



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

Friday 11 September 2020, 10.00-12.00 (via Zoom)

**And adjourned to
Friday 25 September 2020, 12.45-3.45pm
Buller District Council**

AGENDA

| | | |
|---------------------|--|-------------------|
| 11 September | | |
| 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 – Residential Zone Spatial Approach | Principal Planner |
| 11.15 | Technical Report - Large Lot Residential Rules | Principal Planner |
| 12.00 | Meeting adjourns until Friday 25 September, 12.45-3.45pm | |
| 25 September | | |
| 12.30 | Light lunch will be available on arrival | |
| 12.45 | Technical Report – Commercial Zone Spatial Approach | Principal Planner |
| 1.20 | Technical Report – Commercial Zone Rules | Principal Planner |
| 1.55 | Technical Report – Infrastructure Issues, Objectives and Policy Update | Senior Planner |
| 2.30 | Break | |
| 2.35 | Technical Report – Poutini Ngai Tahu Approach | Principal Planner |
| 3.10 | Technical Report – Open Space Issues and Objectives, and Direction on Policy and Rules | Principal Planner |
| 3.45 | Meeting Ends | |

Meeting Dates for 2020

Wednesday 14 October (via Zoom)

Thursday 29 October (Grey District Council)

Friday 13 November (via Zoom)

Tuesday 26 November (West Coast Regional Council)

Wednesday 14 December (Westland District Council)

THE WEST COAST REGIONAL COUNCIL

**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE
HELD ON 13 AUGUST 2020, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL & VIA ZOOM,
COMMENCING AT 1.30 P.M.**

PRESENT:

R. Williams (Chairman), A. Birchfield, J. Cleine, S. Roche, T. Gibson, B. Smith, , L. Coll McLaughlin, P. Madgwick, F Tumahai, L. Martin (joined meeting at 3.00 pm)

IN ATTENDANCE:

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

WELCOME

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

APOLOGIES:

Moved (Smith / Cleine) *That the apology from Cr Becker be accepted.*

Carried

CONFIRMATION OF MINUTES

Moved (Roche / Smith)

That the minutes of the meeting dated 30 July 2020, be confirmed as correct.

Carried

MATTERS ARISING

There were no matters arising from the minutes.

Financial Report

J. Armstrong spoke to this report. R. Mallinson confirmed that the LGC funding of \$200,000 has been received in full. He advised that the surplus is \$92,083.

J. Armstrong advised that the surplus can be used to fund research. R. Mallinson confirmed that the surplus is able to be carried forward. R. Mallinson advised that the targeted rate income can only be spent on the TTPP.

Moved (Roche / Smith)

Carried

Project Manager Update

J. Armstrong spoke to this report. J. Armstrong stated that the workshops held recently were well received. She stated that the need to have SNA's identified is key to the development of infrastructure.

J. Armstrong continued to discuss **SNAs** advising that the desktop results are expected in February.

The possibility of receiving some funding from **Jobs for Nