivision for residential or commercial development not associated with the open space function) are something that needs to be regulated, with a reasonable test.
8. If open spaces are legal reserves the Reserves Act (or Conservation Act) applies, however the Open Space Zone will cover areas not vested as legal reserves as well. In that instance the general approach is that the public expectation would be for open spaces to be used for open space – so a substantive change of use may warrant a public process.
9. In terms of commercial activities on open spaces, where open spaces are reserves, this aspect is governed by the Reserves Act and Conservation Act respectively. Generally, however staff have taken the view that commercial activities – when related to the open space, can be entirely appropriate, and that the focus of any management should be amenity impacts on adjacent properties.

Differences across the Zones

10. There are three different Open Space Zones – Natural Open Space Zone, Sport and Active Recreation Zone and the (general) Open Space Zone.
11. Because staff expect much of the DOC administered land with high natural values (National Parks, Scenic Reserves, Wilderness Areas etc) will be zoned Natural Open Space it is proposed that commercial activities (DOC concessions – but also these could be Council concessions on

any Natural Open Space zoned land owned by a Council) are provided for but regulated to a scale appropriate to the purpose of the zone.

12. In terms of Active Recreation Zones, this is the zone that would be expected to house activities with the most amenity effects (e.g. glare from sports field lights, noise, traffic generation – also potentially alcohol licences). This zone also includes golf courses and raceways.
13. In terms of the general Open Space Zone this is probably the majority of Council-owned open spaces and includes camping grounds and cemeteries.
14. Open spaces are often also the location of things like stormwater treatment facilities (and the requirement for these may well increase) and sometimes other sorts of infrastructure such as meteorological equipment and cell phone towers. The draft rules provide for these, but in some instances required a resource consent.

DRAFT OPEN SPACE ZONES RULES

Overview of the Zones

Natural Open Space Zone

15. The purpose of the Natural Open Space zone is to recognise and provide for open spaces that contain high natural, ecological and landscape values. The zone also applies to a variety of parks and reserves, coastal and riverside esplanade reserves, scenic reserves, local purpose reserves and recreation reserves.
16. This zone also applies to large areas of public conservation land - national parks, scientific reserves, wilderness areas, specially protected areas and important ecological areas. Natural Open Space has a high degree of biodiversity requiring recognition, maintenance and/or enhancement. These are spaces that the community value and areas where people can relax and enjoy recreation and leisure activities such as walking and cycling, fishing, picnicking, and boating. Some of these spaces are used for cultural and customary activities, such as gathering mahinga kai, and are rich in historic heritage and cultural heritage values.
17. A low level of development and built form is anticipated within this zone to retain the natural/biodiversity values within natural open space areas. Activities and uses on publicly owned land are required to obtain permission (such as a lease or a licence) from the relevant administering authority. This is in addition to any requirements under Te Tai o Poutini Plan and the RMA. All activities will also have regard to any relevant reserve management plans, national park management plans or national legislation (Reserves Act or Conservation Act).

Open Space Zone

18. The purpose of the Open Space Zone is to provide open spaces that are used predominantly for a range of passive and active leisure and recreational activities, along with limited associated facilities and structures.
19. The District's open spaces vary in size from small neighbourhood parks to large sized parks where people can enjoy activities such as walking and cycling, skateboarding, swimming, surfing, camping and kicking a ball around. Some of these open spaces are located near waterbodies and the coast, others are in urban neighbourhoods and others form an important part of the district's shared pathway network. It includes civic spaces, land with community facilities, cemeteries, campgrounds and nohoanga sites. Historic reserves and large areas of public conservation land fall within this zone. Grazing is sometimes undertaken within these areas for land management purposes. These public open spaces are generally more open, with less built features and contribute to an attractive living environment for people on the West Coast. They can also have important natural and historic heritage values.
20. Activities and uses on publicly owned land are required to obtain permission (such as a lease or a licence) from the relevant administering authority. This is in addition to any requirements under Te Tai o Poutini Plan and the RMA. All activities will also have regard to any relevant reserve management plans and legislation (Reserves Act 1977 or Conservation Act 1990).

Sport and Active Recreation Zone

21. The purpose of the Sport and Active Recreation Zone is to provide open space areas for a range of sport and recreation activities, including organised sport and recreation for local, district-wide and regional communities.
22. This zone applies in parks, sports grounds and multi-sport facilities. Such areas will normally have associated buildings such as club rooms, changing sheds or toilet facilities. These spaces are areas where people can also enjoy informal exercise and leisure activities. Sport and active recreation areas are predominantly characterised by large open space areas with associated buildings and facilities that vary in scale depending on the sport and recreation activities that take place there. It is generally accepted that the level of development in this zone is higher than other Open Space and Recreation zones and that the sport and recreation activities that are anticipated to take place in this zone can generate noise, light and traffic effects in surrounding neighbourhoods.
23. Activities and uses on publicly owned land are required to obtain permission (such as a lease or a licence) from the Council as the administering authority. This is in addition to any requirements under Te Tai o Poutini Plan and the RMA. All activities will also have regard to any relevant reserve management plan and legislation (Reserves Act 1977).

Relevant Definitions

24. There are a number of definitions that relate to this rule set as follow.

Parks Facilities means land or structures that facilitate the management, use and enjoyment of a public open space, including:

- a. vehicle, machinery and equipment depots;
- b. storage sheds;
- c. public toilets, shelters and changing facilities;
- d. foot bridges and boardwalks;
- e. jetties and pontoons; and
- f. minor stormwater management devices e.g. rain gardens.

Parks Furniture means structures established for the convenience and amenity of the public, including:

- a. seating and picnic tables and barbeques;
- b. fountains, drinking fountains and water features;
- c. public art;
- d. pou whenua
- e. play spaces, playground equipment and associated safety surfacing;
- f. cycle parking structures;
- g. rubbish bins;
- h. lighting structures;
- i. shade sails;
- j. cycleways and paths; and
- k. gardens, landscaping and planting

Community Facility means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.

Recreation Activity Means the use of land, water bodies and/or buildings for the purpose of the active or passive enjoyment of organised sports, recreation or leisure, whether competitive or non-competitive, and whether a charge is made for admission or not, but excludes gambling machines.

Conservation Activities means the use of land and/or buildings for any activity undertaken for the purposes of maintaining, protecting and/or enhancing the natural, historic and/or ecological values of a natural or historic resource. It includes ancillary activities and activities which assist to enhance the public's appreciation and recreational enjoyment of the resource

Customary Activities means the use of land and/or buildings for traditional Maori activities and includes making and/or creating customary goods, textiles and art, medicinal gathering, waka ama, management and activities that recognise and provide for the special relationship between tangata whenua and places of customary importance.

Cemeteries means the use of land for burial or cremation and includes ūrupa. It includes ancillary activities and buildings such as chapels, toilet facilities and crematoria.

Camping Grounds means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, by two or more families or parties (whether consisting of one or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment.

Open Space Management Plan means a Reserve Management Plan or National Management Plan or Iwi Management Plan or other Management Plan prepared in accordance with the Reserves Act 1977 or Conservation Act 1987.

Proposed Draft Rules

25. A summary of the proposed draft Rules standards is outlined in the table below. Because there are no Open Space Zones in the district plans at the moment, there is no comparison able to be made with the existing provisions. Instead a general comment has been made on how these fit with surrounding zones.
26. Appendix Two gives examples of rules from some other recent district plans.

NEXT STEPS

27. Feedback from the Committee is sought in relation to the draft Rules for the Open Space Zone.
28. Work is underway with the technical advisory team to identify which type of open space zone is appropriate for each individual piece of open space.
29. Consultation with key stakeholders on the draft Open Space provisions is planned for 2021.

Rule	Natural Open Space Zone	Open Space Zone	Sports and Recreation Zone	Comment
General Permitted Activity Standards for Buildings	Permitted provided that: <ul style="list-style-type: none"> • Meets recession planes at residential or settlement zone boundary • Setback 4.5m from road • Maximum height 10m • Maximum gross floor area 50m² 	<ul style="list-style-type: none"> • Meets recession planes at residential or settlement zone boundary • Setback 4.5m from road • Maximum height 10m • Maximum gross floor area 100m² 	<ul style="list-style-type: none"> • Meets recession planes at residential or settlement zone boundary • Setback 4.5m from road • Maximum height 10m • Maximum gross floor area 200m² 	Height and setbacks the same as the General Residential and General Rural Zone draft proposals
Park Facilities	Permitted provided meets general standards Otherwise Restricted Discretionary Activity	Permitted provided meets general standards Otherwise Restricted Discretionary Activity	Permitted provided meets general standards Otherwise Restricted Discretionary Activity	
Park Furniture	Permitted <ul style="list-style-type: none"> • Meets recession planes at residential or settlement zone boundary • Maximum height 10m 	Permitted <ul style="list-style-type: none"> • Meets recession planes at residential or settlement zone boundary • Maximum height 10m 	Permitted <ul style="list-style-type: none"> • Meets recession planes at residential or settlement zone boundary • Maximum height 10m 	
Community facilities	Discretionary Activity	Permitted where identified in a relevant Open Space Management Plan and meets general standards and <ul style="list-style-type: none"> • Hours of operation 7am – 7pm Monday-Sunday Otherwise Restricted Discretionary	Permitted where identified in a relevant Open Space Management Plan and meets general standards and <ul style="list-style-type: none"> • Hours of operation 7am – 7pm Monday-Sunday Otherwise Restricted Discretionary	The wording of this rule provides that if a Management Plan process has identified the community facility is appropriate, then it can go ahead as a Permitted Activity – avoiding duplication of regulation.
Clubrooms	Restricted Discretionary Activity	Permitted where identified in a relevant Open Space Management Plan provided meets general standards and	Permitted provided meets general standards and <ul style="list-style-type: none"> • Hours of operation 7am – 7pm Monday-Sunday 	Clubrooms can be licensed and noisy so rules are similar to a Commercial Activity in a residential area.

Rule	Natural Open Space Zone	Open Space Zone	Sports and Recreation Zone	Comment
		<ul style="list-style-type: none"> Hours of operation 7am – 7pm Monday - Sunday Otherwise Restricted Discretionary	Otherwise Restricted Discretionary Activity	Hours of operation similar to a home business in a residential zone so that a consent is triggered if evening activities are required.
Education and research facilities directly related to the open space area	Permitted provided meets general standards: Otherwise Restricted Discretionary Activity	Permitted where identified in a relevant Open Space Management Plan provided meets general standards Otherwise Restricted Discretionary	Permitted where identified in a relevant Open Space Management Plan provided meets general standards Otherwise Restricted Discretionary	The wording of this rule provides that if a Management Plan process has identified the education facility is appropriate, then it can go ahead as a Permitted Activity – avoiding duplication of regulation.
Maintenance and repair of buildings, structures and recreational facilities	Permitted provided meets general standards Otherwise Restricted Discretionary	Permitted provided meets general standards Otherwise Restricted Discretionary	Permitted provided meets general standards Otherwise Restricted Discretionary	This is a likely Permitted Activity in all zones.
Conservation Activities, Recreation Activities, Customary Activities	Permitted provided meets general standards Otherwise Restricted Discretionary	Permitted provided meets general standards Otherwise Restricted Discretionary	Permitted provided meets general standards Otherwise Restricted Discretionary	These are all expected activities to be undertaken in open spaces.
Temporary Campgrounds (for less than 10 days/year)	Permitted	Permitted	Permitted	This provides principally for events where temporary camping occurs.
Campgrounds	Discretionary	Permitted provided meets general standards Otherwise Restricted Discretionary	Discretionary	This provides for new campgrounds in the Open Space Zone without the need for a specific precinct.

Rule	Natural Open Space Zone	Open Space Zone	Sports and Recreation Zone	Comment
Retail activities ancillary to a recreational activity	Discretionary	Restricted Discretionary	Permitted provided meets general standards, no more than 25% of any building allocated to the activity and <ul style="list-style-type: none"> Hours of operation 7am – 7pm Monday-Sunday Otherwise Restricted Discretionary Activity	
Cafes and restaurants ancillary to a Permitted Activity	Discretionary	Permitted where identified in a relevant Open Space Management Plan provided meets general standards and <ul style="list-style-type: none"> is setback 10m from any residential boundary Hours of operation 7am – 7pm Monday-Sunday Otherwise Restricted Discretionary	Permitted where identified in a relevant Open Space Management Plan provided meets general standards and <ul style="list-style-type: none"> is setback 10m from any residential boundary Hours of operation 7am – 7pm Monday-Sunday Otherwise Restricted Discretionary	The wording of this rule provides that if a Management Plan process has identified the café or restaurant is appropriate, then it can go ahead as a Permitted Activity – avoiding duplication of regulation
Caretaker residential unit ancillary to the open space function	Permitted where supports a campground facility and provided meets general standards Otherwise Discretionary	Permitted where supports a campground facility and provided meets general standards Otherwise Discretionary	Permitted where supports a campground facility and provided meets general standards Otherwise Discretionary	
Construction of vehicle access and car parking areas accessory to permitted activities, up to 200m²	Restricted Discretionary	Permitted where meets general standards and is provided for in Management Plan for the Open Space Provided that: <ul style="list-style-type: none"> The design meets NZSS: 4044: 2010 Any access directly onto the State Highway is approved by NZTA 	Permitted where meets general standards and is provided for in Management Plan for the Open Space Provided that: <ul style="list-style-type: none"> The design meets NZSS: 4044: 2010 Any access directly onto the State Highway is approved by NZTA 	The wording of this rule provides that if a Management Plan process has identified the carpark is appropriate, then it can go ahead as a Permitted Activity – avoiding duplication of regulation

Rule	Natural Open Space Zone	Open Space Zone	Sports and Recreation Zone	Comment
		Otherwise Restricted Discretionary.	Otherwise Restricted Discretionary.	
Construction of vehicle access and car parking areas accessory to permitted activities, greater than 200m²	Discretionary	Discretionary	Controlled where meets general Permitted standards and is provided for in Management Plan for the Open Space Provided that: <ul style="list-style-type: none"> • The design meets NZSS: 4044: 2010 • Any access directly onto the State Highway is approved by NZTA Otherwise Discretionary	The wording of this rule provides that if a Management Plan process has identified the carpark is appropriate, then it can go ahead as a Controlled Activity
Grandstand	Non complying	Discretionary	Permitted where meets general standards and is provided for in Management Plan for the Open Space provided meets general standards Otherwise Restricted Discretionary	
Cemeteries and ūrupa	Discretionary	Permitted in Cemeteries Precinct Otherwise Discretionary	Non-complying	Existing cemeteries and ūrupa will be included in the Cemeteries Precinct of the Open Space Zone
New telecommunications or electricity infrastructure	Permitted where ancillary to a recreation or conservation activity Otherwise Non-complying	Permitted where ancillary to a recreation or conservation activity Otherwise Discretionary	Permitted where ancillary to a recreation or conservation activity Otherwise Non-complying	The general use of open space for the establishment of infrastructure is discouraged
Maintenance, repair and upgrade of existing	Permitted provided meets general standards Otherwise Controlled	Permitted provided meets general standards Otherwise Controlled	Permitted provided meets general standards Otherwise Controlled	This is a likely Permitted Activity in all zones.

Rule	Natural Open Space Zone	Open Space Zone	Sports and Recreation Zone	Comment
telecommunications or electricity infrastructure				
Commercial Activities not provided for in another rule	Non-complying	Non-complying	Non-complying	This is consistent with the General Residential Zone
Industrial Activities	Non-complying	Non-complying	Non-complying	This is consistent with the General Residential Zone

APPENDIX ONE DRAFT OBJECTIVES AND POLICIES FOR OPEN SPACE

Draft Objectives

Open Space Objective 1: Development and activities must complement the functions and values of the particular open space and the surrounding environment. Where appropriate open space accommodates a range of functions.

Open Space Objective 2: Where subdivision occurs, sufficient provision is made for the additional community need for open space.

Draft Policies

Policy 1: Open space should be developed and used in accordance with any relevant operative Reserves Act or Conservation Act Management Plan.

Policy 2: Open space may accommodate recreational, cultural, natural, heritage and amenity values and stormwater management functions where this fits with the purpose of the open space and its classification under any relevant Act.

Policy 3: Buildings and structures should be designed and sited to be compatible with the function and predominant purpose of the open space and fit within the character and amenity of the surrounding area.

Policy 4: Commercial activities may be appropriate on some open spaces where this is either identified in a Reserves Act or Conservation Act Management Plan, or where it has a link with the open space and recreation resource.

Policy 5: Provide for commercial recreation activities that maintain the quality of the open space and recreation experience of people using the open space, having particular regard to the scale, intensity and cumulative effects of commercial recreation activities.

Policy 6: Recognise that many open spaces have wāhi tapu, taonga and other significant values for Poutini Ngāi Tahu, and ensure that these are managed in collaboration with iwi and hapū.

Policy 7: Promote the protection and enhancement of existing natural heritage values having regard to the relevant Open Space Zone and the opportunities for enhancement of these on the site.

Policy 8: Provide for indoor and outdoor organised sports, active recreation, recreation facilities, community activities, accessory activities and associated buildings and structures having regard to the relevant Open Space Zone.

Policy 9: Provide for the range of local purposes on specific types of open space including:

- the ongoing operation and appropriate management of cemeteries;
- camping opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space;
- gravel and shingle extraction for roading networks;
- water supply and drainage networks where this supports local community needs.

Policy 10: Subdivision and new development should provide for the open space needs generated by the development either through direct provision of land and works, or through a financial contribution. This includes

- additional neighbourhood parks including waterfront areas, walkways and cycleways needed as a result of additional household and visitor accommodation growth;
- additional recreation areas to enhance recreational opportunities and the visual amenity of the built environment;
- development of existing land set aside for neighbourhood parks and recreation areas.

APPENDIX TWO OPEN SPACE RULES FROM OTHER DISTRICT PLANS

Zone	Hamilton District Plan (Operative)	Queenstown Lakes District Plan (Operative)	Timaru District Plan (Draft)	Porirua District Plan (Proposed)	New Plymouth District Plan (Under Appeal)
Natural Open Space	<p>Permitted Activities</p> <ul style="list-style-type: none"> • park maintenance buildings • public toilets • maintenance and repair • demolition of existing buildings and structures • Customary activities • Park furniture • Public art • Planting pruning and maintenance of vegetation and trees • Walkways and cycleways <p>Restricted Discretionary Activities</p> <ul style="list-style-type: none"> • Removal of vegetation or trees • Pontoon/jetty • Commercial activities on the surface of water <p>Discretionary</p> <ul style="list-style-type: none"> • New buildings, alterations and additions to buildings associated with a permitted activity • Ancillary office • Changing rooms • Clubrooms • Community garden • Community centre • Floodlights • Motorised commercial activities on land • Retail • Restaurant • Spectator facilities 	<p>Permitted Activities</p> <ul style="list-style-type: none"> • Public amenities • Artworks • Demolition of buildings • Conservation activities • Recreation tracks • Gardens inc. botanic and community • Parks maintenance • New buildings associated with a permitted activity • Construction, addition or alteration to existing buildings • Education and research facilities directly related to the open space area <p>Controlled</p> <ul style="list-style-type: none"> • Carparking and vehicle access accessory to permitted activities up to 200m² <p>Discretionary</p> <ul style="list-style-type: none"> • Carparking and vehicle access accessory to permitted activities exceeding 200m² • Cemeteries • Organised sport and recreation • Camping ground • Retail accessory to a permitted activity • Commercial recreation activities incl. buildings <p>Non-complying Activities</p> <ul style="list-style-type: none"> • Retail not otherwise provided for • Restaurants and cafes • Grandstands • Libraries 	<p>Permitted Activities:</p> <ul style="list-style-type: none"> • Recreation Activities • Park Management Activities • Native planting • DOC activities excluding buildings • Tracks • Buildings and structures ancillary to the above activities <p>Discretionary Activities</p> <ul style="list-style-type: none"> • Carparking ancillary to a Permitted Activity <p>Prohibited Activities</p> <ul style="list-style-type: none"> • Motorsport events and facilities 	N/A	<p>Permitted Activities:</p> <ul style="list-style-type: none"> • Leisure Activities • Conservation Activities • Customary Activities <p>Restricted Discretionary Activities</p> <ul style="list-style-type: none"> • Pā/marae • Papakāinga • Kōhunga reo, cultural education and research facilities <p>Discretionary</p> <ul style="list-style-type: none"> • Educational facilities • Community facilities • Medical and health services • Retail activities • Business service activities • Commercial service activities • Camping grounds • Any other activity not listed in another rule <p>Non-complying</p> <ul style="list-style-type: none"> • Living activities (excl. pā/marae and papakāinga) • Rural industry • Industrial activities

		<ul style="list-style-type: none"> • Clubrooms • Art galleries • Daycare facilities • Community centres and halls • Recreation facilities 			
Open Space Zone	<p>Permitted Activities</p> <ul style="list-style-type: none"> • park maintenance buildings • public toilets • maintenance and repair • demolition of existing buildings and structures • Community garden • Customary activities • Park furniture • Public art • Removal of vegetation or trees • Planting pruning and maintenance of vegetation and trees • Walkways and cycleways <p>Restricted Discretionary Activities</p> <ul style="list-style-type: none"> • Pontoon/jetty <p>Discretionary</p> <ul style="list-style-type: none"> • New buildings, alterations and additions to buildings associated with a permitted activity • Ancillary office • Changing rooms • Clubrooms • Community garden • Community centre • Floodlights • Motorised commercial activities on land • Retail • Restaurant • Spectator facilities 	<p>Permitted Activities</p> <ul style="list-style-type: none"> • Public amenities • Artworks • Demolition of buildings • Conservation activities • Recreation tracks • Gardens inc. botanic and community • Parks maintenance • Carparking and vehicle access accessory to permitted activities up to 200m² • Cemeteries in Cemeteries Precinct • New buildings associated with a permitted activity • Construction, addition or alteration to existing buildings • Clubrooms – Permitted a Golf courses • Libraries • Retail accessory to a permitted activity <p>Controlled</p> <ul style="list-style-type: none"> • Restaurants and cafes located 50m or more from a residential zone <p>Restricted discretionary</p> <ul style="list-style-type: none"> • Carparking and vehicle access accessory to permitted activities greater than 200m² • Restaurants and cafes located within 50m of a residential zone • Commercial recreation activities 	<p>Permitted Activities:</p> <ul style="list-style-type: none"> • Recreation Activities • Park Management Activities • Native planting • DOC activities excluding buildings • Tracks • Buildings and structures ancillary to the above activities <p>Discretionary Activities</p> <ul style="list-style-type: none"> • Carparking ancillary to a Permitted Activity <p>Prohibited Activities</p> <ul style="list-style-type: none"> • Motorsport events and facilities 	<p>Permitted Activities</p> <ul style="list-style-type: none"> • Buildings and structures • Parks facilities • Parks furniture • Construction activity • Community Facility • Conservation Activity • Customary Activity • Burial and cremations associated with existing cemeteries and urupa • Farming excl. intensive farming in specific parks <p>Restricted Discretionary Activities:</p> <ul style="list-style-type: none"> • Residential activity • Visitor accommodation • Commercial activity <p>Discretionary Activity</p> <ul style="list-style-type: none"> • Any activity not permitted, controlled, restricted discretionary or non-complying <p>Non complying activities</p> <ul style="list-style-type: none"> • Quarrying • Mining • Industrial activity • Intensive indoor primary production • Rural industry 	<p>Permitted Activities:</p> <ul style="list-style-type: none"> • Sport and recreation activities • Leisure Activities • Conservation Activities • Camping grounds • Customary Activities • Māori purpose activities <p>Discretionary Activities</p> <ul style="list-style-type: none"> • Educational facilities • Community facilities • Medical and health services • Retail activities • Business service activities • Commercial service activities <p>Non-complying</p> <ul style="list-style-type: none"> • Living activities(excl. pā/marae and papakāinga) • Rural industry • Industrial activities

		<ul style="list-style-type: none"> Commercial activities ancillary to recreation activities <p>Discretionary</p> <ul style="list-style-type: none"> Community centres and halls Daycare facilities Education and research facilities directly related to the open space Art galleries and cultural centres Grandstands Organised sport and recreation Retail not otherwise provided for <p>Non – complying</p> <ul style="list-style-type: none"> Camping grounds 			
Sport and Active Recreation Zone	<p>Permitted Activities</p> <ul style="list-style-type: none"> park maintenance buildings public toilets maintenance and repair demolition of existing buildings and structures Customary activities Park furniture Public art Planting pruning and maintenance of vegetation and trees Removal of vegetation or trees Ancillary office Changing rooms Clubrooms Community garden Community centre Retail Spectator facilities Walkways and cycleways <p>Restricted Discretionary Activities</p> <ul style="list-style-type: none"> New buildings, alterations and additions to buildings 	<p>Permitted Activities</p> <ul style="list-style-type: none"> Public amenities Artworks Demolition of buildings Conservation activities Recreation tracks Gardens inc. botanic and community Parks maintenance Carparking and vehicle access accessory to permitted activities up to 200m² Recreation facilities Construction, addition or alteration to existing buildings Organised sport and recreation Retail accessory to a permitted activity <p>Controlled Activities</p> <ul style="list-style-type: none"> Restaurants and cafes located 50m or more from a residential zone 	<p>Permitted Activities:</p> <ul style="list-style-type: none"> Recreation Activities Community Activities Sale of food and drink in mobile vehicles/temporary structures, sale of admission tickets for a recreation activity Park Management Activities Public artwork Playground equipment New buildings and structures and extensions to existing buildings Commercial activities ancillary to Permitted Activities – sale of refreshments & souvenirs, tickets and merchandise. <p>Discretionary Activities</p> <ul style="list-style-type: none"> Carparking ancillary to a Permitted Activity Motorsport events and facilities 	<p>Permitted Activities</p> <ul style="list-style-type: none"> Buildings and structures Parks facilities Parks furniture Construction activity Community Facility Conservation Activity Customary Activity Sport and recreation facility Boating facility <p>Restricted Discretionary Activities:</p> <ul style="list-style-type: none"> Residential activity Visitor accommodation Commercial activity Major sports facility <p>Discretionary Activity</p> <ul style="list-style-type: none"> Any activity not permitted, controlled, restricted discretionary or non-complying <p>Non complying activities</p> <ul style="list-style-type: none"> Quarrying Mining Industrial activity 	<p>Permitted Activities:</p> <ul style="list-style-type: none"> Sport and recreation activities Leisure Activities Conservation Activities Community facilities Customary Activities <p>Discretionary Activities</p> <ul style="list-style-type: none"> Camping grounds Visitor accommodation Pā/marae papakāinga Educational facilities Medical and health services Retail activities Business service activities Commercial service activities <p>Non-complying</p> <ul style="list-style-type: none"> Living activities(excl. pā/marae and papakāinga) Rural industry Industrial activities

	<p>associated with a permitted activity</p> <ul style="list-style-type: none"> • Pontoon/jetty <p>Discretionary</p> <ul style="list-style-type: none"> • Floodlights • Motorised commercial activities on land • Restaurant 	<p>Restricted Discretionary Activities</p> <ul style="list-style-type: none"> • Commercial recreation activities • Commercial activities ancillary to recreation activities • Restaurants and cafes located within 50m of a residential zone • Commercial recreation activities • Commercial activities ancillary to recreation activities <p>Discretionary Activities</p> <ul style="list-style-type: none"> • Retail not otherwise provided for • Grandstands • Clubrooms • Community centres and halls • Daycare facilities • Education and research facilities directly related to the open space • Art galleries and cultural centres <p>Non complying activities</p> <ul style="list-style-type: none"> • Camping grounds 			
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Prepared for: Te Tai o Poutini Plan Committee Meeting – 24 November 2020

Prepared by: Edith Bretherton, Senior Planner

Date: 3 November 2020

Subject: **Te Tai o Poutini Plan Technical Overview – Notable Trees Issues, Objectives and Policies**

SUMMARY

This report gives an overview of the technical work being undertaken on Notable Trees in Te Tai o Poutini Plan. Notable Trees is a required chapter in Te Tai o Poutini Plan.

This paper outlines the draft Issues, Objectives and Policies that have been developed in conjunction with the Technical Advisory Team (TAT).

Once feedback on the draft Issues, Objectives and Policies has been provided by the Committee they will be used to develop planning rules for Te Tai o Poutini Plan.

RECOMMENDATIONS

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

Edith Bretherton

Senior Planner

INTRODUCTION

1. This report gives an overview of the technical work being undertaken on Notable Trees in Te Tai o Poutini Plan. Notable Trees is a required chapter in Te Tai o Poutini Plan.
2. Trees may be notable due to its botanic, aesthetic, cultural or historic value. For example, a tree may have been planted to commemorate an event, may provide visual amenity or over time a tree may become naturally significant due to its size or rarity. Trees may also be notable if they have value to Poutini Ngāi Tahu. Notable trees do not have to be native to New Zealand.

DEVELOPMENT OF ISSUES

3. In order to identify potential issues a review of the three existing district plans was undertaken. Buller Plan change 135 (Culture and Heritage) was also reviewed.
4. The provisions in the existing plans are contained in Appendix 1. An analysis of the planning framework in the three plans identifies the following themes:
 - Westland has a heritage policy requiring the preservation and maintenance of significant historic, cultural or scientific interest items. Activities affecting Notable Trees are discretionary, except for if required for road formation. There are four scheduled items.
 - Buller has no specific objectives or policies. Two rules relating to Notable Trees are contained in the District Wide Chapter. Modifying a notable is not permitted. Discretionary consent is required for destruction of a notable tree, except to prevent obvious and imminent danger to the public. There are 24 scheduled items.
 - Grey has two policies within its Heritage provisions which relate to Notable Trees which direct the identification and promotion of public awareness of historic trees. A permitted activity allows for modification for utilities, all other activities are discretionary. 29 items are scheduled.

Other Plans

8. A review of three recently notified district plans was undertaken, the full plan provisions can be found in Appendix 2.
9. The themes in these plans are that:
 - Notable trees should be identified in consultation with the community, using consistent criteria to assess them,
 - The values of the notable trees should be protected,
 - Maintenance of trees is enabled,
 - Removal of notable trees if the tree is dead, if it poses imminent threat to human life, or for power line maintenance under specific circumstances is allowable,
 - Major work on notable trees which could affect their long-term health, and removal of notable trees is restricted.
 - Notable trees can enhance the amenity of residential areas.

Planning Issues

10. Analysis of the existing district plans, the Buller Plan Change 135 and consultation with the New Zealand Notable Trees Trust, and Jez Partridge (Notable Tree specialist) identifies the following key matters for inclusion in Plan policy.

Matter	Explanation
Poor recognition of notable trees.	Public enquiries regarding the status of trees, and whether they are notable are often generated by proposals to remove trees which are valued by the community. Trees of value to the community need to be identified at an earlier stage in plan drafting. Some of the trees have been removed without District Council approval, and without resultant complaint. This suggests that the person and the public may be unaware of their status.
Existing schedules contain obsolete items, lack of clarity as to what value is being protected and where items are located.	Some of the trees on the existing schedules have been removed. It is also unclear with some of the scheduled items why the tree is notable, or where the tree is located. This makes protection difficult.
Consistent criteria for assessment	The existing scheduled trees were assessed for their inclusion. Only Grey District Council has these original records. Regionally consistent criteria are required.

Issue 1: Notable trees can be of botanical, aesthetic, cultural or historic value. However, if these values are not understood notable trees may be destroyed, and trees worthy of note may not receive the protection they require.

9. This issue highlights the need to understand the history and the specimens of value within a community. Correctly identifying trees of value is paramount to them receiving the appropriate level of protection.

Issue 2: The existing schedules of trees contain items that no longer exist, accurately locating the scheduled trees is sometimes challenging, some of the assessment details are missing, and different assessment methodologies have been used across within the three districts.

10. The existing schedules contain items which no longer exist. Community members have also advised District Councils of trees which require consideration. Ngāti Mahaki o Makaawhio have identified trees that should be included in the schedule.

11. Grey District Council trees were assessed using the Royal New Zealand Institute of Horticulture method. Westland District Council and Buller District Council no longer have the assessment records. Assessing the trees using the same criteria will ensure consistency.

12. It is recommended that the Standard Tree Evaluation Method (STEM) be used as this is what is used in contemporary plans, reflecting industry standard.

13. STEM is promoted by the Royal New Zealand Institute of horticulture, and is the method taught to arborists. It has been endorsed as a draft standard by Standards New Zealand. In reviewing, other council provisions, STEM is widely used across NZ.

DEVELOPMENT OF OBJECTIVES

13. Based on the issues identified, the consultation undertaken to date and discussion with the TAT, Objectives for Notable Trees have been drafted.

Draft Notable Tree Objective 1:

To recognise the botanical, aesthetic, cultural or historic value of notable trees.

14. This objective sets out the criteria for assessment of notable trees. Trees of "Cultural value" may be of value to Poutini Ngāi Tahu or of cultural value generally.

Draft Notable Tree Objective 2:

To provide for tino rangatiratanga in relation to management of notable trees of value to Poutini Ngāi Tahu.

15. This objective specifically provides for tino rangatiratanga and is consistent with other provisions being developed in other sections of the plan for Poutini Ngāi Tahu matters.

Draft Notable Tree Objective 3:

To provide for the protection of notable trees while recognising instances where trimming and/or pruning is required and may improve the health of the tree, or where removal is unavoidable.

16. Notable trees require protection to maintain the values for which they are noted, however trimming and pruning can be necessary for tree health. There may be instances where removal of notable trees is necessary, for electrical hazard safety for example.

Draft Notable Tree Policies

17. To achieve the draft objectives, policies have been drafted. These have been reviewed and refined in consultation with TAT.

Draft Notable Tree Policy 1

Identify, assess using the Standard Elevation Tree Method (STEM) and map notable trees, in consultation with Poutini Ngāi Tahu, the community and key stakeholders.

18. STEM is promoted by the Royal New Zealand Institute of horticulture, and is the method taught to arborists. It has been endorsed as a draft standard by Standards New Zealand. In reviewing, other council provisions, STEM is widely used across NZ.

Draft Notable Trees Policy 2

Trees with notable botanical, aesthetic, cultural or historic value are recognised and protected.

19. As with other historic heritage facets, notable trees require protection. One of the issues with currently scheduled trees is difficulty recognising them. Some notable trees have small plaques detailing why they are significant, such as the *Cedrus deodara* in Dixon Park, however, most do not. Enabling this kind of recognition will help to tell their story.

Draft Notable Trees Policy 3

Enable opportunities for tangata whenua to exercise tino rangatiratanga for notable trees of value to Poutini Ngāi Tahu.

20. This policy supports tangata whenua in the nurturing of trees of value to them and is consistent with policies being drafted in other parts of the plan.

Draft Notable Trees Policy 4

Allow the trimming and pruning of notable trees and activities in the root protection area where the works:

- 1. retain or improve the health of the tree;*
- 2. are necessary to prevent a serious threat to property and people; or*
- 3. are for maintaining network utility operations compliance with relevant safety standards.*

21. Trimming and pruning can be necessary for tree health. Aside from this, a notable tree may become dangerous to people or property. It is also necessary to have a planning pathway for trees and electricity line hazards.

Draft Notable Trees Policy 5

Ensure that any activity within the root protection area of a notable tree is appropriate having regard to:

1. *the values of the tree and its setting;*
 2. *if the tree is identified for cultural values, the outcomes of any consultation with and/or assessment undertaken by Poutini Ngāi Tahu;*
 3. *whether the activity will compromise the tree's health or result in a reduction or loss of its values;*
 4. *the impact of the activity on the stature, form or shape, health and vigour, structural integrity and life expectancy of the tree;*
 5. *whether the tree renders a site incapable of reasonable use.*
22. The root zone of a protected tree is critical to its survival. This policy details considerations for works around the root area for rule development.

Draft Notable Trees Policy 6

Allow the removal, partial removal or destruction of an unsafe or unsound notable tree where it has been certified as such by a Council approved arborist.

23. A planning pathway is required for when notable trees are unsafe to people or property, or if they are dead. Ensuring the works are certified by an approved arborist gives Council the technical input to make an evidence-based decision about the tree.

NEXT STEPS

24. Feedback from the Committee is sought in relation to the wording of the draft Issues, Objectives and Policies.
25. The draft Issues, Objectives and Policies will be used to develop Rules. Input from the Technical Advisory Team and from stakeholders will be sought.

Appendix 1 – Existing District Plan provisions for Notable Trees

	Westland District Council	Grey District Council	Buller District Council
Objective		The recognition and protection of buildings, sites, places and objects which contribute to people's appreciation and understanding of the District's heritage.	
Policies	Buildings, places and items of significant historic, cultural or scientific interest and their relationship with places in Westland District should be preserved and maintained.	<ol style="list-style-type: none"> 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. 2. To promote public awareness of the importance of heritage resources, through the provision of information and consultation of interested parties and owners of such resources. 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. 4. Demolition, alteration, disturbance of identified items should not be allowed unless it can be demonstrated that: <ol style="list-style-type: none"> a) the item is in a state of disrepair and the costs to repair are significantly greater than other development alternatives on site. b) any alteration will not detract from its heritage value. c) relocation of the item is able to be accommodated without having a significant adverse effect. d) practical utilisation of the item is not possible. 	

		<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>	
Rules	Discretionary except if forming a road (RD)	<p>Permitted</p> <p>(i) Work involving a historic tree, listed in Schedule 2, is permitted if: (c) it does not involve the removal or felling of the tree; and (d) a building or underground servicing are not constructed or laid within 5 metres of the base of the tree; and (e) paving is not laid within 0.5 metres of the tree; and (f) it does not involve pruning at a height greater than one third of the total height of the tree and does not include any branches greater than 50 mm in diameter below this level; and (g) Trimming is required to ensure the security of supply to or from an existing high voltage transmission line.</p> <p>Discretionary if can't meet permitted</p> <p>(a) Whether the applicant has the ability to undertake a permitted activity without removal or any major trimming of the tree.</p> <p>(b) The condition of the tree including any hazard potential. (c) The effect of any trimming or disturbance of the root system, of the tree on the appearance and/ or health of the tree. (d) The effect of any building on the visibility of the tree from a road or public place. (e) Whether the tree or trees are currently causing, or</p>	<p>No modification or destruction of any notable tree listed in Part 15 is permitted.</p> <p>No destruction of any notable tree listed in Part 15, unless the work is clearly required to prevent obvious and imminent danger to the public.</p>

		are likely to cause, significant damage to buildings, services or property, whether public or privately owned. (f) Any substitute or compensating tree planting or landscaping proposed. (g) Whether the tree or trees are currently causing, or are likely to cause, obstruction to road visibility or constitute a road safety hazard.	
Scheduled Items	4	29	24

Appendix 2 – Other Council approaches to Notable Trees

	Porirua	Whakatane	Queenstown Lakes	New Plymouth
Objective	<p>Recognise and protect notable trees</p> <p>Notable trees are recognised for their heritage, amenity and ecological values and are protected to maintain these values, while recognising limited instances where trimming, pruning or removal is unavoidable.</p>	<p>The maintenance and protection of a range of the Districts heritage buildings and structures, sites, places, features and values from inappropriate subdivision, use and development.</p>	<p>The protection of scheduled trees and groups of trees from avoidable removal or damage</p> <p>The protection of trees in streets and public spaces within the Arrowsmith Residential Historic Management Zone, recognising their contribution to amenity and heritage values.</p> <p>The management and protection of character trees and groups of trees within the Arrowsmith Residential Historic Management Zone to ensure the amenity and heritage values of the zone are maintained.</p>	<p>Trees with notable botanical, landscape, amenity, historical or cultural (including tangata whenua) values are recognised, identified and protected.</p>
Policies	<p><i>Identify notable trees</i> Identify and schedule notable trees within APP5 - Schedule of notable trees that have a STEM score of 120 or higher.</p> <p><i>Protect and maintain the values of notable trees</i> Protect and maintain the identified values of notable trees unless the works are unavoidable.</p> <p><i>Allowing trimming and pruning of notable trees</i> Allow the trimming and pruning of notable trees and activities in</p>	<p>To ensure the effects of activities on, in and around identified significant heritage features identified in Schedule 16.7.1 and 16.7.2 do not result in their destruction or deterioration or the cumulative loss of values.</p> <p>Policy 2 To enable public access to sites with cultural significance to be retained through co-operative initiatives which do not jeopardise the reasonable operation of activities nor degrade the heritage values.</p>	<p>Identify and schedule in the District Plan the District's protected trees.</p> <p>Protect scheduled trees from avoidable removal, removal of the protected tree status or inappropriate trimming or destruction, recognising them as an important part of the character, amenity and heritage values of the District.</p> <p>Recognise that where genuine circumstances exist, the removal or significant trimming of protected trees may not be avoidable because the values of the tree for which it</p>	<p>P1. Identify, schedule and map notable trees having regard to a tree's:</p> <ol style="list-style-type: none"> 1. appearance, health and vigour; 2. historic, amenity and cultural (including tangata whenua) values; 3. botanical and rarity values; 4. proximity to nearby structures and infrastructure and the ability to manage the tree on an ongoing basis; and 5. if the tree is in a group, its ecological value, microclimate functions, and stand landscape value.

	<p>the root protection area where the works:</p> <ol style="list-style-type: none"> 1. Retain or improve the health of the tree; 2. Are necessary to prevent a serious threat to property and people; or 3. Are for maintaining network utility operations or to comply with the Electricity (Hazard from Trees) Regulations 2003. <p><i>Managing trimming and pruning of notable trees</i></p> <p>Provide for the trimming and pruning of notable trees and activities in the root protection area where it can be demonstrated that the works:</p> <ol style="list-style-type: none"> 1. Do not compromise the long term health of the notable tree; 2. Do not compromise the values of the notable tree identified in the Standard Tree Evaluation Method (STEM); 3. Do not reduce the natural life of the notable tree; 4. Do not increase the risk of the notable tree being subject to wind damage; and 	<p>Policy 3 To encourage and support the protection and restoration of heritage features whilst giving priority to those sites listed in Schedule 16.7.1 and 16.7.2.</p> <p>Policy 4 To avoid, remedy or mitigate the adverse effects of activities on, in and around heritage features.</p> <p>Policy 5 To enable and encourage subdivision, land use and development that result in the protection and, where appropriate, enhancement of heritage.</p> <p>Policy 6 To protect identified significant specimen trees and encourage the retention of other mature specimen trees in the District.</p> <p>Policy 7 To identify heritage buildings and structures, sites, places, features and values using criteria in Appendix F of the Bay of Plenty Regional Policy Statement (Appendix 22.7), whilst recognising that only tangata whenua can define their relationship with their land, resources and other taonga.</p>	<p>was protected have significantly deteriorated, or the tree is causing a hazard to life or property.</p> <p>Permit works and maintenance to be undertaken on protected trees where the work will assist in maintaining the health of the tree. To schedule for protection examples of existing wilding tree species and hedgerows, in those circumstances where they add substantially to amenity and heritage values, and where it is practicable to manage them so as to avoid their spread in accordance with Objective 34.2.1.</p> <p>Provide efficiencies to the Council where it is responsible for the conservation, maintenance and management of trees within streets and public spaces.</p> <p>Recognise that trees within streets and public spaces provide a significant contribution to the amenity, heritage and biodiversity values of the Arrowtown Residential Historic Management Zone.</p> <p>Protect trees within streets and public places in the Arrowtown Residential Historic Management Zone while acknowledging the primary function of streets and public spaces.</p>	<p>P2. Allow trimming and maintenance, earthworks and root pruning in the root protection area of a scheduled notable tree where it is necessary to:</p> <ol style="list-style-type: none"> 1. prevent a serious threat to people or property; or 2. enable the ongoing provision of essential infrastructure; or 3. comply with the Electricity (Hazards from Trees) Regulations 2003; or 4. improve, maintain or monitor tree health; and any adverse effects are avoided or, where avoidance is not practicable, appropriately remedied or mitigated. <p>P3. Allow the removal, partial removal or destruction of an unsafe or unsound scheduled notable tree where it has been certified by the Council that the tree is unsafe or unsound as determined by using the International Society of Arboriculture Tree Risk Assessment.</p> <p>P4. Manage subdivision of sites containing a scheduled notable tree, and activities that occur within the root protection</p>
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	<p>5. Do not impact the natural shape and form of the notable tree.</p> <p><i>Removal of notable trees</i> Only allow the removal of a notable tree where:</p> <ol style="list-style-type: none"> 1. The tree poses an imminent threat to the safety of people and property; 2. The tree is dead or is in terminal decline as assessed and certified by a suitably qualified arboricultural expert ; or 3. The removal is necessary to maintain network utility operations or comply with the Electricity (Hazards from Trees) Regulations 2003. 		<p>Identify and schedule in the District Plan, after informing and consulting with the landowner affected, trees and groups of trees within the Arrowtown Residential Historic Management Zone that contribute to the zone’s unique character and heritage values.</p> <p>Protect or enhance Arrowtown’s unique character and amenity by recognising the contribution trees and groups of trees make to Arrowtown’s landscape, cultural identity and historic heritage values.</p> <p>Acknowledge the important role trees and groups of trees have in contributing to the character and historic heritage of Arrowtown, despite that on an individual basis a tree or group of trees may not be significant in stature.</p> <p>Have regard to the reasonable and efficient use of land anticipated in the Arrowtown Residential Historic Management zone, while ensuring the removal or modification of trees or groups of trees does not lead to the cumulative loss of Arrowtown’s heritage character and amenity values.</p>	<p>area of a scheduled notable tree to ensure any adverse effects on the tree are avoided, remedied or mitigated, including:</p> <ol style="list-style-type: none"> 1. building activities; 2. outdoor storage; and 3. infrastructure. <p>P5. Avoid the removal, partial removal or destruction of a scheduled notable tree, unless:</p> <ol style="list-style-type: none"> 1. it is necessary to prevent a serious threat to people or property; 2. it is necessary to enable the ongoing provision of essential infrastructure; 3. it is necessary to ensure compliance with the Electricity (Hazards from Trees) Regulations 2003; and/or 4. the tree is rendering the site incapable of reasonable use. <p>P6. Ensure that any activity within the root protection area of a scheduled notable tree is appropriate having regard to:</p> <ol style="list-style-type: none"> 1. the particular values of the tree and its setting; 2. if the tree is identified for cultural values, the outcomes of any consultation with and/or assessment undertaken by tangata whenua;
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			<p>To schedule for protection existing examples of wilding tree species and hedgerows which add substantially to the amenity and heritage character of historic Arrowtown, and where it is practicable to manage them so as to avoid their spread in accordance with Objective 34.2.1</p>	<ol style="list-style-type: none"> 3. whether the activity will compromise the tree's health or result in a reduction or loss of its historical, botanical, landscape, amenity or cultural (including tangata whenua) values; 4. the impact of the activity on the stature, form or shape, health and vigour, structural integrity and life expectancy of the tree; 5. whether the tree is causing a nuisance or renders a site incapable of reasonable use; and the outcomes or recommendations of any assessment undertaken by the Council or a Council approved arboricultural contractor. <p>P7. Encourage the identification, maintenance and enhancement of notable trees by providing information and advice.</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: November 2020
Subject: **Poutini Ngāi Tahu Issues and Objectives and Policies**

SUMMARY

This report brings the proposed Issues, Objectives and Policies for the Poutini Ngāi Tahu Strategic Direction section of the Plan.

The National Planning Standards provide for Māori cultural matters to be located in a number of parts of the plan:

- A tangata whenua chapter (aka Poutini Ngāi Tahu Chapter). This is a mandatory and key strategic chapter.
- A sites of significance to Māori chapter (these are separate from historic sites)
- A Māori Purposes Special Zone

Alongside this, it is considered appropriate to weave relevant provisions through the other parts of the Plan.

The Strategic Issues and Objectives are intended to provide the overarching framework for the Poutini Ngāi Tahu matters throughout the Plan.

RECOMMENDATIONS

1. That the information be received
2. That the Committee provide feedback on the draft Poutini Ngāi Tahu Issues, Objectives and Policies

Lois Easton

Principal Planner

INTRODUCTION

1. This report brings the proposed Issues, Objectives and Policies for the Poutini Ngāi Tahu Strategic Direction section of Te Tai o Poutini Plan (TTPP).
2. The National Planning Standards provide for Māori cultural matters to be located in a number of parts of the plan:
 - A tangata whenua chapter (aka Poutini Ngāi Tahu Chapter). This is a mandatory and key strategic chapter.
 - A sites of significance to Māori chapter (these are separate from historic sites)
 - A Māori Purposes Special Zone
3. Alongside this, it is considered appropriate to weave relevant provisions through the other parts of the Plan.
4. The Strategic Issues, Objectives and Policies are intended to provide the overarching framework for the Poutini Ngāi Tahu matters throughout the Plan.

APPROACH TO POUTINI NGĀI TAHU MATTERS IN THE PLAN

5. The approach to Poutini Ngāi Tahu was discussed at the September meeting of the Committee. This is summarised below:
 - Poutini Ngāi Tahu Chapter where the Strategic Issues, Objectives and Policies sit;
 - Sites of Significance to Māori Chapter – with specific Objectives and Policies for these areas;
 - Māori Special Purposes Zone – with specific Objectives and Policies for these areas;
 - Providing for s36B (Joint Management) or s33 (Transfer of Powers) as possible outcomes for the management of Poutini Ngāi Tahu Land in the Māori Special Purposes Zone.
 - Weaving a cultural landscape policy framework through the Zone provisions
 - Providing for Papakāinga Housing, Pou Whenua and Kaumatua Housing to be developed on both Māori title and general land throughout the West Coast
 - Providing specifically for Mārae on Māori Purpose land, and treating these in the same way as other community facilities on other land on the Coast.
 - Specific provisions in natural heritage and biodiversity sections to provide for access to māhinga kai, exercise of kaitiakitanga and tino rangatiratanga recognising the relationship between natural heritage and mana whenua Section 6 matters.
 - Ensuring use of dual Māori/English names where appropriate through the Plan and its maps.

MATTERS TO CONSIDER IN STRATEGIC PROVISIONS

6. The West Coast Regional Policy Statement creates some strong direction around Poutini Ngāi Tahu matters. The relevant Objectives and Policies are contained in Appendix One.
7. As discussed in the previous Approach paper, the current district plans are very light on Poutini Ngāi Tahu provisions. These provisions are included in Appendix Two. This reflects their age, however the National Planning Standards and a 2020 lens require a further step up in tangata whenua provisions and so we are in relatively new ground here.
8. Preliminary consultation with the Kaiwhakahaere (Chairs) of the two hapu Ngāti Waewae and Ngāti Mahaki and a pan hapū hui in October have identified the following key matters that should be addressed within the provisions.

Issue 1: Enabling Tino Rangatiratanga and Kaitiakitanga particularly on Poutini Ngāi Tahu Land

9. Most of the Poutini Ngāi Tahu land on the coast is either Native Reserve excluded from the Arahura Land Purchase in 1860, or land passed back to Poutini Ngāi Tahu under the South Island Landless Natives Act. There are also small pockets of land

given to Poutini Ngāi Tahu as part of the redress under the Ngāi Tahu Treaty Settlement Act.

10. Poutini Ngāi Tahu have a strong view that they should be able to exercise tino rangatiratanga (self-determination) over this land through either a Joint Management Agreement – or complete Transfer of Powers under s33 of the Resource Management Act. While these mechanisms cannot be undertaken via a District Plan, as they require specific processes and resolutions of the Councils involved, the framework that is put in place can provide for this to occur. This framework could allow for the land to be managed in accordance with tikanga and enabling of kaitiakitanga and tino rangatiratanga.

Issue 2: Enabling Poutini Ngāi Tahu economic, social and cultural development

11. The development of Poutini Ngāi Tahu Land needs to be enabled to ensure that these lands and associated resources contribute to lifting Māori social, cultural and economic well-being significantly.
12. It should also be recognised that enabling the development of Poutini Ngāi Tahu land has wider benefits to the West Coast. Improved wellbeing of Poutini Ngāi Tahu, and their ability to have a strong visible cultural identity will have a wider positive impact on the West Coast's identity and sense of belonging.

Issue 3: Protecting Poutini Ngāi Tahu cultural landscapes and taonga

13. Poutini Ngāi Tahu have been working to identify significant sites, taonga and wāhi tapu. Key to the protection of the values of these sites, is the recognition that some modification in accordance with tikanga may be appropriate. The critical issue is in where decision making lies and that Poutini Ngāi Tahu must be integral to the decision-making process.

Issue 4: Facilitating Papakāinga and Kaumatua Housing

14. Enabling the development of papakāinga housing, particularly adjacent to the Arahura Marae site and on Ngāti Māhaki land at Makaawhio River, but also more widely across the West Coast is a key concern of Poutini Ngāi Tahu. Because of the complexities around land ownership under Te Ture Whenua Act, providing for papakāinga on general title land is considered important, as it be a more straightforward mechanism for the hapū.
15. Kaumatua (pensioner) housing is also a key concern. While some kaumatua housing could be associated with a larger papakāinga development, many Poutini Ngāi Tahu members now live in the main centres and wish to retire close to their families.

Issue 5: Access to Māhinga kai and customary materials

16. The ability to access mahinga kai and customary materials is a key need for Poutini Ngāi Tahu, both from a cultural perspective in their exercise of kaitiakitanga and tikanga, for example to support tāngihanga, but also from a practical perspective as food and materials for weaving.
17. Key concerns around this are two-fold: protection of the environmental qualities of māhinga kai sites so that the kai is available; and ensuring the ability to access these areas.

Issue 6: Protecting Pounamu and Aotea Stone and its management

18. Pounamu is subject to the Pounamu Vesting Act, however Aotea Stone does not have that same level of protection. Both Ngāti Māhaki and Ngāti Waewae have Pounamu Management Plans in place.
19. Ngāti Māhaki hold a Crown Minerals Permit from source to sea for Aotea Stone but fossicking by members of the public is an ongoing problem. The resource is very small and recognition of its significance to Ngāti Māhaki the inclusion of a recognition of this in the plan perhaps through an overlay, would be valued.

Issue 7: Recognising that only Poutini Ngāi Tahu can identify impacts of activities on their taonga

20. The relationship between Poutini Ngāi Tahu and their culture, traditions, ancestral lands, water bodies, sites, landscapes, wāhi tapu and other taonga is a core part of the wellbeing of Poutini Ngāi Tahu whānau.
21. Some development on the West Coast has negatively affected Poutini Ngāi Tahu taonga and the customary rights and practices of Poutini Ngāi Tahu within their ancestral rohe. When assessing the cultural impacts of activities on these customary rights, practices and taonga only Poutini Ngāi Tahu are able to identify those impacts.
22. Poutini Ngāi Tahu participation in resource management decision-making and the integration of mātauranga Māori and tikanga into resource management is therefore of paramount importance to ensure a sustainable future for Poutini Ngāi Tahu and for the West Coast as a whole.
23. This includes things such as decision making around management of significant natural areas – particularly on Poutini Ngāi Tahu land, but also where these areas have significant cultural values.

PROPOSED STRATEGIC OBJECTIVES AND STRATEGIC POLICY

24. In response to the draft Issues, four draft Objectives are outlined below. As these sit within an overarching Strategic chapter these will be Strategic Objectives of equal weight to others discussed previously in relation to Agriculture, Connections, Mineral Extraction, Natural Heritage, Tourism and Urban Development.
25. In these drafts I have included translations of Māori words in the Objectives – but in the final Plan these translations will be included in the definitions section.

Strategic Objective 1: To enable the occupation, development and use of Poutini Ngāi Tahu land in accordance with tikanga (custom) and for the benefit of Poutini Ngāi Tahu.

26. This Objective responds to Issues 1 and 2 and provides a direction to include the Māori Purpose Special Zone.

Strategic Objective 2: To include Te Tai o Poutini (West Coast) wide provisions to support Poutini Ngāi Tahu exercise of customary rights and interests including:

- Establishment of papakāinga (Māori villages) and kaumatua (older adult) housing
 - Access to mahinga kai (food gathering places) and cultural materials
 - Management of Pounamu and Aotea stone
 - Management of taonga (treasures) and wāhi tapu (sacred sites)
27. This Objective specifically aims to address Issues 4, 5 and 6 and sets a framework for District wide-rules and the development of Overlays to recognise the Pounamu and Aotea Stone resources.

Strategic Objective 3: To identify Poutini Ngāi Tahu cultural landscapes and enable their management to provide for the cultural relationships of Poutini Ngāi Tahu.

28. This Objective responds to Issue 3 and also links to the policies in the West Coast Regional Policy Statement. It provides for the cultural landscape framework to sit within TTPP. A presentation on cultural landscapes was made to the October meeting of the Committee.

Strategic Objective 4: To support Poutini Ngāi Tahu in their exercise of kaitiakitanga (guardianship) and recognise their special relationship with te taiao (the environment), Poutini Ngāi Tahu taonga (treasures) and wāhi tapu (sacred sites) through resource management process and decisions.

29. This Objective responds to Issue 7 and provides strong direction to ensure that Poutini Ngāi Tahu are involved in the resource management process.

STRATEGIC POLICIES:

30. While staff are not proposing to include policies in the other strategic direction chapters, they are proposed for the Poutini Ngāi Tahu Chapter. There are a range of other matters which will be included in the Poutini Ngāi Tahu Chapter – for example statements from the hapū, a description of te ao Māori (the Māori world view) and how this relates to resource management, identification of statutory acknowledgements and key matters in the Ngāi Tahu Claims Settlements Act.

Strategic Policy 1: Support the use of Joint Management Agreements and s33 Transfer of Powers for resource management functions on Poutini Ngāi Tahu Land.

31. This policy sits under Objectives 1 and 4 and provides for the possibility of a Joint Management Agreement or s33 Transfer of Powers. As discussed above to implement such a regime is outside the ambit of Te Tai o Poutini Plan and would need to be decided on by the four Councils.

Strategic Policy 2: Enable rangatiratanga and kaitiakitanga in accordance with tikanga on Poutini Ngāi Tahu land through the development and use of Hapū Management Plans.

32. This policy sits under Objective 1 and provides for management of Poutini Ngāi Tahu land through a Hapū Management Plan if other mechanisms are not taken up. Iwi and Hapū Management Plans have a formal status under the Resource Management Act and are widely used throughout New Zealand.

Strategic Policy 3: Support the identification of Poutini Ngāi Tahu Cultural Landscapes and provide for their protection through the use of overlays and Plan provisions.

33. This policy outlines the requirements to meet Strategic Objective 3.

Strategic Policy 4: Provide for papakāinga and kaumatua housing, marae and Māori customary activities to be established throughout the West Coast settlements and on Poutini Ngāi Tahu land.

Strategic Policy 5: Poutini Ngāi Tahu should be able to freely access mahinga kai sites and cultural materials in accordance with tikanga and to support community wellbeing.

Strategic Policy 6: Support the implementation of the Pounamu Vesting Act and the management of Aotea Stone and Pounamu by Poutini Ngāi Tahu through the use of overlays and Plan provisions.

34. These three policies outline the requirements to meet Strategic Objective 2.

Strategic Policy 7: Provide for active participation by Poutini Ngāi Tahu in the sustainable management of West Coast resources.

Strategic Policy 8: Recognise the role of Poutini Ngāi Tahu as kaitiaki and provide for them to exercise kaitiakitanga through the resource management process.

Strategic Policy 9: Recognise Poutini Ngāi Tahu as specialists in tikanga and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga.

Strategic Policy 10: Protect Poutini Ngāi Tahu taonga and cultural sites, while ensuring Poutini Ngāi Tahu's key role in decision making around their management.

35. These four policies put in place the framework to implement Strategic Objective 4.

NEXT STEPS

36. The Strategic Issues, Objectives and Policies for Poutini Ngāi Tahu set an overarching framework for provisions in the Plan.
37. These will inform the development of specific provisions for Sites of Significance to Māori, the Māori Purpose Zone and Overlays for the Pounamu and Aotea Stone Management Areas. They also direct and support provisions within the other chapters in the Plan, such as provisions for papakāinga and pou whenua.

Appendix One: West Coast Regional Policy Statement Provisions for Poutini Ngāi Tahu

The significant resource management issues for Poutini Ngāi Tahu on the West Coast are:

1. Expression of rangitiratanga through active involvement in resource management decision-making.
2. The need for integrated environmental management of and between all resources, reflecting ki uta ki tai.
3. It is important to Poutini Ngāi Tahu that the life-supporting capacity of the environment is safeguarded, and this capacity is restored where it has been impaired by use and development of resources.
4. The need to use resources, including mahinga kai resources, to sustain the community.
5. The obligation to protect wāhi tapu and other taonga for future generations.
6. The wise and efficient allocation and use of non-mineral resources within their capacity to regenerate, having regard to the effects of the use.

Note: Some of these issues are dealt with in other chapters of this RPS.

OBJECTIVES [CHAPTER THREE]

1. To take into account the principles of the Treaty of Waitangi in the exercise of functions and powers under the RMA.
2. Recognise and provide for the relationship of Poutini Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga within the West Coast Region.

OBJECTIVES [CHAPTER FOUR]

5. To recognise and provide for the relationships of Poutini Ngāi Tahu with cultural landscapes

OBJECTIVES [CHAPTER SEVEN]

3. Provide for sustainable subdivision, use and development to enable people and communities to maintain or enhance their economic, social and cultural wellbeing in areas of significant indigenous vegetation and significant habitats of indigenous fauna.

POLICIES [CHAPTER THREE]

1. Acting cooperatively and in good faith, the Regional and district councils will continue to provide opportunities for active involvement of tangata whenua in resource management processes under the RMA.
2. In consultation with Poutini Ngāi Tahu, provide for the protection of ancestral land, wāhi tapu, water, sites, and other taonga from the adverse effects of activities, in a manner which is consistent with the purpose of the RMA.
3. The special relationship that Poutini Ngāi Tahu have with te taiao (the environment), and their economic, cultural, and spiritual values, including their role as kaitiaki, will be given particular consideration in resource management decisions and practices.
4. The aspirations of Poutini Ngāi Tahu concerning the development of papakāinga housing on Poutini Ngāi Tahu land will be recognised and supported.

POLICIES [CHAPTER FOUR]

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.

POLICIES [CHAPTER SEVEN]

9. Give effect to Objective 2 of Chapter 3 by;
 - a) Providing for the kaitiakitanga role of Poutini Ngāi Tahu in the management of indigenous biological diversity;

- b) Provided that Policy 2 is met, recognising and providing for subdivision, use and development in a SNA where it is for the purpose of papakainga, cultural harvest or mahinga kai gathering by papatipu rūnanga in a manner that accords with tikanga and kaitiakitanga;
- c) Where practicable, provide for Poutini Ngai Tahu customary use of indigenous species in a manner that accords with tikanga and kaitiakitanga, within the framework of the regional and district council's RMA functions.

Appendix Two: Tangata Whenua Provisions in the Existing District Plans

	Westland	Grey	Buller
Issue	The ability of tangata whenua to exercise their traditional relationship with ancestral lands, water, sites, waahi tapu and other taonga is sometimes threatened by conflicting values on activities	There are many places throughout the District which have been used, occupied and are of value to Tangata Whenua, including places where people have been buried. Accordingly, the District remains spiritually and culturally important to Tangata Whenua, who have a general concern for the natural integrity of the District's environment.	Access to, or development near, cultural and historic sites may adversely impact on their cultural and historic values.
Objectives	<p>3.5.1 To pursue a partnership of consultation and participation between the Council and Poutini Ngai Tahu relating to resource management.</p> <p>3.5.2 To recognise and provide for the relationship, culture and traditions of tangata whenua with their ancestral lands, water, sites, waahi tapu and other taonga.</p>	<ol style="list-style-type: none"> 1. To recognise and provide for the identification and management of those natural and physical resources which are considered important to Tangata Whenua, including Statutory Acknowledgement Areas and nohoanga sites. 2. To recognise and provide for Tangata Whenua access to their traditional food gathering sites and the adequate protection of these from any use or development that may threaten such resources. 3. To protect culturally significant sites, such as burial grounds, tapu sites and other taonga throughout the District. 	To protect places and sites of historical and cultural value from the adverse effects of land use activities and to ensure where appropriate, access to historic and cultural sites is maintained and enhanced.
Policies	<p>Heritage Policy D:</p> <p><i>The protection of waahi tapu, taonga and urupa within Westland District shall be encouraged</i></p>	1. Natural and physical resources that are important to Tangata Whenua including Statutory Acknowledgement Areas and nohoanga sites, will be identified and managed to avoid, remedy or mitigate adverse effects that could affect such	4.6.8.1. A close and on-going relationship with tangata whenua and the Council shall be maintained, including the maintenance of confidential records in ways which accord with the tikanga of tangata whenua of known waahi tapu.

	<p>Activities on the Surface of Rivers and Lakes Policy A:</p> <p><i>To ensure that activities being undertaken on the District's lakes and rivers occur in a manner which avoids, remedies or mitigates their effects on wildlife habitats, other natural conservation values and tangata whenua values.</i></p>	<p>resources.</p> <p>2. Where landuse activities have the potential for the to adversely affect the natural environment, Council will look to ensure the restoration and retention of the natural environment as a condition of Council consent.</p> <p>3. The protection of Maori food-gathering sites (mahinga kai) and access to such sites, will be a consideration in the resource consent process.</p> <p>4. Council will endeavour to provide protection of all culturally significant sites.</p> <p>5. An on-going and active relationship between Tangata Whenua and Council will be sought to further Iwi input into resource management decisions.</p> <p>Activities on the surface of rivers and lakes:</p> <p>The adverse effects of activities on natural character of margins should be avoided, remedied or mitigated in terms of:</p> <ul style="list-style-type: none"> a. ... g. cultural and spiritual values <p>Coastal environment:</p> <p>Development, use or subdivision affecting the natural character of the coastal environment shall have particular regard to the following:</p> <ul style="list-style-type: none"> a. ... e. The presence of special spiritual, 	<p>4.6.8.2. Evaluate and protect heritage resources by identifying those resources of historic, cultural or architectural value or of special significance to the District.</p> <p>4.6.8.3. As and when cultural and/or historical sites of importance to tangata whenua are identified by respective Kaitiaki in Buller District, the Council shall facilitate the recording of such sites in ways which accord with the tikanga of local iwi.</p> <p>4.6.8.4. Assessment of resource consent applications shall include their potential impact on known places of historic and/or cultural value.</p> <p>4.6.8.5. Continued access to sites of special cultural significance to tangata whenua shall be supported.</p> <p>4.6.8.6. Upon accidental discovery of urupa or skeletal remains, consultation with the tangata whenua shall be required.</p>
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		heritage, cultural values including those of significance to Maori f.	
Rules	Papakainga and marae on land held in trust is a Controlled Activity	No specific provision for papakainga or marae	No specific provision for papakainga or marae
Schedules	Statutory acknowledgements and nohoanga entitlements identified	Statutory acknowledgement areas and nohoanga sites mapped	Statutory acknowledgements and nohoanga entitlements identified



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: November 2020
Subject: **Short-Term Residential Visitor Accommodation Approach in the Plan**

SUMMARY

This report brings back the information requested by the Committee to inform discussions around the approach to Short-Term Residential Visitor Accommodation in the Plan.

The report outlines the positive and negative effects of short-term residential visitor accommodation with a Resource Management focus. It provides information about Air BnB activity on the West Coast. It also reports on feedback from the just-completed consultation process on short term residential visitor accommodation from community members.

Previous options discussed by the Committee are included in the report and it provides a potential option which has been developed by the Technical Advisory Team taking into account all of the information and feedback gathered to date.

Because the consultation process has identified Short-Term Visitor Accommodation as significant issue, it is proposed that the preferred approach of the Committee be subject to further, targeted stakeholder consultation, including with providers of short-term visitor accommodation, during the 2021 calendar year.

RECOMMENDATIONS

1. That the information be received
2. That the proposed approach to short term residential visitor accommodation as recommended in the report, and including any amendments from the Committee, be adopted as a draft for consultation.
3. That specific consultation on the draft be undertaken during the 2021 calendar year and be reported back to the Committee.

Lois Easton

INTRODUCTION

1. The Committee considered issues around short-term visitor accommodation in residential areas at its April, May and July 2020 meetings. It is recognised that this is one of the critical areas for direction in Te Tai o Poutini Plan (TTPP).
2. At the July meeting it sought that a comprehensive report that considered:
 - The effects of visitor accommodation on residential communities
 - The requirements of the Building Act in relation to visitor accommodation
 - The cross – plan approach to visitor accommodation and how this is proposed to be addressed in all the relevant zones.

DEFINITIONS

3. This paper focuses on visitor accommodation developed within existing residential units – in residential areas, settlements and rural areas.
4. This paper does not deal with motels/hotels/backpackers or boarding houses as these are considered pure commercial activities and are provided for within Commercial and Mixed Use Zones.
5. There are two types of Short-Term Residential Visitor Accommodation – homestay or hosted accommodation, and unhosted accommodation.

Homestay (or Hosted) Residential Visitor Accommodation: Means the use of a residential unit including a residential flat by paying guests at the same time that either the residential unit or the residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.

Unhosted Residential Visitor Accommodation: means the use of a whole residential unit, including a residential flat by paying guests where the length of the stay by any guest is less than 90 nights. It excludes commercial scale visitor accommodation such as hotels, motels, backpackers and boarding houses.

6. Guests staying more than 90 nights are subject to the Residential Tenancies Act and are therefore not included within the scope of short-term residential visitor accommodation.

POSITIVE EFFECTS OF SHORT-TERM RESIDENTIAL VISITOR ACCOMMODATION

7. A review of the potential positive effects of short-term residential visitor accommodation has been undertaken. While there are undoubted benefits to the property owners in terms of increased income, there is limited evidence available of positive effects on the wider community.
8. The only studies available which identify positive effects have been undertaken by Air BnB. Two main studies have been undertaken:

Deloitte Access Economics (2018) The economic effects of Air BnB in New Zealand – available online at: <https://news.airbnb.com/wp-content/uploads/sites/4/2018/05/dae-economic-contribution-Airbnb-new-zealand.pdf>.

9. This report considers the economic contribution to Auckland, Wellington, Christchurch and Queenstown and how this supports the wider tourism industry in New Zealand.

Oxford Economics (2020) – this report is referred to in multiple press releases and articles for multiple countries, but it has been difficult to get a copy of the actual report. Press releases indicate that the report says Airbnb will be a critical positive for the recovery of the tourism industry in New Zealand.

10. While the benefits to the West Coast of short-term residential visitor accommodation have not been quantified, there will undoubtedly be positive benefits in particular in provision of accommodation during peak periods when the traditional visitor accommodation is full.
11. There are also benefits which accrue in relation to efficiency of use – where existing baches are rented for periods when the dwelling owner does not want to use it. This creates the opportunity for more people to have access to and enjoy those locations on the West Coast.

12. Because of these benefits, and the benefits to property owners, it is generally agreed that short term residential visitor accommodation is something that should be provided for within the rules for Residential areas. The key question is what regulatory regime will allow these benefits, but also manage the adverse effects.

ADVERSE EFFECTS OF SHORT-TERM RESIDENTIAL VISITOR ACCOMMODATION

13. Residential visitor accommodation can generate a range of adverse effects. These vary by scale, generally depending on the number of visitors and visitor units.
14. Key adverse effects and the impact on residential environments are summarised in the table over. It should be noted that these effects are well understood, and research is occurring in many places. Further reading on this topic can be found at the following links:

<https://localgovernmentmag.co.nz/airbnb-impact/>

<https://www.stuff.co.nz/southland-times/news/107365971/airbnb-analysing-the-impact-of-disruptive-innovation>

<https://www.rnz.co.nz/news/business/387548/airbnb-likely-cause-of-high-rents-in-queenstown-researcher>

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2020/PC4/PC4-Notification-s32-Report.pdf>

<https://www.epi.org/publication/the-economic-costs-and-benefits-of-airbnb-no-reason-for-local-policymakers-to-let-airbnb-bypass-tax-or-regulatory-obligations/>

15. Extracts from the Section 32 Reports from Queenstown Lakes and Christchurch Plan Changes and surveys of their communities outlining the issues and concerns are also included in Appendix One.

Environmental Effect	Description of Effect	Impacts on Residential Areas	Impacts on other Locations
Increased tourism expenditure	<p>This is a positive effect – but the degree of benefit will vary depending on where the accommodation is located.</p> <p>Additional accommodation provides for an increase in numbers of visitors – particularly during peak periods. This increases expenditure on things such as food, entertainment and activities.</p>	<p>Greatest benefit where visitor accommodation is located by key amenities where visitors can spend money. These are the same amenities that residential development utilises.</p>	<p>Where visitor accommodation is located out of towns and settlements, there may be less direct benefit.</p>
Reduction in residential housing availability – unhosted accommodation /short term rental	<p>Where dwellings are operated solely as visitor accommodation and are withdrawn from the available housing stock for residential purposes.</p>	<p>Can lead to housing shortages – most frequently for rental accommodation, but also for owner-occupier accommodation.</p> <p>This has been identified as a particular problem in a large number of West Coast Settlements including Haast, Hokitika, Greymouth, Moana, Reefton and Punakaiki. Knock-on effects can be very significant including:</p> <ul style="list-style-type: none"> • Insufficient residential dwellings so that workers do not have accommodation • A “hollowing out” of community leading to loss of community cohesion • Whole streets/areas where all dwellings are unavailable for residential use • Increased prices for long term rental accommodation prices residents out of the market • Increased house prices meaning that parts of the community such as older adults and young families are unable to afford to live in the community 	<p>Can have similar impacts on settlements (on the West Coast this is most clearly seen at Punakaiki and Franz Josef).</p> <p>May not be as significant an issue in Rural areas.</p>

Environmental Effect	Description of Effect	Impacts on Residential Areas	Impacts on other Locations
		A number of studies have looked at the costs of home share accommodation on house prices and rents in other parts of the country. These find where there is a low rate of new house building (as is the case on the West Coast) these effects can be substantial.	
Noise	Noise associated with arrival/ departure and traffic movements.	Arriving visitors will take a period of time to unpack the car and there is generally a reasonable amount of noise talking and with car doors slamming. Where this is later in the evening, or earlier in the morning, it will alter the normal noise environment in the residential area.	Settlements are similar to residential areas in terms of night-time noise. Rural areas issues could arise if there are a cluster of dwellings within a rural area (e.g. Kokatahi, Birchfield).
	Noise associated with "party houses" and holidaying behaviour.	Short term residential accommodation tends to be popular with larger groups travelling together, and there can be incidents with "party houses" developing. Because the visitors are not invested in the community, behavioural norms around residential noise are often not in place. A high turnover of guests also makes noise rules difficult for the Council to enforce as each new set of guests is unaware of previous incidents.	
Traffic generation	Can significantly increase the number of traffic movements than is normal to the area and at times that are not usual for a residential area. Private vehicles arriving at the accommodation to check in (can be late at night). Generally, 1 vehicle is required for every 3-4 people staying in the accommodation.	Where visitor accommodation is located in cul de sacs or quiet streets, this can become intrusive – particularly where there are large numbers of accommodation sites (e.g. multi-unit) as these result in larger numbers of vehicles. Small residential streets are not designed for vehicle access by buses and large transport vehicles which can create safety issues. Because visitors will normally have luggage, they seek to	Depending on the settlement size and location, traffic generation effects may be more easily managed in settlements than town residential. Many settlements are located on main roads. However small internal roads are characteristic of settlements on the Coast – so heavy vehicle movements can still be problematic. Traffic movements within settlements is generally low and slow, so visitor accommodation can

Environmental Effect	Description of Effect	Impacts on Residential Areas	Impacts on other Locations
	<p>Private vehicles going to and from the accommodation to undertake activities while staying there. Generally, visitors will generate more vehicle movements than residential areas (particularly when compared to commuting travel) and the vehicle movements will be throughout the day and evening.</p> <p>Buses and transport vehicles dropping clients at visitor accommodation. This has become a problem in popular tourist areas.</p>	<p>be dropped as close to their accommodation as possible.</p>	<p>lead to issues with speeding vehicles and increased traffic.</p> <p>Could impact in rural areas if access is off minor/small roads but impact likely to be minor.</p>
Parking	<p>Depending on the number of people parking demand can be greater than a residential activity.</p>	<p>Additional parking demand can result that is not able to be accommodated on site. This can disrupt the parking situation for residential neighbourhoods, particularly where this might be already impacted by commuter demands, or day visitors.</p>	<p>Settlements generally have reasonable levels of on street parking, with section sizes meaning there is often good off-street parking also. Less of a concern in settlements than town residential areas.</p> <p>In a rural area parking is generally not an issue as there is generally sufficient land on the property to accommodate additional vehicles.</p> <p>In Medium Density Residential Zones parking could be more problematic. Evidence from other parts of New Zealand suggests these locations, with greater density of housing, are where parking effects from "overflow" cars unable to park on site are most pronounced.</p>

Environmental Effect	Description of Effect	Impacts on Residential Areas	Impacts on other Locations
Loss of residential neighbourhood - unhosted accommodation /short term rental	Adjacent properties have no neighbouring household living there.	<p>Effect on Community connectivity/cohesion as residential community members become physically isolated from other residential neighbours.</p> <p>Loss of sense of privacy and safety with neighbours not knowing who will be occupying the houses and more strangers present in their neighbourhood.</p> <p>Where multiple short-term rentals are located in the same residential area or street, these effects are magnified.</p> <p>These effects are lessened however in locations where there are already large numbers of holiday homes, for example Moana, Little Wanganui and Okuru.</p>	Less of a concern in rural areas, or settlements with large numbers of holiday homes.
Signs	Visual impact of commercial signs located in residential area.	<p>Similar effect to home occupations. Can become a problem if there are direction signs as well as business locator signs (sign creep).</p> <p>Problems also can arise where there are no signs identifying the property as arriving guests ask around for the location.</p>	Similar issues in rural areas and settlements.
Rubbish	Poor rubbish and litter management due to higher volumes produced than standard residential activities.	Guests are not familiar with rubbish management practices at the property. This can lead to rubbish bins not being taken out or brought in, disposal of uncollected rubbish into neighbour's bins and littering.	Similar issues in rural areas and settlements.
Pressure on Public Water and	Residential Visitor Accommodation tends to provide for larger numbers of people than normally occupy a residential dwelling. This places additional strain on water supply and	Depends on the state of the wider water infrastructure. Peak use of water and wastewater infrastructure is a concern in Hokitika where significant upgrades are required.	In settlements can be a significant concern. E.g. in Punakaiki the demand for reticulated water supply is being driven by peak period visitor numbers.

Environmental Effect	Description of Effect	Impacts on Residential Areas	Impacts on other Locations
Wastewater Infrastructure	wastewater infrastructure, which is accentuated in peak periods. Additional costs to upgrade infrastructure may be required – though the costs of these are met by ratepayers.		
On site Wastewater systems	Outside reticulated areas on site wastewater systems are used. Systems are designed for normal residential occupancy and increased occupancy can overload the systems.	Not an issue in urban residential areas.	Problems can arise in settlements and rural areas where on -site systems are in place. In older systems, and where the dwelling has been designed as a bach systems can be at higher risks of failure and overflow leading to pollution of waterways and odour effects.

BUILDING ACT REQUIREMENTS

16. Under the Building Act 2004 there are key regulations which must be complied with when changing the use of a property from a residential use to a short term (or long term) rental. In the first instance the change of use requires notification to the relevant district council under sections 114 and 115 of the Building Act. The changed use cannot occur until the council has given the owner written confirmation that the requirements of the Building Act have been complied with. Generally, this means that at a minimum the building will have to comply with Building Code requirements around access and escape for fire. Depending on the scale of visitor accommodation use, it could also mean providing access and facilities for disabled people. Often a building consent will be required.
17. The different types of uses are outlined in the Building (Specified Systems, Change the Use, and Earthquake - prone Buildings) Regulations 2005. For short-term rentals, a change of use from a pure residential dwelling (SR – Sleeping Residential or SH – Sleeping Single Home) to accommodation (SA – Sleeping Accommodation) would be the most likely change of use.
18. Section 115 of the Building Act means that the building would need to be assessed as meeting the current Building Code for:
 - Means of escape from fire
 - Protection of other property
 - Sanitary facilities
 - Structural performance
 - Fire rating performance
19. If there is any construction or alteration activity undertaken as a result of, or to enable the change of use, (including that to meet the above building code requirements) then this also triggers a requirement that there is provision by way of access, parking and sanitary facilities for people with disabilities.
20. Recently, Grey District Council has embarked on a compliance checking regime of short-term rentals to ensure that they are meeting the Building Code requirements. Under the Building Act any one not meeting the requirements is liable for a \$5000 fine as well as the requirement to undertake the required remedial work.

OTHER COUNCIL APPROACHES

21. Concerns about how to best manage short-term residential visitor accommodation and its effects is something a large number of Councils across the country are wrestling with. Different approaches are summarised below. More information on the Queenstown Lakes and Christchurch Plan Changes is contained in Appendix One.

District (Date of Plan)	Summary of Rules	Comment
Queenstown Lakes (Decision - Plan Change 2018, Under Appeal)	Permitted Activities: <ul style="list-style-type: none"> • Homestays in all Zones – 5 guest limit, must meet all Permitted standards for parking etc Controlled <ul style="list-style-type: none"> • Unhosted visitor accommodation in a residential unit - Max length of time available for rental is 90 days/calendar year Restricted Discretionary <ul style="list-style-type: none"> • Homestays – more than 5 guests but meeting all Permitted standards for zone • Unhosted residential visitor accommodation in a residential unit – 	Plan Change introduced because of problems – principally impacts on urban amenity (noise, traffic generation, parking) as well as the substantial effect on the availability of housing for genuine residential uses. The Plan Change aims to allow for people to rent their holiday home for some of the time, but to strongly discourage people purchasing houses for the sole purpose of short-term rental accommodation as this is effectively a

District (Date of Plan)	Summary of Rules	Comment
	<p>Max length of time available for rental is 180 days/calendar year</p> <p>Non-Complying</p> <ul style="list-style-type: none"> • Homestays breaching Permitted Activity standards for zone (e.g. noise, parking, traffic generation) • Unhosted visitor accommodation in a residential unit where it is available for rental for more than 180 days/year 	<p>commercial business operating in a residential area.</p> <p>1551 Air BnB rentals in Queenstown and Frankton. 809 in Wanaka.</p>
Christchurch (proposed Plan Change 2020)	<p>Permitted Activity</p> <ul style="list-style-type: none"> • Homestays in all Zones – up to 6 guests -no check in or check out between the hours of 10pm and 6am; no functions or events where the number of guests exceed the paying guests staying overnight • Unhosted residential visitor accommodation in Rural Zones -up to 10 guests for up to 180 days/year – adjacent neighbours must be notified and have manager contact info • Visitor accommodation accessory to farming, conservation or a rural tourism activity in Rural Zones -up to 6 guests • Visitor accommodation in a heritage item in a Residential Zone– up to 10 guests; permanent resident or manager on site; no check in and check out between 10pm and 6am; no functions or events where the number of guests exceed the paying guests staying overnight <p>Controlled Activity</p> <ul style="list-style-type: none"> • Residential (and settlement equivalent) Zone - Unhosted visitor accommodation for up to 60 days per year, maximum 6 guests, no check in or check out between 10pm and 6am; no events as per Permitted Activity std. • Visitor accommodation in a heritage item in a Residential/settlement Zone with no onsite manager but meeting all other Permitted Activity standards <p>Discretionary Activities</p> <ul style="list-style-type: none"> • Rural Zone – visitor accommodation not meeting Permitted Activity standards 	<p>This is a more detailed plan change – rules are much more permissive in rural zones; there is a tiered approach in residential zones and a range of more enabling concessions for heritage items to enable adaptive reuse of heritage buildings.</p> <p>Like Queenstown they have drawn the line of “Commercial” visitor accommodation at 6 months. The Plan Change aims to allow for people to rent their holiday home for some of the time, but to strongly discourage people purchasing houses for the sole purpose of short-term rental accommodation.</p> <p>2034 Air BnB rentals at Christchurch and Banks Peninsula. (1.5% of Christchurch housing stock)</p>

District (Date of Plan)	Summary of Rules	Comment
	<ul style="list-style-type: none"> • Residential/Settlements Homestays where Permitted Standards not met up to 12 guests • Residential/Settlements - Unhosted visitor accommodation up to 12 guests/night for a maximum 180 nights per year • Residential/Settlements Visitor accommodation in a Heritage item up to 20 guests/night <p>Non-complying activities</p> <ul style="list-style-type: none"> • Residential/Settlements Unhosted visitor accommodation that exceeds 12 persons or 180 nights/year • Residential/Settlements Homestays and visitor accommodation in a heritage item exceeding max number of guests for Discretionary Activity 	
Selwyn (proposed 2020)	<p>Permitted Activity</p> <ul style="list-style-type: none"> • Rural Zone – hosted, max 5 guests • Residential Zone -hosted or unhosted max 5 guests • Settlement Zone -hosted or unhosted max 5 guests <p>Discretionary</p> <ul style="list-style-type: none"> • Visitor accommodation not meeting Permitted Activity standards 	There are 221 Air BnB rentals across the whole of Selwyn District – most in the Greater Christchurch fringe.
Porirua (proposed 2020)	<p>Permitted Activities:</p> <ul style="list-style-type: none"> • Residential Zone – hosted or unhosted max 5 guests • Rural/Settlement Zone – max 10 guests <p>Restricted Discretionary</p> <ul style="list-style-type: none"> • Visitor accommodation not meeting Permitted Activity standards 	There are 115 Air BnB rentals across Porirua City scattered throughout the beach suburbs.
New Plymouth (Decision 2020)	<p>Permitted Activities:</p> <ul style="list-style-type: none"> • Boarding Houses with up to 6 residents • Other Visitor Accommodation - Max 10 guests/night; No more than 90 days/calendar year; Max 22 vehicle movements/day; Max 8 vehicle movements/hour; Must meet all other zone performance standards (e.g. height, setbacks) <p>Restricted Discretionary Activity if standards not met.</p>	<p>There are 518 Air BnB rentals across New Plymouth District – most clustered around New Plymouth.</p> <p>New Plymouth has a number of large events (e.g. WOMAD) where short term residential rental accommodation is a key part of meeting the visitor accommodation demand.</p>

CURRENT STATE OF RESIDENTIAL VISITOR ACCOMMODATION ON THE WEST COAST

22. The data from Air DNA – a website which provides statistics on short term visitor accommodation was accessed on 8 October 2020 and is summarised in the table below. Further information is included in Appendix Two.

	Westland	Grey	Buller	West Coast
Number active rentals Oct 2020	401	179	281	861
Number of active rentals Jan 2017	220	103	129	452
Percentage Entire Home Rentals	73%	75%	72%	73% (629)
Average number of guests	4.8	5	5.2	5
Average number of bedrooms	2	1.9	2	2
Main locations	Hokitika and Franz Josef, however there are listings at every settlement throughout Westland	Greymouth – Paroa, Moana, Barrytown	Punakaiki, Fox River, Westport and Reefton however there are extensive listings along the entire coastline	

23. There are a few conclusions that can be drawn from the data – bearing in mind that it does not include properties listed through other websites such as Book-a-Bach and so the actual number of short-term residential visitor properties is likely to be greater than this data.

- Three quarters of the listings are entire home rentals, so are therefore Unhosted Short Term Visitor Accommodation
- There are large groupings in some locations, particularly Franz Josef, Hokitika, Punakaiki and Westport.
- The average number of guests staying is 5, but there are a wide range of properties available including those which can accommodate more people.
- There has been a slight drop in listings since the high point in January 2020, but the statistics do show that occupancy is increasing again, particularly in Buller, and there has not been the previously predicted major movement out of short-term residential visitor accommodation.

24. There has not been significant house building activity on the West Coast over the last 3 years (Building Consent Data indicates that only 345 building consents for new dwellings were issued for the 2017-2019 calendar years), but 409 properties have been added to the pool of short-term rentals on the West Coast. At least some of these may have previously been owner occupied or long-term rental properties – which may therefore be having some impact on the availability of houses for permanent residents.

FEEDBACK FROM CONSULTATION

25. The Te Tai o Poutini Plan roadshow visited small and large settlements across the West Coast in March and September 2020. Concerns about the impact of short-term rental visitor accommodation were very widely voiced at a number of locations by community members attending the roadshow.
26. The major concerns expressed were the impact that the short-term rental accommodation market had on housing availability for community members – both owner occupied and long term rental accommodation.
27. Particular concerns were expressed that this meant there was nowhere for workers to live, and for small communities an effect of hollowing out the community and impacting community functionality. Noise was also identified as an issue. Short term/Air BnB type rentals were identified by community members as a problem in the following locations:
 - Haast
 - Franz Josef
 - Hokitika
 - Greymouth
 - Moana
 - Arahura
 - Barrytown
 - Punakaikiki
 - Reefton
28. Additionally, there were concerns of commercial competition raised around the operation of short term rental vs hotel/motel accommodation. It should be noted however that these are matters of trade competition, which is something that the Committee is not allowed to consider as part of any decision making on resource management matters.

OPTIONS CONSIDERED BY THE COMMITTEE SO FAR – RESIDENTIAL ZONE

29. A number of options for managing short term rental/visitor accommodation in residential areas have been presented to the Committee to date. These are as follows:

Residential Zone Option 1: [Similar to Status Quo in the three districts]

- Allow only for hosted accommodation (homestay) as a Permitted Activity
 - subject to meeting all other residential activity performance standards.
 - Limiting light vehicle movements /day to 20 for the visitor accommodation + residence and no heavy vehicle movements
 - Requiring no external storage be visible from any neighbouring residence or public place
- Discretionary activity resource consent for unhosted accommodation.
- Non-complying activity where noise, glare or parking standards not met.

Residential Zone Option 2:

- Allow for hosted accommodation as a Permitted Activity subject to performance standards as per Option 1.
- Restricted Discretionary resource consent for unhosted accommodation in identified areas by arterial roads at Hokitika and Greymouth.
- Discretionary Activity resource consent for unhosted accommodation elsewhere

Residential Zone Option 3

- Allow for hosted accommodation as a Permitted Activity.
- Allow for unhosted accommodation as a Permitted Activity throughout residential areas subject to meeting residential performance standards which maintain residential amenity.
- Discretionary activity consent where residential performance standards not met.

OTHER ZONES

30. The Committee has not considered other zones in its discussion, however the Zones where residential visitor accommodation provisions will be required are:
 - Rural Zone

- Settlement Zone
- Rural Living Zone
- Large Lot Residential Zone
- Medium Density Residential Zone

31. Based on the analysis of the issues and the information collated for this report the Technical Advisory Team suggest that the rules framework could follow the approach outlined over. After reading the Queenstown Lakes and Christchurch Plan Change Section 32 documents, they recommend that placing a maximum period of use for short term rental per annum of 180 days/year is a really good measure to help address the wider impacts on the availability and affordability of housing stock, while allowing owners of holiday homes and baches to get better utilisation of their property, as well as providing overflow accommodation for busy times of the year.
32. Staff have also identified the merit of a rule from Christchurch's Plan of including in the General Rural Zone some provisions for residential visitor accommodation ancillary to farming or conservation activities, however this will be brought to the Committee for further discussion in relation to the wider General Rural Zone rules.

POTENTIAL DRAFT SHORT TERM RESIDENTIAL VISITOR ACCOMMODATION FRAMEWORK

33. The Technical Advisory Team has considered the information set out in this and previous reports and the feedback to date from the Committee. A proposed draft framework for short term residential visitor accommodation across the range of zones is outlined below. Key points of this framework to note are:
- Similar provisions across all relevant zones.
34. Due to issues of compliance and enforcement, staff believe that simple clear provisions are the most appropriate. Many people do not know exactly which zone their property is located in and having the same Permitted Activity standards across all zones, eliminates the potential for confusion and error. It will enable clear consistent messaging from the Councils regarding Plan requirements and make ensuring compliance somewhat easier.
- A 5-person threshold above which more stringent provisions apply.
35. Five persons reflects one average carload of people, and therefore is a useful threshold to minimise traffic generation and parking impacts.
- Staff recommend that unhosted short term residential visitor accommodation (whole house short term rental) remain an activity that requires a resource consent in all the Zones looked at.
36. This is principally because there is no simple way to manage cumulative effects through a Permitted Activity regime. Staff have discussed whether it would be possible to put a cap on numbers for a Permitted Activity and if that cap was exceeded then a consent would be required, however the view was this would be difficult to administer and confusing for property owners. Cumulative effects are most likely to arise where multiple houses in a street convert to short term visitor accommodation.
- A "maximum 180 days use for short-term rental" provision apply, with a requirement that records of letting activity be held and made available to the Council on request to enable enforcement.
37. Staff see this requirement as a key way to ensure that the activity remains primarily a residential use - and will help mitigate the effect of withdrawal of the house from the wider residential housing stock. It will also help avoid the effect of what are effectively fully commercial activities developing in residential areas.

38. The zones to which this framework would apply include all Residential Zones (General, Large Lot, Medium Density), and all Rural Zones (Rural, Rural Living, Settlement).
39. It should be noted that while this proposes a Restricted Discretionary Activity consent for Unhosted short term residential visitor accommodation, it is the preference of the Technical Advisory Team that this be a full Discretionary Activity. However, in light of the feedback of the Committee, staff have developed an option which provides for a Restricted Discretionary Activity.

Permitted Activity	Homestays up to 5 guests per night <ul style="list-style-type: none"> • must meet normal performance standards for Zone
Restricted Discretionary	Unhosted up to 5 guests per night <ul style="list-style-type: none"> • must meet normal Permitted Activity performance standards for the Zone • max use for short term rental 180 days/year • Matters of discretion – parking requirements, financial contributions for wastewater, water supply and roading, hours of operation, number of days of operation, landscape measures
Discretionary Activity	Homestays and unhosted up to 10 guests per night <ul style="list-style-type: none"> • must meet normal Permitted Activity performance standards for the Zone except for traffic generation • max use for short term rental 180 days/year • must demonstrate adequate wastewater disposal systems in non-reticulated areas
Non-Complying Activity	Homestays and unhosted where more than 10 guests per night Unhosted short term residential visitor accommodation where this is used for the purpose for more than 180 days/year

EXISTING UNCONSENTED UNHOSTED RESIDENTIAL VISITOR ACCOMMODATION

40. The issue of existing unconsented unhosted residential visitor accommodation and whether this could be retrospectively legalised was raised at the July Committee meeting.
41. Staff do not recommend that this be undertaken for the following reasons:
- Retrospectively legalising illegal activity sends a poor message about District Plan compliance – including to those landowners who have complied in the past.
42. As well as not complying with the District Plan, these dwellings may also be non-compliant with the Building Code. So many may still not be “lawfully established” activities under the Building Act. This will create potential for confusion – and make achieving Building Act compliance more difficult for the Councils. It is not possible to retrospectively provide for Building Act compliance through a District Plan – the buildings must be assessed to see whether they meet the Building Code as a result of their Change of Use. If they do not meet the Building Code, they must be retrofitted to do so.

NEXT STEPS

1. Feedback from the Committee is sought on the draft staff proposal.
2. As in Queenstown and Christchurch, short term residential visitor accommodation appears to be a very significant issue for the West Coast Community. Staff consider that further specific consultation with the community to seek feedback on the preferred approach during 2021.

3. Staff recommend that this matter be highlighted in a fact sheet and questionnaire developed for inclusion on the TTPP website, be promoted for feedback from accommodation providers and provided to people at ongoing consultation events.

APPENDIX ONE: CHRISTCHURCH AND QUEENSTOWN LAKES PLAN CHANGES

There is no case law in relation to the current provisions for visitor accommodation in the West Coast District Plans. However, cases have been taken in relation to Christchurch City District Plan and Queenstown Lakes District Plan. The heart of the court discussion has been to what extent short term residential visitor accommodation differs in terms of its effects from a commercial business such as a hotel or motel.

In Queenstown Lakes, analysis by Infometrics indicates that 14% of the housing stock was being used for short term visitor accommodation. The housing affordability problems in Queenstown Lakes are well known and longstanding, however the studies concluded that short term visitor accommodation is a major contributory factor to these problems. Because of the scale of short term visitor accommodation this is also having effects on infrastructure requirements and provision, and substantial effects on traffic and parking.

In Christchurch the proportion of short-term residential visitor accommodation is only 1.5% of the housing stock, but concerns and adverse effects on neighbourhoods are significant.

The ongoing issues have meant that both Queenstown Lakes and Christchurch City have undertaken Plan Changes specifically aimed at managing the effects of short-term residential visitor accommodation.

Both Queenstown Lakes and Christchurch have adopted the view, based on Environment Court cases, that where a dwelling is used for more than 6 months of a year as short-term rental accommodation, that it is in effect a Commercial activity and should not be located in a residential (or rural) zone. Both Plans make this a Non-Complying Activity.

Part of the rationale for these Plan Changes (as outlined in their Section 32 analysis) is that the amenity effects of short-term residential visitor accommodation are primarily felt in residential towns and settlements, rather than in rural areas. The provisions in rural areas are more permissive as a consequence.

Key Issues identified by these Councils as part of their Section 32 Analyses are:

1. Inefficient use of housing stock

Use of holiday homes as short term rentals can improve the efficiency of use of what is an inefficient use of housing stock. The main public benefit of allowing short term residential visitor accommodation is that it might reduce the need for construction of new buildings and this could be a more sustainable approach than allowing more large scale commercial visitor accommodation. This more flexible capacity can also be used to meet surges in demand for large scale events.

2. Maintaining residential and rural amenity coherence and character

Amenity values are defined in the RMA as: "*those natural and or physical qualities or characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.*"

In a residential context, this can include the ability to use one's residential property for rest and relaxation, to live in an aesthetically pleasing environment, to enjoy a reasonable level of privacy, and to feel safe in one's home. These are important contributors to the quality of life of residents.

In a rural context, character and amenity values include a landscape dominated by openness and vegetation, visual separation between buildings and, where appropriate, buildings integrated into a predominantly natural setting.

The District Plan primarily manages residential amenity effects in residential zones through a package of built form standards such as setbacks from the road and internal boundaries, height limits and standards for noise and lighting/glare.

Noise and disturbance appear to be the principal concern in Christchurch and Queenstown Lakes communities. Noise issues can also be more difficult to resolve with frequent, unhosted accommodation where the neighbours do not know who to ask to reduce noise levels. A high turnover of guests also make it more difficult for Council enforcement officers and police to take action to reduce noise levels as each new set of guests will not be aware of previous incidents.

Surveys of the communities in these districts identified particular concerns over increased noise and the potential for unsupervised "party houses". Larger groups tend to favour staying in home-share accommodation compared with traditional hotels or motels because they can share communal areas and private outdoor living and recreation facilities with the group. Survey respondents noted that some kinds of home-share accommodation can be regularly rented out for functions or events such as wedding receptions.

While owner-occupants and long-term renters can also potentially throw parties or otherwise generate noise that disturbs neighbours, survey respondents noted that people on holiday are less constrained in their behaviour. A longer term resident has an incentive to build a positive relationship with neighbours they may one day need assistance from, whereas a visitor is generally not there for long enough to need or want to develop those kinds of connections to the same degree.

This disturbance can also be smaller but cumulative. A regularly cited issue with both hosted and unhosted accommodation is the impact of regular late-night and early-morning arrivals and departures disturbing neighbours' sleep. This can also result in security alarms being set off in the middle of the night as guests try to find the access code. Several respondents noted that they had been disturbed and woken late at night by guests knocking on their door asking for directions to a neighbouring house they had booked.

Feedback also raised concern regarding parking and traffic associated with home-share accommodation. Demand for spaces from visitors can contribute to competition for on-street and off-street parking that causes frustration for residents or their guests in finding a car park. High levels of demand for on-street car parking can also affect the amenity of the street environment and sites adjoining the road corridor.

Other adverse amenity effects noted in the feedback included increased littering, rubbish bins not being taken out or brought in, and disposal of rubbish in neighbours' bins which were then not collected.

These amenity effects would be over and above what might be expected from a residential use of the property because a long-term resident of the site would have greater knowledge of the site and requirements and would have a greater motivation to maintain positive relationships with neighbours. Where there is no permanent resident in occupancy or responsible supervision by a property manager, there is a risk that these effects will be more frequent and more significant.

Beyond amenity effects, enabling a high proportion of home-share accommodation can also impact the look and feel of residential neighbourhoods (their coherence as residential areas and their character).

In rural zones, however, because dwellings are generally much further apart from each other, a number of these adverse amenity and coherence impacts (e.g. noise, loss of privacy, lack of car parking) are not experienced to the same extent as in urban residential areas. The sense of safety can be increased to some extent by knowing that neighbouring dwellings are occupied instead of empty.

Queenstown Lakes noted that residential coherence effects can be experienced differently in areas that already have a high proportion of holiday and second homes. For example in Wanaka where

there is a larger representation of holiday and second homes, and permanent residents there are more accepting of large numbers of houses that are only temporarily occupied.

3. Reduced Social Cohesion

A number of studies have looked at the benefits of high levels of social capital within neighbourhoods. Strong community bonds build resilience in the face of natural disasters, socio-economic challenges or other crises, whereas neighbourhoods where residents don't know or distrust each other can be more vulnerable to crime and/or mental health issues.

In Christchurch a high percentage of Central City residents considered that home-share accommodation had had a negative impact on their sense of community. However a higher percentage of Banks Peninsula residents felt that home-share accommodation had had a positive impact on their sense of community, likely as the result of increased occupancy rates of holiday homes that might otherwise not be in use.

In Queenstown studies found the intermixing of visitor accommodation activities with residential development tends to adversely impact the integrity of community cohesion, possibly resulting in noise and parking issues and a reduced feeling of safety. In particular:

- Loss of neighbours/residential feel, feeling of not being in a stable neighbourhood and uncertainty about where the area is "headed" if there is a constant expansion of visitor accommodation developments
- Reduced sense of safety from more strangers about, not knowing neighbours, large number of empty units during off peak times leading to a sense of isolation.
- The loss of a domestic feeling to the built form. Larger building masses with a uniform appearance tend to dominate. The individuality created by owners or long term renters adding features to their houses or gardens is lost as complexes are managed by the same organisation and occupiers stay for only a few nights.

4. Housing Supply and Affordability

Home-share accommodation provides an opportunity for people to supplement their incomes by letting out spare rooms or the whole unit while they are away on holiday. This can potentially make home or bach ownership more affordable for people whose ability to cover mortgage payments on their own might otherwise be marginal. However, the effect may also be to inflate rental and house prices.

Purchasing residential units to offer home-share accommodation full time can be attractive to investors. Some real estate marketing materials in Christchurch include appraisals for listing properties for home-share accommodation. There is also a growing industry of property management companies that offer or specialise in management of home-share accommodation properties while owners are away.

A number of studies have looked at the impacts of home-share accommodation on house prices and rents. That analysis acknowledges that drivers of the housing market are complex and dynamic. Notwithstanding this, there are several international studies that suggest that home-share accommodation reduces the supply of housing stock available for owner-occupiers and renters and that this puts upward pressure on house prices and rents.

Christchurch City

Home-share accommodation listings as a proportion of the total housing stock in Christchurch is only 1.5%. While there may be localised effects in areas where there is particularly strong demand for home-share accommodation units, such as specific neighbourhoods within the Central City, again, this demand is likely to be able to be met by new development

In the smaller settlements on Banks Peninsula, there is less opportunity for new development to meet demand, in some cases due to infrastructure constraints, and a smaller overall housing stock, this can mean that more home-share accommodation listings have a disproportionate impact. In the feedback, some employers in Akaroa noted the difficulty their employees have in finding affordable housing there.

Queenstown Lakes

With 14% of the residential housing stock being utilised for short – term visitor accommodation, housing availability and affordability has been the key driver of the Queenstown Lakes Plan Change. The District is recognised as having some of the least affordable housing in New Zealand as well as experiencing significant population growth.

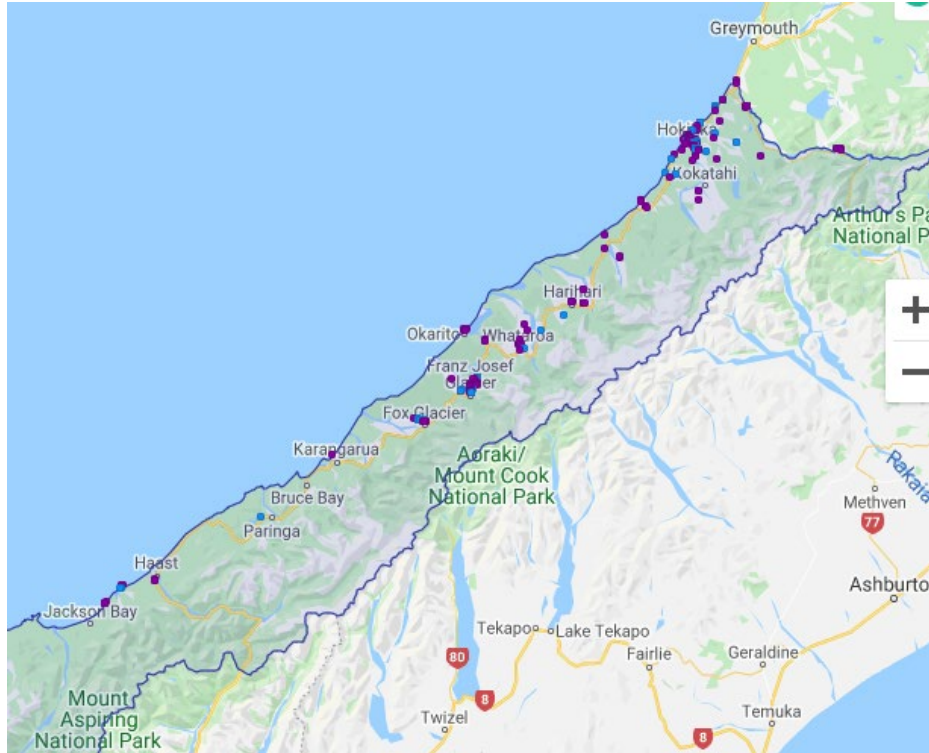
A study by Infometrics illustrates the scale and intensity of residential visitor accommodation activities within the District. They show that a significant number of listings comprise whole houses/apartments and that these properties are likely to be used exclusively for visitor accommodation purposes. It is therefore likely that a high proportion of these properties have been removed from the general pool of accommodation available for long term residents. A clear financial incentive, driven by the District's population and employment growth, and burgeoning tourism growth and the high returns available from visitor accommodation is likely to be driving this behaviour.

it is reasonable to assume that residential visitor accommodation activities, by removing properties from the general pool of accommodation, are an important contributing factor to the District's housing affordability challenge.

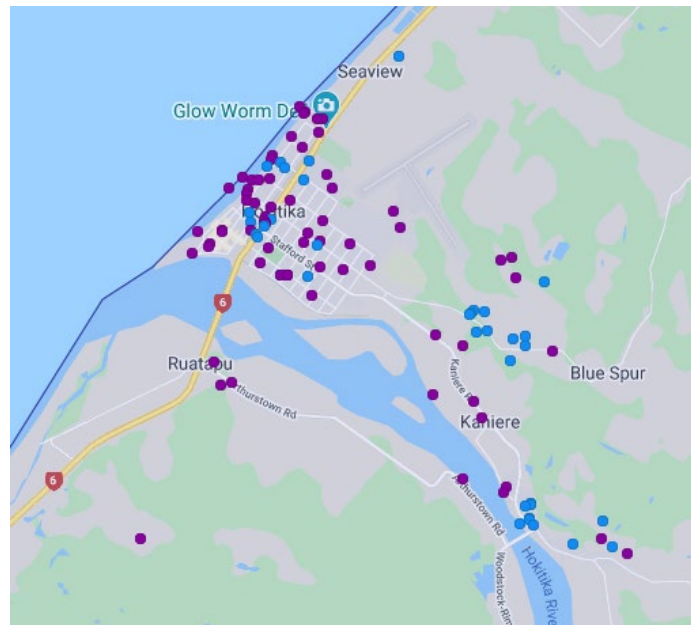
APPENDIX TWO : INFORMATION FROM THE AIR DNA ANALYSIS WEBSITE

<https://www.airdna.co/vacation-rental-data/app/nz/west-coast/grey-district/overview>

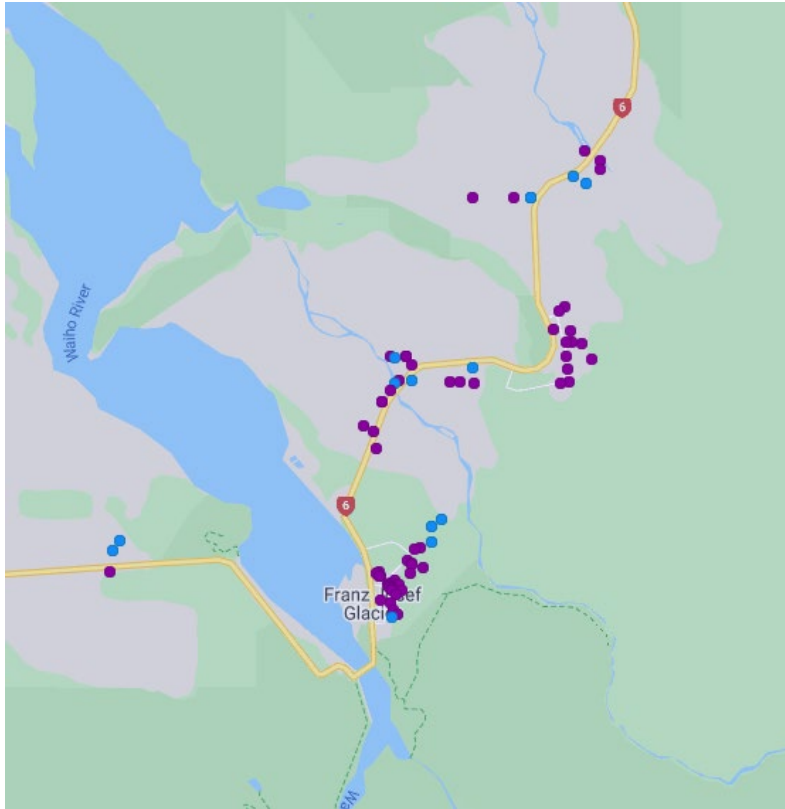
Westland



Location of short term rentals – Westland (Blue is hosted, purple is unhosted)

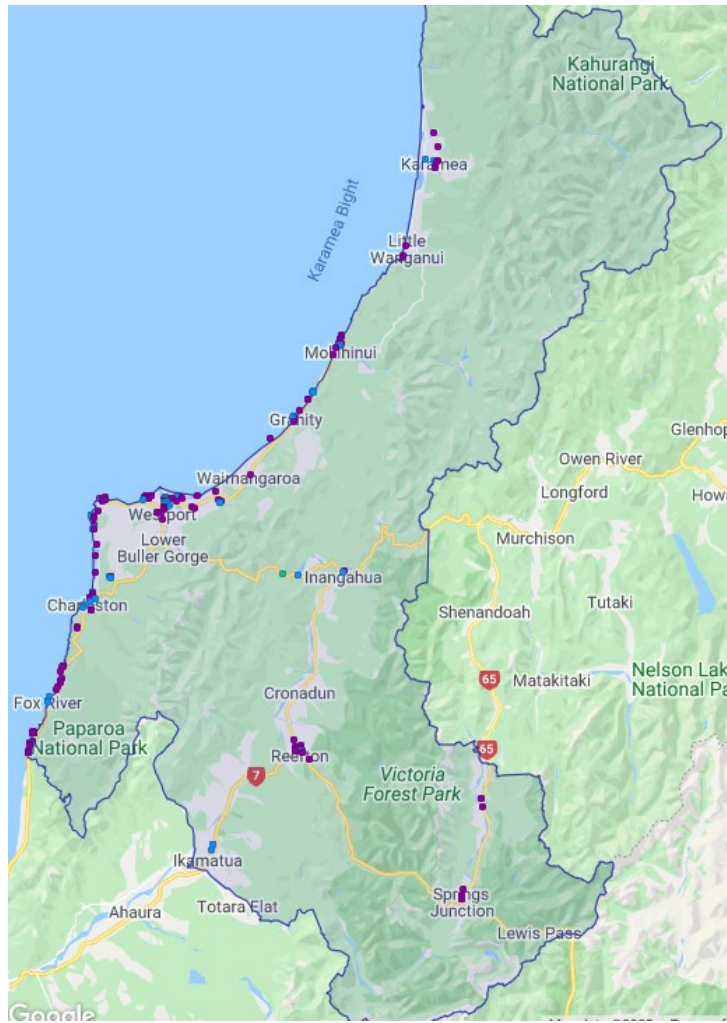


Location of short term rentals – Hokitika (Blue is hosted, purple is unhosted)

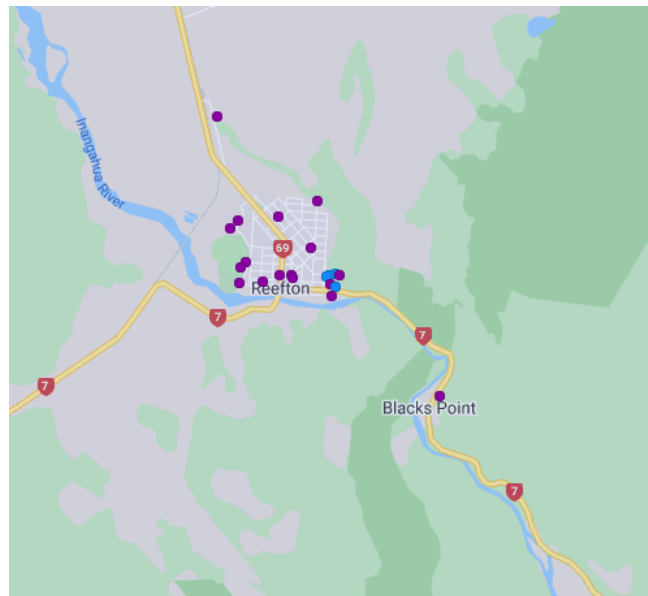


Location of short term rentals – Franz Josef (blue is hosted, purple is unhosted)

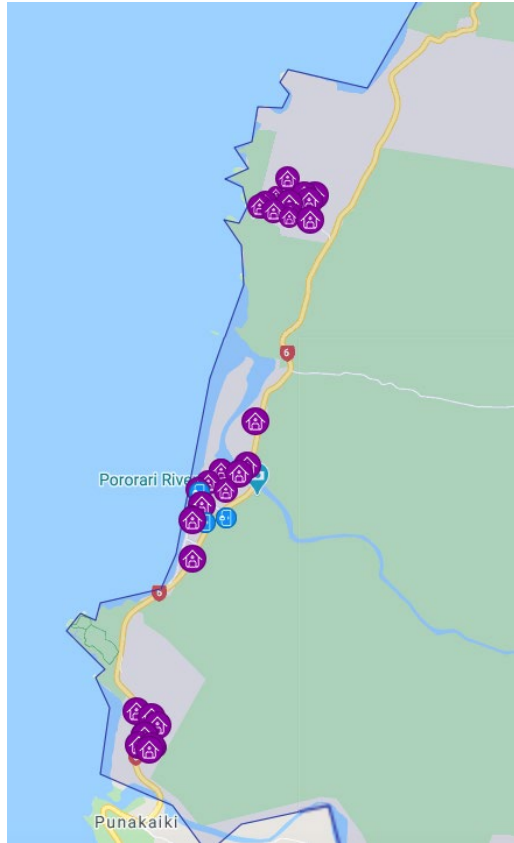


Buller

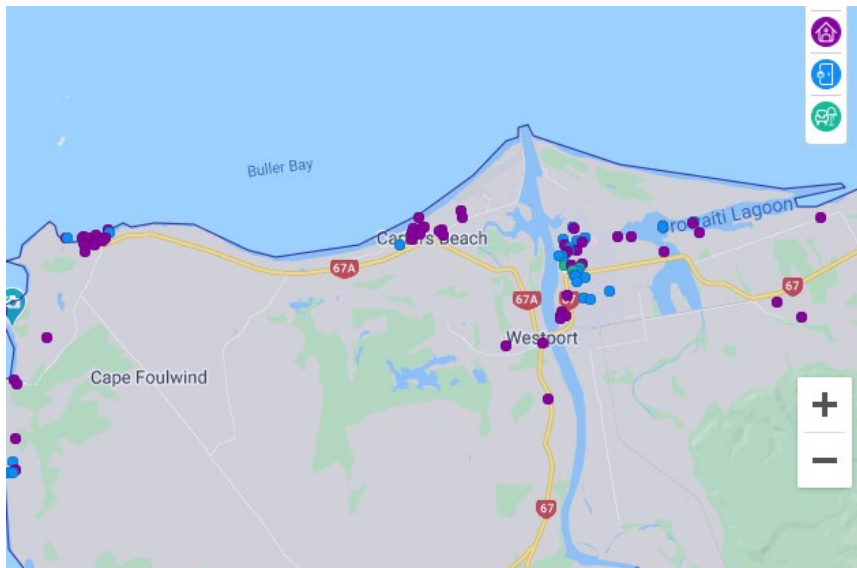
Location of short term rentals – Buller (Blue is hosted, purple is unhosted)



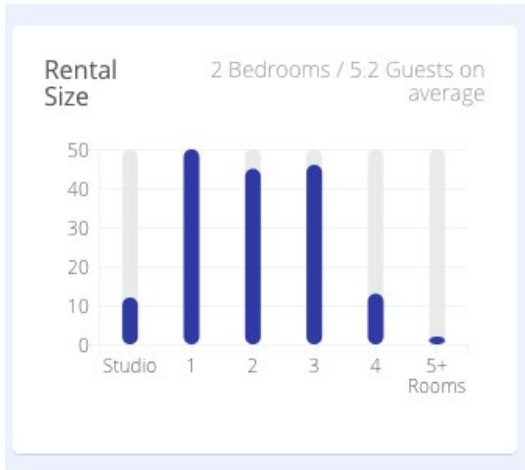
Location of short term rentals – Reefton (Blue is hosted, purple is unhosted)



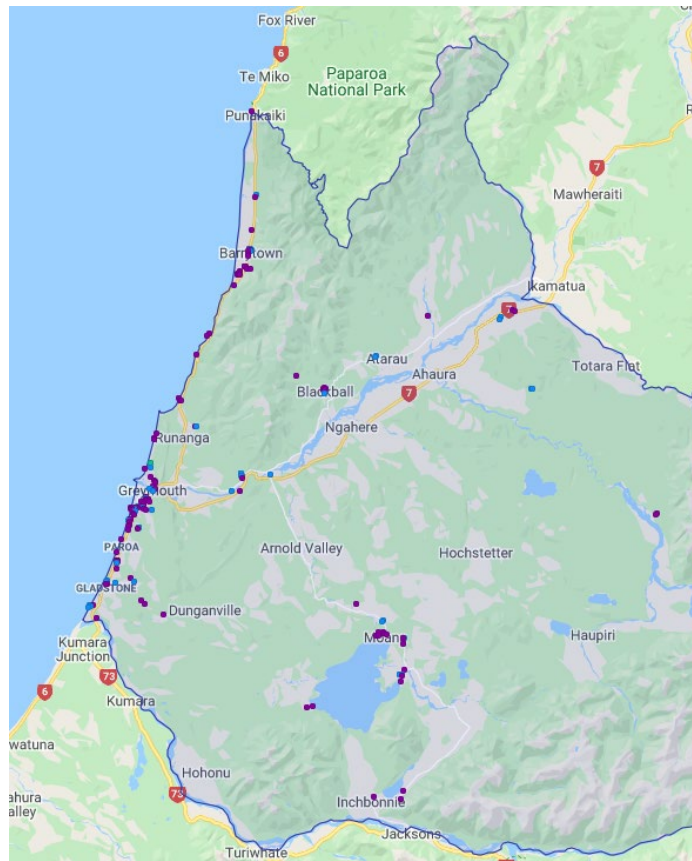
Location of short term rentals – Punakaiki (Blue is hosted, purple is unhosted)



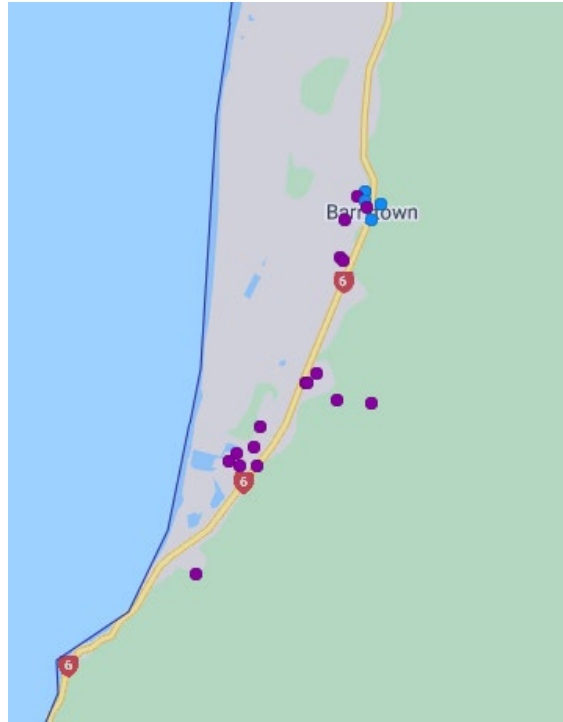
Location of short term rentals – Westport (Blue is hosted, purple is unhosted)



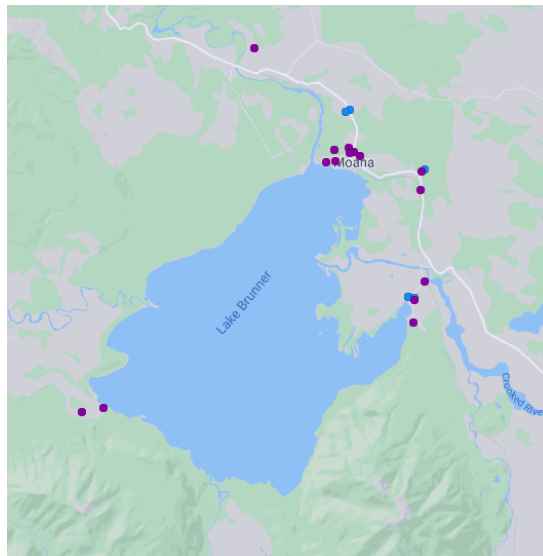
Grey



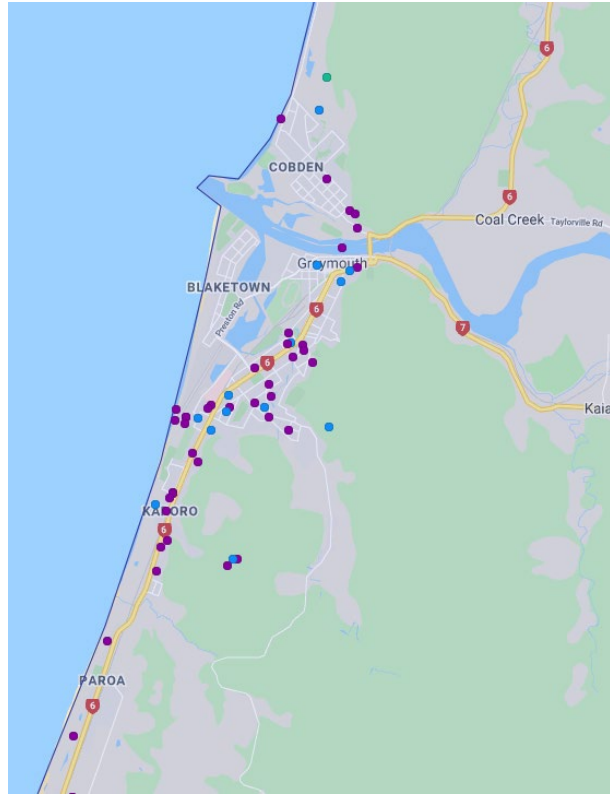
Location of short term rentals – Grey (Blue is hosted, purple is unhosted)



Location of short term rentals – Barrytown (Blue is hosted, purple is unhosted)



Location of short term rentals – Moana (Blue is hosted, purple is unhosted)



Location of Short Term Rentals Greymouth





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

SUMMARY

This report gives an update on the technical work being undertaken on Town Centre 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.

This report outlines draft permitted activity performance standards and rules for the Town Centre Zone. These provisions will apply in Hokitika, Greymouth, Westport and Reefton.

Because there are strong differences and specific requirements for each of the four town centres, alongside the policies and rules which apply in all the centres, there are some specific policies and rules developed which apply only in an individual centre. These will be established through the use of Town Centre Precincts.

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 Town Centre Precincts policies and the performance standards and Rules for the Town Centre Zone.

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on town 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 Objectives and Policies were considered by the Committee. These are attached in Appendix One. Key policies which specifically relate to the Town Centre Zone are below.

Policy 8: Activities within the Town Centre Zones should:

1. *Maintain or enhance natural and historic features and built form;*
2. *Adaptively reuse existing heritage buildings where practicable;*
3. *Recognise and implement good urban design;*
4. *Provide for low speed vehicle movement;*
5. *Allow for noise associated with commercial activities including bars and restaurants;*
6. *Provide for commercial signs associated with on-site activities;*
7. *Develop lively street activity;*
8. *Provide a high-quality pedestrian environment, with pedestrian oriented street layout;*
9. *Have consolidated on-street parking;*
10. *Allow for a range of transport options;*
11. *Have new buildings built to a high standard up to the street frontage and predominantly with verandahs over the footpath; and*
12. *Be activities reliant on pedestrian movement.*

Policy 9: Residential activities and visitor accommodation may occur in Town Centre and Mixed Use Zones above ground floor level, particularly where this enables the redevelopment of important landmark and heritage buildings

Policy 10: Encourage a range of transport modes to and from the town centres including public transport, cycling routes and parking and encouraging more walkable streets

3. The Town Centre Zone will apply to the town centres of Reefton, Westport, Greymouth and Hokitika. Because of the significant differences in these centres a Precinct with some specific policies and rules for each of these four centres is proposed.
4. The types of effects which can impact on Town Centre Zone function and amenity vary, but key considerations are generally:
 - Provision of shelter (verandahs) and street amenity for pedestrians
 - Winter shading, particularly of open spaces such as town squares
 - Minimising vehicle crossings on pedestrian streets
 - Avoiding blank facades and maintaining pedestrian interest
 - Transport access and parking for customers and workers
 - Access to carparking within easy walking distances for shoppers and visitors
 - Avoiding unsightly buildings or storage
 - Managing noise and odour – particularly where there is living above shops
 - Visual amenity of signs and avoiding signs cluttering the footpaths

TOWN CENTRE AREAS

5. The area where the Town Centre Zone rules are expected to apply are outlined below.

Hokitika

6. The area currently identified as Commercial Zone forming the main Hokitika Town Centre. This is proposed to exclude the carpark adjacent to Railway Terrace next to the railway line, and the development (BP, Farmlands) which fronts Fitzherbert Street.



Proposed Town Centre Zone Hokitika

Greymouth

7. The area currently identified as Commercial Core forming the main Greymouth Town Centre - bounded by Māwhera Key, Boundary Street, Tarapuhi Street, Wilson Lane, Kane Lane and the railway line. This encompasses areas identified in the CBD Redevelopment Plan as Māwhera Quay, Railway Quarter, Market Place Quarter and Tainui Quarter and where key recommendations were "investigate appropriate rules to activate the CBD e.g. verandas, street activation with windows, laneways, controls on residential at ground level, and activation of upper floors along Māwhera Quay to encourage restaurants and bars on the first floor to overlook the flood wall and water."



Proposed Town Centre Zone Greymouth

Westport

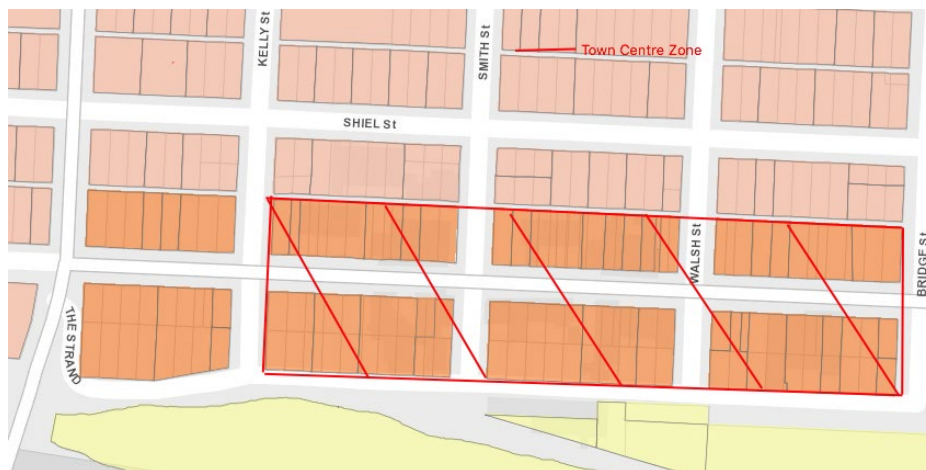
8. The area currently zoned Commercial Zone and subject to verandah controls on Palmerston Street and forming the main town centre– from Henley Street to Rintoul Street and bounded by Russell Street.



Proposed Town Centre Zone Westport

Reefton

9. This covers the area currently subject to verandah controls from Bridge St to Kelly St. On discussion with staff the block from Kelly St to the Strand is excluded from the Town Centre Zone (and will instead be in the Commercial Zone) where the police station, Bellbird Motels and a number of residential houses are located as it is separated from the main shopping area and a Commercial Zone is considered more appropriate.



Proposed Town Centre Zone Reefton

DRAFT TOWN CENTRE PRECINCT SPECIFIC POLICIES

10. While there are general policies to support the Commercial Zone, the importance of urban design and the use of detailed design requirements for each individual town centre is best supported by targeted policies. The following draft policies have been developed for each of the town centres.

Hokitika Town Centre Precinct Draft Policies

11. Hokitika has a high degree of pedestrian amenity and has strong links to the tourism industry. Maintaining that pedestrian environment is an important part of the "Cool Little Town". Alongside that the Hokitika River and beach front, vistas of the mountains and the links to pounamu and Poutini Ngāi Tahu culture are all important elements of the Hokitika Town Centre. Recognising these matters in policy will help planning staff when applications to waive Permitted Activity standards are received, ensuring good design outcomes can be required. Design guidelines for the town centre are being developed by Westland District Council and these should also be supported in policy to ensure the outcomes sought are achieved.

Policy 1: Reinforce the pedestrian priority in the Hokitika Town Centre Precinct by requiring verandahs, active street frontage and a high quality pedestrian environment which reflects the Hokitika Town Centre Design Guidelines.

Policy 2: Provide for and enable the inclusion of elements of Poutini Ngāi Tahu culture in the design of buildings and structures in the Hokitika Town Centre Precinct.

Policy 3: Promote pedestrian links and pedestrian focussed activity to link the Hokitika town centre to the Gibson Quay/Hokitika River and to the Hokitika beachfront.

Policy 4: Protect existing visual linkages between the Hokitika town centre and the mountains and between the town centre and the beachfront.

Greymouth Town Centre Precinct Draft Policies

12. Greymouth town centre has been the focus of substantial planning effort by the Grey District Council and this is reflected in the Greymouth CBD Redevelopment Plan. It identifies a range of measures to improve the pedestrian environment and invigorate Greymouth. Including these matters in the Policy framework will provide important guidance for resource consent applications for new development, ensuring that the vision of the CBD Redevelopment Plan is delivered on.

Policy 1: Activities and development within the Greymouth Town Centre Precinct should reflect the Greymouth CBD Redevelopment Plan and any subsequent plans for the town centre redevelopment and invigoration.

Policy 2: Seek to intensify activity within the Greymouth Town Centre Precinct by fully utilising the existing building stock – including allowing offices, cafes and restaurants, residential apartments and visitor accommodation in upper floors above street level.

Policy 3: Celebrate Greymouth's unique cultural heritage and identity by repurposing existing landmark and heritage buildings and the use of the Greymouth Town Centre Design Guidelines.

Policy 4: Promote the development of green corridors connecting the Māwhera/Grey River to Victoria Park, Sawyers Creek Wetlands and the lagoon.

Policy 5: Require high quality design outcomes in the Greymouth Town Centre Precinct which adhere to the Greymouth Town Centre Design Guidelines. In particular, new development and additions and alterations to existing buildings are expected to:

1. Acknowledge, and respond to, the context of the site and the surrounding environment;
2. Create visual interest and be in keeping with streetscape values;
3. Address cultural and built heritage values and design elements;
4. Create a vibrant, active pedestrian environment;
5. Take into account sustainable building design and Crime Prevention through Environmental Design (CPTED) principles;
6. Utilise the Greymouth Pounamu and Māori Heritage paint palette on building frontages; and
7. Ensure continuous verandah coverage on the Main Street Frontage of the Greymouth Town Centre Precinct.

Policy 6: Encourage access to and along the Grey/Māwhera River to the adjacent Mixed Use Zone, the West Coast Wilderness Trail and Māwheranui Walkway.

Westport Town Centre Precinct Draft Policies

13. Westport town centre has been the focus of substantial planning effort by the Buller District Council and this is reflected in the Westport Revitalisation Plan. It identifies a range of measures to improve the pedestrian environment and in particular connect the town centre with the Buller River. Including these matters in the Policy framework will provide support the outcomes sought from these revitalisation plans.

Policy 1: Ensure that the design, scale and layout of commercial development and buildings in the Westport Town Centre Precinct is compatible with the character of the town.

Policy 2: Reinforce Palmerston Road between Henley St and Rintoul St as the heart of Westport by requiring verandahs, active street frontage and a high quality pedestrian environment.

Policy 3: Promote pedestrian links and pedestrian focussed activity to link Victoria Square to the Kaiwatiri/Buller Riverfront.

Reefton Town Centre Precinct Draft Policy

14. The main focus of concern for town centre amenity in Reefton is the protection and enhancement of its historic character. The development of town centre guidelines which reflect the historic character of the town is also planned. Two policies are proposed to support the provisions in this regard.

Policy 1: Ensure that the design, scale, location and layout of development and buildings in the Reefton Town Centre Precinct are compatible with the historic character of this area.

Policy 2: Require new development and additions to exterior facades of buildings on the Main Street Frontage of the Reefton Town Centre Precinct to adhere to the Reefton Historic Town Centre Design Guidelines.

DRAFT TOWN CENTRE ZONE RULES

Overview of the Zone

15. The Town Centre Zone is found in the four main town centres of Reefton, Greymouth, Westport and Hokitika. There are common policies and rules across the Town Centre Zone, however each town centre has a Precinct where specific additional policies and rules apply.
16. The four centres are characterised by 2-3 storey buildings located up to the street with verandahs and retail display windows. These town centres are pedestrian oriented and parking is available on the street. Residential living above ground floor and mixed use activities are provided for.

17. The architectural quality of buildings and the quality of the public realm (public spaces and the interaction between individual buildings and the public pedestrian environment) will strongly influence the attractiveness of the Town Centre and Mixed use zones as places to visit, do business and live. The objectives, policies and rules for both zones enable a broad range of activities, to provide the flexibility necessary to accommodate future growth and change. More importantly, they also focus on the quality of buildings and the impact of new buildings on the public realm and on the walkability of the town centres. This focus is important to enhancing the attractiveness of the town centres and encouraging new businesses, visitors and inner city living.
18. As the largest centre on the West Coast Greymouth is expected to provide for a diverse range of commercial, retail, community and recreation activities and offer a variety of employment and living opportunities. In Greymouth higher density residential developments such as apartments above ground floor are anticipated that will contribute to providing wider housing choices for the community. The Mixed Use Zone in Greymouth is adjacent to the Town Centre Zone.
19. The Town Centre and Mixed Use Design Guidelines seek to ensure that new building development in the town centres is of a high standard and that it enhances the characteristics and qualities that contribute to each town centre's unique sense of place.
20. The location of the Hokitika, Greymouth and Westport town centres at the coast and adjacent to large rivers, means parts of the town centres are subject to risk from existing and future flood or coastal inundation. The Te Tai o Poutini Plan enables development within the Town Centre Zone and Mixed Use Zone that responds to and manages the risk. It is however acknowledged that over time a movement away from the most hazardous locations is desired, and this is reflected in other parts of the Te Tai o Poutini Plan through the identification of Future Urban Zones.

Proposed Draft Rules

21. The key elements of the rules are the Permitted Activity standards. These have been worked through in detail with the technical advisory team of Council staff. Key matters the team have considered include:
 - The appropriate standards of amenity and environmental quality within the Town Centre Zone
 - How the performance standards support invigoration of areas and promote redevelopment where this is needed
 - The impact of the Town Centre Zone on the amenity and quality of the environment of adjacent areas
 - Recognising that residential use and visitor accommodation can be appropriate in a town centre, provided this is not at street level
 - Recognising that despite the above point, allowing residential or visitor accommodation development at street level may be a key method to enable adaptive reuse of heritage buildings
 - That design guidelines are a key tool to achieving good design outcomes in town centres where resource consents are required.
22. The proposed draft standards are outlined in the table below with a comparison with the provisions in the current three district plans.
23. There are a number of key new performance standards included in these rules – all aimed at improving pedestrian amenity, interest and safety on main streets. These types of rules are now the norm in many town and city centres across New Zealand and reflect the insights around what makes for good urban design and vibrant streets. They include:
 - Buildings built to the street boundary (avoiding parking between the footpath and the building)
 - Minimum glazing requirements
 - Avoidance of large areas of blank walls
 - Avoidance of carparking areas on Main Street Frontage

- Requiring wet weather covering of pedestrian footpaths
 - Use of landscape treatment to reduce the ugliness of carparking and empty lots
 - Use of town centre design guidelines to support good outcomes
24. The other significant new provisions in the draft rules are the enabling provisions around residential development (above street level) and visitor accommodation. This aims to support better use of existing buildings and allow for more viable redevelopment.
25. In the case of Heritage Listed Buildings, provisions allow for the whole building to be utilised for residential or visitor accommodation purposes, and waivers for requirements for verandahs and display windows.

Permitted Activities – All Town Centres

Effect Being Managed	Proposed TTPP Permitted Activity Standard	Differences from current plans
Activity Type	Commercial and Community Activities Permitted	Buller – Service stations, car parking lots, car sales yards Discretionary Consent Grey – Permitted Westland – Permitted
	Residential Activities – Permitted above ground level in existing buildings subject to waste management, street entrance and acoustic insulation requirements.	Westland – Permitted except that dwellings are Discretionary no waste management, street entrance or acoustic requirements Grey – Permitted when ancillary to a commercial activity otherwise a minimum site area of 300m ² applies. Buller - Permitted when accessory to a Commercial Activity or the sole use of the site – must be commercial at ground floor level and meet street entrance requirements.
Visitor Accommodation	Permitted above ground level in new and existing buildings subject to street entrance requirements.	All Councils – Permitted – included with commercial activities
Height	Hokitika 12m Greymouth 20m Westport 15m Reefton 15m	Westland – 12m Grey – 20m. Buller – 15m
Height in Relation to Boundaries	Variable degree recession plane to commence 2.5m above any site boundary except where neighbour's consent is provided	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

Effect Being Managed	Proposed TTPP Permitted Activity Standard	Differences from current plans
		60 degrees) 2.5m above a residential zone boundary.
External storage	Screened by 1.8m fence or landscaping so not visible from adjoining residential zone or adjoining public place	Westland – All 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 – not regulated
Yards/setbacks	3m from a residential zone	Grey – 4.5m from residential boundary. Westland – 3m side or rear yard where adjoins a residential boundary Buller –5m when adjoining a residential zone
Building length	Not regulated	Westland – 20m where adjoins a residential boundary Grey and Buller – not regulated
Verandahs	Required on all Main Street Frontages	Buller – Required on all main street frontages Grey – Required on all buildings erected or substantially altered Westland – required on all buildings erected or substantially altered; required on all commercial and industrial at ground level.
Minor structures	Masts, poles, aerials and pou whenua must not exceed 7m in height; Any antenna dish must be less than 1m in diameter; Any ornamental structure must not exceed 2.4 m in height; and Any other structure must not exceed 10m ² and 2m in height	(Included in exclusions from the definition of building) Westland – 6m for a mast, pole or aerial, 5m ² on a horizontal plane and 1.2m in height for other constructions, Grey – 6.3m for a mast, pole or aerial, 5m ² in area and 1.2m in height for other structures Buller – Masts, poles, radio and telephone aerials less than 6m above ground level, Structures which are both less than 10m ² in area, and less than 2m in height.
Fences, walls and retaining walls	2m height for fences and walls	(Included in exclusions from the definition of building)

Effect Being Managed	Proposed TTPP Permitted Activity Standard	Differences from current plans
		All plans 2m for fences Grey – 1.5m for retaining walls Westland and Buller – 2m for retaining walls
Urban Design Requirements	Buildings to be built to the front boundary of the site	Westland – not regulated Grey – not regulated Buller - Buildings to be built to the front of the site for a minimum 70% of the boundary
	Ground floor façade of buildings with a Main Street Frontage to have minimum display windows [Heritage buildings exempt]	All Councils – not regulated
	Maximum featureless façade on a Main Street Frontage at ground level of 3m	All Councils – not regulated
Carparking and vehicle service access	Access from side or rear of building, where available from service lanes.	Buller – Carparking lots are a Discretionary Activity
	No parking areas between the frontage of buildings and the street or on a Main Street Frontage	Westland – access from side or rear where available, other aspects not regulated.
	Screening from adjoining residential sites	
	Requirement for wet weather cover over the footpath, planting and landscape measures in accordance with relevant Town Centre Design Guidelines.	Grey – parking allowed to the rear of any building; where available all vehicle access to be from service lanes
Demolition of Existing Buildings other than listed Heritage Buildings	Requirement for landscaping strip if not being replaced within 12 months.	All Councils – not regulated
	Requirement for pedestrian cover over the footpath for 80% of frontage. Allowance for a temporary structure for 6 months (Greymouth and Hokitika) or 12 months (Westport and Reefton)	

Town Centre Specific Permitted Activity Standards

26. Supporting the town centre specific policy, there are also individual town centre specific rules as follow:

Town Centre	Summary of draft TTPP Rule	Difference from current plan
Hokitika	Requirement for verandah over full width of footpath	Similar to current Rule
	New buildings and additions and alterations to any Main Street Frontage façade to comply with	Not currently regulated

	Hokitika Town Centre Design Guidelines	
	Requirement not to block any identified views to the mountains or the sea.	Not currently regulated
Greymouth	Requirement for verandah over full width of footpath	Similar to current Rule
	New buildings and additions and alterations to any Main Street Frontage façade to comply with Greymouth Town Centre Design Guidelines	Not currently regulated
Westport	Requirement for verandah over full width of footpath. Allowance for decorative poles.	Similar to current Rule
Reefton	Requirement for verandah over full width of footpath. Allowance for decorative poles.	Similar to current Rule
	New buildings and additions and alterations to any SH7 (Broadway) Frontage façade to comply with Reefton Heritage Town Design Guidelines	Not currently regulated

27. 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
Demolition of Buildings other than listed Heritage Buildings	Controlled Activity where Permitted Activity Standards not met	All Councils – not regulated
Relocated buildings	Restricted Discretionary Activity	Westland – Discretionary Activity Grey -Permitted Buller – not regulated
New Visitor Accommodation Buildings	Discretionary Activity <ul style="list-style-type: none"> where visitor accommodation is at street level Non-complying otherwise	Westland – Permitted Grey -Permitted Buller – Non-complying
Commercial and Community Activities and Buildings not meeting Permitted Activity standards	Discretionary Activity <ul style="list-style-type: none"> Where intrudes into recession planes Where exceeds height limits Where does not meet minimum glazing or maximum blank wall requirements 	Westland –Discretionary Height to 20m; Non-complying all other aspects. Grey – Discretionary Buller – Discretionary Height to 20 m Non-complying all other aspects.

	<p>Non-Complying</p> <ul style="list-style-type: none"> Where not Permitted or Discretionary 	
Fences and Minor structures not meeting Permitted Standards	Restricted Discretionary Activity	All Councils – included in the definition of Building
Residential Activities not meeting Permitted Activity Standards	<p>Discretionary Activity</p> <ul style="list-style-type: none"> Where not at street level Where meets Permitted Activity standards for commercial buildings Where waste management, storage and street entrance requirements are met Where acoustic requirements are met Where outdoor living space requirements are met. <p>Non-complying Activity</p> <ul style="list-style-type: none"> Where not Permitted or Discretionary 	<p>Westland –Discretionary</p> <p>Grey –Discretionary</p> <p>Buller - Discretionary</p>
Industrial Activities	Non-complying Activity	<p>Buller – Non-complying</p> <p>Westland – Permitted above street level</p> <p>Grey -Permitted</p>
Any Activity not subject to another Rule	<p>Non-complying Activities</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

- Feedback from the Committee is sought in relation to the wording of the draft Town Centre Precinct Policies and Town Centre Zone Rules.
- This will then be included with draft provisions for the next round of consultation.

Appendix One Draft Commercial and Mixed Use Zone Objectives and Policies

Commercial and Mixed Use Zones Objectives	
COMZ - O1	To maintain the character and amenity values of commercial areas and town centres in a way that enables commercial and other activities to support the local community and visitors, while avoiding, remedying or mitigating adverse effects within and adjoining the commercial areas.
COMZ - O2	To recognise the importance of the West Coast town centres and maintain their integrity as a place of high-quality built environment character, community and visitor focus and identity.
COMZ - O3	To recognise that Greymouth is the principal commercial and urban centre on the West Coast and should provide for a range of commercial activities within a high-quality urban environment.

Also the Urban Form and Development Strategic Objective [UFD - O1](#)

Commercial and Mixed Use Zones Policies	
COMZ - P1	Recognise the substantial investment by communities in town centres and their infrastructure by ensuring that any new commercial areas are located where they support the function of town centres rather than pulling activity away from the centre. Where natural hazards are driving planned managed retreat of town centres ensure new commercial areas are located in identified Future Urban Zones in accordance with the development plans for those areas.
COMZ - P2	New commercial and mixed use zones should not be located in areas subject to significant risks from natural hazards, in wāhi tapu or significant natural areas.
COMZ - P3	Where new commercial and mixed use zones are developed these shall fund and install infrastructure to the standards required by the Councils and the Plan. Where there is significant infrastructure serving multiple properties under different ownership this should be vested in the Council for ongoing maintenance and renewal.
COMZ - P4	Where cultural landscapes are identified in commercial areas or developments, ensure activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu including; <ol style="list-style-type: none"> 1. protection of wāhi tapu and taonga sites scheduled in the Plan using culturally appropriate methods; and 2. identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and 3. protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.
COMZ - P5	Activities in the Commercial and Mixed Use Zones outside of town centres should: <ol style="list-style-type: none"> 1. Meet performance standards on development and landuse that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; 2. Provide safe urban design (including pedestrian and vehicle safety); and 3. Avoid the fragmentation of town centres
COMZ - P6	A range of activities are anticipated within Commercial and Mixed Use Zones which meet the needs of the local community with convenient access and opportunities for economic growth and social interaction.
COMZ - P7	Bulk retail outlets should locate in existing Commercial and Mixed Use Zones but not directly within town centres or in the Neighbourhood Centre Zone.

COMZ - P8	<p>Activities within the Town Centre Zones should:</p> <ol style="list-style-type: none"> 1. Maintain or enhance natural and historic features and built form 2. Adaptively reuse existing heritage buildings where practicable 3. Recognise and implement good urban design 4. Provide for low speed vehicle movement 5. Allow for noise associated with commercial activities including bars and restaurants 6. Provide for commercial signs associated with on-site activities 7. Develop lively street activity 8. Provide a high-quality pedestrian environment, with pedestrian oriented street layout 9. Have consolidated on-street parking 10. Allow for a range of transport options 11. Have new buildings built to a high standard up to the street frontage and predominantly with verandahs over the footpath 12. Be activities reliant on pedestrian movement.
COMZ - P9	<p>Residential activities and visitor accommodation may occur in Town Centre and Mixed Use Zones above ground floor level, particularly where this enables the redevelopment of important landmark and heritage buildings.</p>
COMZ - P10	<p>Encourage a range of transport modes to and from the town centres including public transport, cycling routes and parking and encouraging more walkable streets.</p>
COMZ - P11	<p>New development in Commercial and Mixed Use Zones should have quality design outcomes and is expected to:</p> <ol style="list-style-type: none"> 1. Acknowledge, and respond to, the context of the site and the surrounding environment; 2. Ensure the bulk, form and siting of new buildings maintains and enhances the quality of the environment; 3. Provide a quality street frontage with visual interest and connection with the street; and 4. Ensure visual effects from car parking areas are minimised
COMZ - P12	<p>The Neighbourhood Centre Zone provides for retail and community facilities which serve the immediate local community and do not undermine town centre function and identity.</p>
COMZ - P13	<p>Commercial areas are provided within small settlements to provide access to local shopping and community facilities to serve that settlement.</p>
COMZ - P14	<p>The use of energy efficient systems and products, low impact stormwater design and other environmentally sustainable elements in new building and development is encouraged.</p>
COMZ - P15	<p>New commercial development and redevelopment should connect to existing infrastructure investment where possible.</p>
COMZ - P16	<p>Ensure that developments are serviced with all required infrastructure in an effective and efficient manner. Where new infrastructure such as roads and three waters (wastewater, water supply, stormwater) is provided to service new commercial areas across multiple properties then this should be vested with the Council rather than be retained as private infrastructure.</p>
COMZ - P17	<p>Avoid reverse sensitivity effects on strategic infrastructure including:</p> <ul style="list-style-type: none"> • Hokitika, Greymouth and Westport Airports; • the rail network; • the arterial road network;

	<ul style="list-style-type: none">• the Ports of Westport and Greymouth;• the National Grid.
COMZ - P18	Encourage the comprehensive redevelopment of sites within the Mixed Use Zone.

APPENDIX TWO: DRAFT TOWN CENTRE ZONE RULES

Permitted Activities	Performance Standards	Activity Status Where Compliance Not Achieved
<p>TCZ - R1 Commercial and Community Buildings Where:</p> <ol style="list-style-type: none"> 1. Performance standards a to f are met 2. For buildings in the Hokitika Town Centre Precinct standards in Rule TCZ -R2 are met 3. For buildings in the Greymouth Town Centre Precinct standards in Rule TCZ -R3 are met; 4. For buildings in the Westport Town Centre Precinct standards in Rule TCZ - R4 are met; and 5. For buildings in the Reefton Town Centre Precinct standards in Rule TCZ - R5 are met. 	<ol style="list-style-type: none"> a. Any building is located on the front boundary of the site with no setback from the street boundary except that a recess of up to 0.5m within the facade of the building is permitted; b. Any building or structure is setback a minimum of 3m from any Residential Zone boundary; c. All external storage is screened by a 1.8m fence or landscaping so it is not visible from any adjoining residential zone boundary or any adjoining public space; d. The ground floor facade of all buildings with a Main Street Frontage must have <ol style="list-style-type: none"> i. 50% of the facade devoted to display windows or 75% of its height for at least 50% of the ground floor building frontage; and ii. one public entrance with glazing comprising at least 40% of the doors; except that any Heritage Building in Schedule xxx is exempt from this requirement e. No building shall create a featureless facade or blank wall on a Main Street Frontage at ground floor level wider than 3m; f. No building shall project beyond a building envelope defined by a recession plane as identified in accordance with Schedule xxx to commence 2.5m above any Residential Zone 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> <ol 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. 	<p>Non-complying</p>

	<p>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</p> <p>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>	
<p>TCZ - R2 Commercial and Community Buildings in the Hokitika Town Centre Precinct Where:</p> <ol style="list-style-type: none"> 1. Performance standards a to d are met; and 2. All performance standards for Rule TCZ - R1 are met. 	<ol style="list-style-type: none"> a. The maximum height above ground level is 12 metres b. Every building with a Main Street Frontage shall on its erection or on being reconstructed or altered in any way the substantially changes the exterior appearance, erect a cantilevered continuous verandah along the full length of all parts of the building facing the road. <ol style="list-style-type: none"> i. The height, width and fascia of the verandah shall relate to any adjoining verandahs to provide continuity of verandah coverage; and ii. The verandah shall extend from the building frontage to be 400mm inside the kerbline. The verandah if on a corner, shall be splayed so as to be 400mm back from the kerbline; except iii. The verandah requirement does not apply to Heritage Buildings identified in Schedule xxxx c. New buildings and additions and alterations to any Main Street Frontage facade must demonstrate that they meet the Hokitika Town Centre Design Guidelines d. New buildings and additions shall not block key view shafts identified in Schedule xxxxx. 	<p>Discretionary where the height standard is exceeded</p> <p>Non-complying where other standards are not met.</p>
<p>TCZ - R3 Commercial and Community Buildings in the Greymouth Town Centre Precinct Where:</p> <ol style="list-style-type: none"> 1. Performance standards a to d are met; and 	<ol style="list-style-type: none"> a. The maximum height above ground level is 20 metres b. Every building with a Main Street Frontage shall on its erection or on being reconstructed or altered in any way the substantially changes the exterior appearance, erect a cantilevered continuous verandah along the full length of all parts of the building facing the road. <ol style="list-style-type: none"> a. The height, width and fascia of the verandah shall relate to any adjoining verandahs to provide continuity of verandah coverage; and 	<p>Discretionary where the height standard is exceeded</p> <p>Non-complying where other standards are not met.</p>

<p>2. All performance standards for Rule TCZ - R1 are met.</p>	<p>b. The verandah shall extend from the building frontage to be 400mm inside the kerbline. The verandah if on a corner, shall be splayed so as to be 400mm back from the kerbline; except</p> <p>c. The verandah requirement does not apply to Heritage Buildings identified in Schedule xxxx</p> <p>c. New buildings and additions and alterations to any Main Street Frontage facade must demonstrate that they meet the Greymouth Town Centre Design Guidelines.</p>	
<p>TCZ - R4 Commercial and Community Buildings in the Westport Town Centre Precinct Where:</p> <p>1. Performance standards a to b are met; and</p> <p>2. All performance standards for Rule TCZ - R1 are met.</p>	<p>a. The maximum height above ground level is 15 metres</p> <p>b. Every building with a Main Street Frontage must erect a cantilevered continuous verandah to cover the full width of the footpath between the building frontage and the road [poles are allowed for decorative purposes only] except that this does not apply to Heritage Buildings identified in Schedule xxxx</p>	<p>Discretionary where the height standard is exceeded</p> <p>Non-complying where other standards are not met.</p>
<p>TCZ - R6 Commercial and Community Buildings in the Reefton Town Centre Precinct Where:</p> <p>1. Performance standards a to c are met; and</p> <p>2. All performance standards for Rule TCZ - R1 are met.</p>	<p>a. The maximum height above ground level is 15 metres</p> <p>b. Every building with a frontage to SH7 (Broadway) must erect a cantilevered continuous verandah to cover the full width of the footpath [poles to be provided for decorative purposes only];</p> <p>c. New buildings and additions and alterations to the exterior facade with frontage to SH7 (Broadway) must demonstrate they meet the Reefton Heritage Town Design Guidelines</p>	<p>Discretionary where the height standard is exceeded</p> <p>Non-complying where other standards are not met.</p>
<p>TCZ - R7 Carparking and vehicle service access Where:</p>	<p>a. Provision for carparking and vehicle service access is made at the side or rear of the building;</p> <p>b. Where available all vehicle access should be from service lands;</p> <p>c. No parking areas are located between the frontage of buildings and the street;</p> <p>d. No carpark is provided on a Main Street Frontage</p>	<p>Non-complying</p>

<p>1. Performance standards a to f are met</p>	<p>e. For all sites adjoining a Residential Zone all parking areas must be screened so they are not visible from the adjoining residential site;</p> <p>f. Where the entire site is developed as a carpark, this must incorporate pedestrian wet weather cover for the footpath, planting and landscape measures which have been assessed as meeting the requirements of the relevant Town Centre Design Guidelines.</p>	
<p>TCZ - R8 Residential Activities in Existing Buildings Where:</p> <p>1. The activity is located in a building existing at the time of notification of the Plan; and</p> <p>2. Performance standards a to f are met.</p>	<p>a. The residential activity is located above street level except that where this is a Heritage Building listed in Schedule xxx then the may occur at street level;</p> <p>b. Each residential unit shall be provided with a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;</p> <p>c. Any space designed for waste management, whether private or communal, shall not be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres.</p> <p>d. Residential accommodation entrances shall be clearly separated and distinguished from commercial entrances;</p> <p>e. Residential accommodation entrances shall be provided directly from the public street;</p> <p>f. The residential activity shall be 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 (15min) 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. Noise from any ventilation system shall not cause the internal noise criteria to be exceeded.</p>	<p>Discretionary</p>
<p>TCZ - R9 Visitor Accommodation Activities and Buildings Where:</p>	<p>a. The visitor accommodation activity is located above street level except that where this is a Heritage Building listed in Schedule xxx then the activity may occur at street level;</p> <p>b. Any space designed for waste management, whether private or communal, shall not be located between the road boundary and any building, and shall be screened from adjoining sites, roads and adjoining outdoor living spaces by screening of the waste management area to a height of 1.5 metres.</p>	<p>Discretionary</p>

<p>1. Performance standards a to e are met.</p>	<p>c. Visitor accommodation entrances shall be clearly separated and distinguished from commercial entrances;</p> <p>d. Visitor accommodation entrances shall be provided directly from the public street;</p> <p>e. New buildings shall be 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 (15min) 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. Noise from any ventilation system shall not cause the internal noise criteria to be exceeded.</p>	
<p>TCZ – R10 Demolition of Existing Buildings Where:</p> <ol style="list-style-type: none"> 1. These are not Heritage Buildings identified in Schedule xxx; and 2. The building is not located on a Main Street Frontage in the Reefton Town Centre Precinct; and 3. Performance Standards a and b are met. 	<ol style="list-style-type: none"> a. Where a landscaping strip of 1.5m width is provided except that where a building will be replaced within 12 months then no landscaping strip is required. b. Where the building to be demolished is on a Main Street Frontage that a pedestrian weather cover must be provided over the adjacent footpath for 80% of the frontage. Where the site is to be redeveloped then a temporary structure can be provided for a maximum of 6 months in the Greymouth and Hokitika Town Centre Precincts and a maximum of 12 months in the Westport and Reefton Town Centre Precincts. 	Controlled Activity
<p>TCZ - R11 Minor Structures Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to d are met 	<ol style="list-style-type: none"> a. Masts, poles, aerials and pou whenua must not exceed 7m in height; b. Any antenna dish must be less than 1m in diameter; c. Any ornamental structure must not exceed 2.4m in height; and d. Any other structure must not exceed 10m² and 2m in height 	Discretionary
<p>TCZ - R12 Fences, Walls and Retaining Walls Where:</p>	<ol style="list-style-type: none"> a. Fences, walls and retaining walls are a maximum 2m height above ground level; and 	Discretionary

1. Performance Standards a and b are met	b. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall.	
Controlled Activities	Matters for Control	Activity Status Where Compliance Not Achieved
TCZ-R13 Demolition of buildings not meeting Rule TCZ - R9 Where: 1. These are not Heritage Buildings identified in Schedule xxx	1. Landscape measures 2. Weather protection for pedestrians	N/A
Restricted Discretionary Activities	Matters of Discretion	Activity Status Where Compliance Not Achieved
TCZ - R14 Relocated Buildings	1. Design and location of buildings 2. Appearance of buildings 3. The extent to which the building meets any relevant Town Centre Design Guidelines 4. Landscape Measures	N/A
	1.	
Discretionary Activities		
CZ - R15 Visitor Accommodation not meeting Permitted Activity Standards Where: 1. The ground floor is used for Commercial or Community Activities		
TCZ - R16 Commercial and Community Buildings not meeting the Permitted Activity Standards for Ground Floor Facade, Recession Plane or Height Where: 1. All other performance standards for TCZ - R1 are met		
TCZ - R17 Minor Structures and Fences, Walls and Retaining Walls not meeting the Permitted Activity Standards		
TCZ - R18 Residential Activities and Buildings not meeting the Permitted Activity Standards		

Where:

1. The ground floor is used for Commercial or Community Activities and meets the Performance Standards for Rule TCZ - R1
2. Each residential unit is provided with an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area;
3. Each residential unit is provided with a single indoor storage space of 4m² with a minimum dimension of 1 metre;
4. Performance standards a to f of Rule TCZ - R8 are met; and
5. Each [residential unit](#) shall be provided with an [outdoor living space](#) of
 - i. 6m² minimum area and 1.5 metres minimum dimension for a studio or 1 bedroom unit;
 - ii. 10m² minimum area and 1.5 metres minimum dimension for a 2 or 3 bedroom unit;
 - iii. 15m² minimum area and 1.5 metres minimum dimension for 3 or more bedrooms.

Non Complying Activities

TCZ - R19 Commercial and Community Activities and Buildings not meeting the Permitted or Discretionary Activity Rules

TCZ -R20 Residential and Visitor Accommodation Activities not meeting the Permitted, Restricted Discretionary or Discretionary Activity Rules

TCZ -R21 Carparking and vehicle access not meeting the Permitted Activity standards

TCZ -R22 Industrial buildings and activities

TCZ -R23 Any Activity that is not a Permitted, Controlled, Restricted Discretionary or Discretionary Activity



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: November 2020
Subject: **Feedback from Consultation to Date**

SUMMARY

This report updates the Committee on the feedback from the Consultation Roadshow and other consultation undertaken to inform Te Tai o Poutini Plan.

This report provides a summary as well as a full consultation report which is intended to be published on the Te Tai o Poutini Plan website as a public report.

RECOMMENDATIONS

1. That the information be received

Lois Easton

Principal Planner

INTRODUCTION

1. This report updates the Committee on the feedback which has been provided during the TTPP consultation process undertaken September 2019 – October 2020.
2. The feedback provided includes:
 - The comments provided during the consultation roadshow undertaken in March and September 2020
 - Feedback from questionnaires published on the Te Tai o Poutini Plan (TTPP) website and in the West Coast Messenger
 - Comments emailed into the TTPP email address
 - Workshop comments held at targeted workshops on different topics.
3. From this feedback an overall summary Consultation Report has been developed and this is attached at Appendix One. This report will be made available publicly on the TTPP website.

PLACE BASED FEEDBACK – TTPP ROADSHOW

4. During March 2020 the TTPP team travelled to 12 settlements and towns in Westland and 5 settlements and towns in Grey for drop in sessions. Public meetings were also held in Hokitika and Greymouth. A total of 95 people attended these sessions.
5. During September 2020 the team completed the roadshow visiting 2 settlements in Grey and 8 settlements and towns in Buller. Public meetings were also held in Reefton and Westport. A total of 51 people attended these sessions.
6. Across the West Coast the combined themes were as follows.

West Coast Wide Themes

Theme 1: Housing availability and affordability are significant concerns in many settlements and towns. Short term rental/Air BnB accommodation is seen as a key driver of a lack of housing.

Theme 2: Natural hazards are a concern for many communities. They are looking for TTPP to provide a consistent and clear way forward for their management, including how to undertake managed retreat.

Theme 3: Significant natural areas are a concern to a range of people from both ends of the spectrum. The common theme is the need for a good process of engagement with landowners who are affected.

Theme 4: Consistency of Plan implementation, monitoring and enforcement was a widespread concern – alongside the difficulties that some people find with the costs and current processes of resource consent administration.

7. The most significant themes identified for each district are as follows

Westland Themes

Theme 1: Natural hazards were mentioned as a major concern at every location. Feedback was that a strong clear and consistent approach to natural hazards is needed and that future development needs to avoid exacerbating the natural hazard risk. Managed retreat options were a focus of discussion at Okarito, Franz Josef and Hokitika.

Theme 2: Housing availability and a lack of rental housing for workers was a concern in all parts of Westland. Air BnB was blamed for a lack of housing in a number of locations including Haast, Franz Josef and Hokitika.

Theme 3: Erosion of or a lack of amenity in settlements is a concern in many locations – though the detail of concerns is generally specific to the settlement e.g. Heliport in Franz Josef, airstrip at Okarito, town centre amenity in Whataroa

Grey Themes

Theme 1: Ideas in the **Greymouth CBD Redevelopment Plan** appear to be supported and should be translated through the Plan.

Theme 2: Significant natural areas were raised as a concern in many locations. The need to provide good information and engage landowners, to clearly identify what is and isn't significant and provide mechanisms such as biodiversity credits to compensate landowners.

Theme 3: Support for **settlement centres/precinct** to allow small towns to grow business, particularly in Barrytown, Blackball, Ahaura, Paroa

Theme 4: Growth and development would benefit from **clearer planning and control** – this includes things such as supporting the Greymouth CBD, controlling design at Moana, and better managing rural subdivision and commercial activities occurring in rural areas.

Theme 5: Natural hazards are a concern – though mainly in coastal locations.

Buller Themes

Theme 1: Natural hazards and the need to be forward thinking and have a plan for retreat

Theme 2: Housing availability and a lack of rental housing for workers was a concern in all parts of Buller. Concerns were also expressed about the impacts on community of short-term rental accommodation/Air BnB. Support was expressed for the opportunity that homestay/hosted accommodation provides, however.

Theme 3: Design guidelines could be used to recognise special environments such as Punakaiki and Reefton

FEEDBACK ON QUESTIONNAIRES

8. Six topic focussed questionnaires were developed and made available on the TTPP Website as well as through the West Coast Messenger. A total of 70 responses were provided. Key themes from these are as follows:

The Future of Settlements and Towns/Designing our Towns - support for the identified issues, a range of additional issues and location-based comments similar to those which came through on the roadshow. The strongest theme was the need to prioritise and protect residential and community values over commercial activities. In terms of zoning options, the preference was expressed for specific zoning for both rural lifestyle development and medium density housing.

Historic Heritage -support for issues identified, a number of additional issues and methods suggested. Recognition of earthquake strengthening costs and need to prioritise sites for support were key themes.

Natural Areas and Biodiversity – polarised views on many aspects, particularly in terms of ways to support landowners with SNAs. Strong across the board support for allowing the following Permitted Activities in SNAs: maintenance of existing roads, tracks and structures; pest and weed management; construction of walkways and tracks; vegetation clearance around existing buildings and to protect utilities such as powerlines.

Natural Hazards -strong support for issues and approach. Key themes were around being transparent, science based and communicating well.

Mining and Quarrying -small amount of feedback. Non miners were concerned about monitoring and adverse effects of mining. Across the board support to identify areas where mining and quarrying is not OK.

FOCUSSED TOPIC WORKSHOPS

9. Over November 2019 – October 2020 Ten topic focussed workshops were held with a range of different interest groups. Key themes were as follows:

Developers and Plan Users:

Need for future thinking was a key theme – more residential land, natural hazards, managed retreat, redevelopment of the Greymouth CBD.

Residential housing diversity was a key theme – housing for older adults, smaller rural residential section sizes, more flexibility for different housing types.

Visitor accommodation was a key theme – allowing for more options, but also managing Air BnB.

Minerals Extraction Workshop

There was general support for the proposed TTPP approach.

Land access was a key theme– reverse sensitivity, conflicts with other users, providing for continuity of operations, access to different land tenures, ability to mine in different zones.

Simple and easy process was a key theme – including avoiding duplication of regulation.

Infrastructure Workshops

The need to provide for all aspects of operations and maintenance within a Permitted regime was a key theme.

Integration was a key theme – plan integration of provisions, recognising impacts of activities and subdivision on infrastructure.

Clarity was a key theme – what is and isn't OK and where particularly in SNAs/ONLs and the coastal environment.

Environment and Indigenous Biodiversity

There was good support for the strategic objectives.

Cumulative effects and ensuring these are managed was a key theme as was the opportunity of harnessing tourism to achieve environmental objectives.

There was broad support for some Permitted Activities in SNAs: construction of walkways, Poutini Ngāi Tahu cultural use, vegetation clearance to erect or protect powerlines; operation of existing roads, tracks, structures; operation maintenance and repair of lawfully established activities; clearance within 5m of an existing building.

There was broad support for some potential incentives: additional development rights for tourism related activities; additional subdivision rights or transferrable subdivision rights.

Heritage

There was good support for the draft Issues and Objectives.

Thinking beyond heritage buildings was a key theme – sites, access to sites, heritage context.

Recognising, celebrating and supporting heritage through adaptive reuse and interpretation was a key theme.

Iwi

There was support and enthusiasm for the draft Issues, Objectives and Policy

There was a strong desire for tino rangatiratanga and Plan provisions which supported that.

NEXT STEPS

10. The consultation undertaken to date provides a level of understanding of key matters and concerns to be addressed in TTPP – from both a topic basis as well as geographic areas. It can be seen that many of matters raised are relatively consistent regardless of which part of the West Coast feedback was received from.
11. There are also some place – specific matters that, based on the consultation feedback warrant a more careful look at specific provisions for the Plan. These include design guidelines for Punakaiki and Reefton, alongside the ongoing work in Greymouth and Hokitika town centres.
12. While this marks the completion of the first stage of the preliminary consultation as part of early development of TTPP, further targeted consultation is planned over the 2021 calendar year. This will focus on:
 - Feedback on draft provisions from plan users and those likely to be directly affected;

- consultation with potentially affected landowners over the natural heritage provisions, including significant natural areas;
- Consultation with key communities affected by significant natural hazards and how planning provisions could affect them.



Te Tai o Poutini PLAN

Consultation and Engagement Report June 2019 – October 2020

Introduction

Te Tai o Poutini Plan team undertook informal engagement over the period of June 2019 to October 2020. The aim was to check in with the community that we have a good understanding of the issues and potential options for managing these so we can prepare relevant and practical policy responses in the Te Tai o Poutini Plan (TTPP) that represents our communities views.

We ran a roadshow around the Plan during March 2020 (Westland and part of Grey) and September 2020 (Buller and part of Grey), and had eight workshops with different interest groups around key key topics.

As well as feedback gathered at our engagement events, we had 70 responses to our questionnaires as well as individual feedback forms and emails.

How we engaged

- Placed based factsheets and questionnaires for Reefton, Westport, Hokitika and Greymouth
- Te Tai o Poutini Plan roadshow with our Conversation Caravan – drop in sessions at 22 locations across the Coast in March and September 2020
- Consultation Hui at Arahura Mārae
- Public meetings at Greymouth, Hokitika, Reefton and Westport
- Numerous on-on-one meetings with key stakeholders (iwi, business, industry, heritage and environment)
- A purpose built website for the Te Tai o Poutini Plan consultation
- General factsheets and questionnaires for settlements, natural hazards, historic heritage, mining and biodiversity.

What you told us

Across the West Coast housing availability and affordability are significant concerns in many settlements and towns. There is a significant lack of housing for workers in some towns. Short term rental/Air BnB type accommodation is seen as a key driver of a lack of housing.

Natural hazards are a concern for many communities. Communities are looking for Te Tai o Poutini Plan to provide a consistent and clear way forward for natural hazard management, including how to undertake managed retreat. Future development needs to avoid exacerbating the natural hazard risk.

Improving the attractiveness of settlements and towns was a key concern for people in a range of locations across the Coast.

**Te Tai o Poutini
PLAN**
A combined district plan for the West Coast

Get involved in the future of our districts

We're on the road! Come to one of our drop-in sessions and tell us your ideas for supporting a vibrant and resilient community.

Want to know more?
tpp.westcoast.govt.nz

We are travelling with our caravan and will be parked outside the venues below for all drop-in sessions.

Location	Drop-in Session
Waimarama (Waimarama School)	8:00 - 9:00am
Whangarei (Whangarei High)	10:30 - 11:30am
Poukaka (Poukaka Town)	12:00 - 1:00pm
Chatterton (Chatterton Rd - near the school)	2:00 - 4:00pm
Carters (Carters Road)	3:30 - 4:30pm
Wanganui (Wanganui District Council - Chatterton)	4:00 - 5:00pm
Public Meeting	6:00 - 8:00pm
Greymouth (Greymouth School)	10:30 - 11:30pm
Hokitika (Hokitika Bay Rd - Caravan 1)	1:00 - 2:00pm
Westport (Westport High)	2:30 - 3:30pm
Reefton (Reefton School)	4:00 - 5:00pm
Public Meeting	6:00 - 7:00pm

Coming to a town near you!

Significant natural areas are a concern in the rural areas. There is a need for good information and process to engage affected landowners, to identify what is and isn't significant and provide mechanisms to support and compensate affected landowners.

Feedback by themes

How towns and settlements grow

Feedback identified that key issues for towns and settlements are:

- Adapting to impacts of changing industries and economy. There was a lot of feedback that Covid 19 reinforced the need for a diverse and resilient economy for the Coast
- Where settlements are growing, new commercial and industrial activities need to be designed and located in such a way that the character and amenity of residential areas is retained
- Where settlements are subject to specific threats from natural hazards we need to reduce the risk and new development must be located in less hazardous locations.

There was a strong theme that residential and community values need to be given a high priority. People want to see more certain zoning that ensures that community values are protected. Growth and development would benefit from clearer planning and control – this includes things such as supporting the town centres and better managing rural subdivision and commercial activities occurring in rural areas.

Specific zoning for rural lifestyle and medium density type developments was preferred, as is zoning for commercial activities in settlement centres in smaller towns to allow them to grow. Design guidelines were suggested as a way to help get better outcomes in several settlements.

Need for future thinking was a key theme – more residential housing is needed, planning for managed retreat and enabling the redevelopment of areas such as the Greymouth CBD.

The need to provide for more residential housing – and diversity in housing types – was a key theme. There is a need for housing for older adults, smaller rural residential section sizes and more flexibility for different housing types. The impact of short term rental accommodation on housing availability was a major concern but there was support for the opportunity that homestay/hosted accommodation provides for homeowners.

Historic Heritage

Historic heritage is hugely valued on the West Coast. Feedback identified that the key issues for historic heritage are:

- 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
- Adaptive reuse can encourage buildings to be maintained but can dilute their value.
- Historic heritage value can occur at different scales, something might be of value locally but not nationally.

There was a strong theme that earthquake strengthening costs are a major concern for historic heritage and that this is a barrier to avoiding “demolition by neglect”. There was strong feedback that we need to think of heritage in the wide sense – beyond buildings – sites, access to sites and heritage context are important.

Recognising, celebrating and supporting heritage through adaptive reuse and interpretation was a key theme.



Natural Areas and Biodiversity

There are four key issues for natural heritage

- ensuring that the relationship of Māori with their culture, traditions and customary rights are protected alongside significant natural heritage areas
- protecting the significant and outstanding values of natural heritage in such a way that fosters an ethic of stewardship and enables positive actions by landowners.
- how to protect significant natural heritage, while allowing for, and where possible enabling, economic, cultural and social development of West Coast Communities.
- creating certainty for landowners and development sectors around what natural heritage areas and features are significant and should be protected, and what types and locations of development are likely to be acceptable.

Significant natural areas were raised as a concern in many locations with strong emphasis on the need to provide good information and engage affected landowners. Cumulative effects and ensuring these are managed was a key theme as was the opportunity of harnessing tourism to achieve environmental objectives.

There was broad support for some Permitted Activities in significant natural areas. These included: construction of walkways, Poutini Ngāi Tahu cultural use, vegetation clearance to erect or protect powerlines; operation of existing roads, tracks, structures; operation maintenance and repair of lawfully established activities; clearance within 5m of an existing building.

There was broad support for some potential incentives to support landowners of significant natural areas. These include providing additional development rights for tourism related activities and additional subdivision rights or transferrable subdivision rights where areas are legally protected.

Mining and Quarrying

There was only a small amount of feedback on this key topic. Common themes were the need to address reverse sensitivity and conflicts between mining and other land uses, particularly rural residential locations. Providing for continuity of operations was a key concern of the industry, with a desire for simple processes which avoid duplication of regulation.

Community concerns related principally to monitoring and ensuring that adverse effects of mining are managed well. There was across the board support to better identify where mining and quarrying is, and is not, ok.



Natural Hazards

There was strong support for the 4-pronged approach to natural hazards:

1. *Avoid the hazard* - If there are known natural hazards in areas that are not developed, zoning to prevent future development in these areas. In other words, don't put people and assets in harm's way
2. *Accommodate the natural hazard* - In some locations where the hazard can be managed with lower risk to people and property use measures that anticipate hazard risk – for example raising floor levels against flooding, provide alternative inundation pathways and require relocatable houses.
3. *Protect from the natural hazard* - Currently the most commonly used method for some types of natural hazard, this involves holding the line using natural buffers (e.g. sand dune restoration, wetland enhancement or creation, beach nourishment) or hard structures (e.g. seawalls, groynes).
4. *Retreat from the natural hazard* - Moving existing people or assets away from the hazard in a managed way over time, or as a consequence of damage after a hazard event. For example, by zoning areas that people can move to, and having rules preventing rebuilding if property is destroyed by a hazard

Key themes were around being forward thinking transparent, science based and communicating well.



Natural hazards were mentioned as a major concern at nearly every location on the West Coast. Feedback was that a strong clear and consistent approach to natural hazards is needed and that future development needs to avoid exacerbating the natural hazard risk. Managed retreat options were a focus of discussion at many settlements.



Feedback by location

Buller

There were three key themes that came through strongly -

- **Natural hazards** and the need to be forward thinking and have a plan for managed retreat in locations such as Westport, Punakaiki and Granity.
- **Housing availability** and a lack of rental housing for workers was a concern in all parts of Buller. Concerns were also expressed about the impacts on community of short-term rental accommodation/Air BnB. Support was expressed for the opportunity that homestay/hosted accommodation provides, however.
- **Design guidelines** could be used to recognise special environments such as Punakaiki and Reefton

Grey

There were five key themes

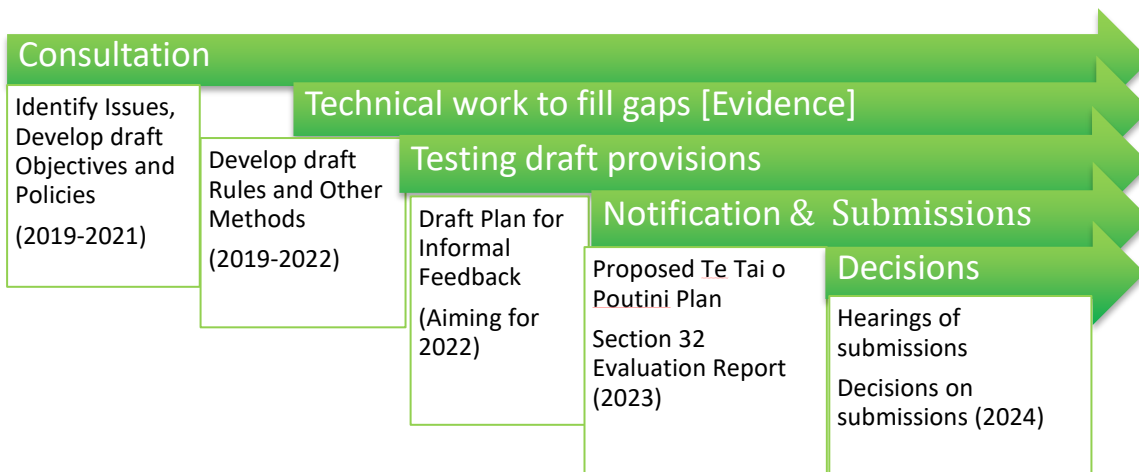
- Ideas in the **Greymouth CBD Redevelopment Plan** appear to be supported and should be translated through the Plan.
- **Significant natural areas** were raised as a concern in many locations. The need to provide good information and engage landowners, to clearly identify what is and isn't significant and provide mechanisms such as biodiversity credits to compensate landowners.
- Support for **settlement centres**/precinct to allow small towns to grow business, particularly in Barrytown, Blackball, Ahaura, Paroa
- Growth and development would benefit from **clearer planning and control** – this includes things such as supporting the Greymouth CBD, controlling design at Moana, and better managing rural subdivision and commercial activities occurring in rural areas.
- **Natural hazards** are a concern – though mainly in coastal locations.

Westland

There were three key themes

- **Natural hazards** were mentioned as a major concern at every location. Feedback was that a strong clear and consistent approach to natural hazards is needed and that future development needs to avoid exacerbating the natural hazard risk. Managed retreat options were a focus of discussion at Okarito, Franz Josef and Hokitika.
- **Housing availability** and a lack of rental housing for workers was a concern in all parts of Westland. Air BnB was blamed for a lack of housing in a number of locations including Haast, Franz Josef and Hokitika.
- Erosion of or a lack of **amenity in settlements** is a concern in many locations – though the detail of concerns is generally specific to the settlement e.g. Heliport in Franz Josef, airstrip at Okarito, town centre amenity in Whataroa

What's next?



Appendix

Feedback by location

Location	Key TTPP Issues Raised
Whataroa	Poor town centre amenity Onerous consent requirements for signs
Franz Josef	Heliport causing poor amenity in the town centre Development should be 200m from Faultline Formation of legal roads should be a Permitted Activity Need for consistent application of rules Uncertainty of the natural hazards is affecting ability to borrow Significant need for affordable and rental housing – Air BnB is a big problem
Bruce Bay	Erosion and what is planned to manage this
Haast	No worker accommodation Houses all being used for Air BnB Lack of housing – need more subdivision Need to protect biodiversity – explore ways of funding Need for more resource consent condition and Permitted Activity monitoring Flood protection and natural hazard management Relocatable houses could be an option Need secure water supply and waste water treatment
Hannah's Clearing	DOC is adjacent neighbour for all properties – boundary encroachment regularisation issues Erosion concerns as well as flooding
Fox Glacier	Natural hazard management critical
Okarito	1999/2000 community plan should apply Formation of paper roads should require Resource Consent Hazard protection from sea inundation Home businesses should be allowed to operate in the settlement Support hosted visitor accommodation – not unhosted Need a clear approach to protection works Need somewhere for managed retreat to – terrace above the town? Need to identify Māori historical sites Conflict between visitors and residents – need to focus visitors at nodes and separate from community areas Landscape values are important Don't want to see Commercial operations on the airstrip – noise.
Kaniere	Natural hazard management critical – need to identify eroding areas and keep development out of them
Hokitika	Need to move back from the sea People have often protected SNAs – but need cost assistance for management Transferrable development rights could be tricky Need a plan for flood management in town Need for accommodation – nowhere for staff to live Need to allow for residential upstairs in the town centre Too many hoops to try new business ideas in the town centre Town precincts important – all the towns are different Need to allow Indigenous Forest harvesting under the Forests Act to continue SNAs/Landscape/Biodiversity/Climate change are priorities

Location	Key TTPP Issues Raised
	<p>Consents are costly and put people off doing things like renewable generation Need a rural residential zone – Blue Spur, Stafford Road Shouldn't having mining next to rural residential – particularly noise impacts Need more enforcement and compliance – in accordance with a clear process in the Plan Costs with DOC as affected party on consents</p>
Arahura	<p>SNAs = what approach on Māori Freehold land More areas within DOC estate should be available for accommodation Need to get away from coastal hazards/earthquake/tsunami Why can't commercial areas have residential Allow for more home occupations – but not industry AirBnB a concern – generating more traffic Identify areas for visitor accommodation along main roads Who will monitor the plan? Need clear policies around engagement with Māori re Plan Changes Need communication policies in Poutini Ngāi Tahu chapter</p>
Kumara	<p>Town centre zone would be good Recent developments in the community have been positive</p>
Greymouth	<p>Need to engage landowners on SNAs Embrace the heritage More residential in the CBD More defined urban/rural boundary Not just sprawl – where's the town centre Signs – resource consents for community signs – huge cost Need a spatial plan for Greymouth – where want commercial incl. Visitor accommodation – Air BnB should be commercial zone – support Queenstown Lakes approach Historic building status makes redevelopment hard Perceptions on Māwhera land make redevelopment hard Site sizes in town are small – amalgamate titles? Grass old carparks Natural hazards need a consistent approach Need to enforce the plans – and consistently interpret them Too many commercial activities in rural areas SNAs are a land grab Need for biodiversity protection Rental accommodation is very tight -need more Repurpose heritage buildings to Air BnB Upstairs of shops is empty – need to allow more activities there SNA work needs to be done urgently - what is and isn't high value How can the Coast be compensated for providing a public/national good?</p>
Paroa	<p>Need to be future focussed Urgent to identify what is significant and what isn't – including on conservation land Increased flooding as a result of development in the back of Paroa Need more local shops Entrance to town around Paroa Concerned about potential impacts of SNAs</p>
Dobson	<p>Keen to conserve biodiversity Blackball could benefit from a settlement centre Need to be aware of natural hazards</p>

Location	Key TTPP Issues Raised
Ahaura	<p>Strong community services and hub – could benefit from a settlement centre Council consenting process hard – not enabling SNAs are a land grab</p>
Moana	<p>Wilderness track will have a big impact – accommodation and cycle support Development needs to be more controlled (size, design, height) Moana is big enough – needs to stop growing No rental accommodation for workers – people forced to live in motorhomes at the holiday park</p>
Runanga	<p>Scrapping the 30m² requirement for building consents was a great thing – need more of that kind of enabling measure Concerned about SNAs – doesn't reflect the unique West Coast culture –Interested in the idea of biodiversity credits to recognise that contribution Mining- key issue is where does the money go – 2016-2018 1.5% of value of gold paid as royalties, \$2 billion estimated to come out of Waiuta – not coming back to the Coast</p>
Barrytown	<p>Need to better interpret and provide access to broad history in the area e.g. Parnell Terraces, McMillan Rd, Ancient Dune Forest 1 ha subdivisions have caused loss of farmland Reverse sensitivity vs farming and hall. Support for a settlement centre precinct Rural zoning too permissive = losing farms to 1ha blocks – need a Plan about where to subdivide, not just everywhere Need more scope for community and heritage interpretation signs – just not business signs. Transferrable development rights for mining and SNAs should be explored</p>
Punakaiki	<p>Need to be forward thinking on hazards – identify where and how will do managed retreat Insufficient enforcement of current plan provisions for scenically sensitive zone – not getting outcomes intended Too much short-term rental – Air BnB – hollowing out community, nowhere for workers and family to live – people turning residential into full time commercial Air BnB Could there be a policy around a max % of Air BnB in an area Locals are more important than tourists – very opposed to a tourist zone oppose helicopters as intrusive Need to support community resilience – rental accommodation and jobs Concerns about SNAs – erode property rights, no compensation or financial assistance with management – interest in transferrable development rights but can't be tokenistic Need better site-specific design standards – not just one size fits all current approach (e.g. for setbacks) Need a local source of rock for protection works Punakaiki Masterplan needs to integrate with Dolomite Point Need a plan for additional housing – south of Charleston? Need to have site sizes that reflect demand – not just 10 acres Need small footprint houses and recognise visual impacts Is there scope for infill? If restricted house size and height Keep the Paparua Character Area as currently written in the Buller Plan</p>
Charleston	<p>Settlement Centre Precinct supported Need to identify land for further residential and business(tourism) development Coastal retreat at Beach Road Need for infrastructure to support tourism Cycle trail will drive more demand</p>

Location	Key TTPP Issues Raised
Carter's Beach	<p>Cycle trails positive – need more support facilities Manuka/kanuka as an important habitat for threatened species</p>
Westport	<p>Need to draw upon existing vision work at Punakaiki and the LTP Need to support vibrancy and amenity of town centre Need to recognise climate change as a threat – need both mitigation and adaptation Need to consider cumulative effects including in terms of on-site wastewater and drainage</p>
Karamea	<p>Tourism positive – cycle and walking trails Need to consider climate change impacts – move community towards elevated areas Resilience of infrastructure a huge concern Allow for a diversity of potential future business options Fertile soils and growing conditions hugely important – lots of potential horticulture options Ecosystem services (insects, health environment, water quality) from conservation land benefits the farming/horticulture sector Should allow for home businesses Hosted Air BnB/glamping is good Need for older adult housing Current residential zoned land is in flooding areas- need to move up</p>
Waimangaroa	<p>Concern about houses built on beachfront and ridges – here for wildness Hosted Air BnB is good</p>
Reefton	<p>Housing shortage – shortage of rentals and owner occupied options Need more business – not just cafes Home businesses viable due to fibre – are good Compact town is a positive – development should fit with grid patter Need for retirement housing – not just Council – retirement village? Air BnB should require consent Air BnB taking up rental housing A wider range of section sizes (smaller) and options for semi-detached and attached housing would be good Keep out big box retail Preserve the amenity of the entry areas to town Support design guidelines for town centre – include Buller Road – use colour scheme designed a few years ago Intermingled community works well Protect more heritage – Countrywoman's Institute, Railway building and turntable, Hopper at Terrace mine</p>



Te Tai o Poutini
 PLAN

To support a vibrant and resilient West Coast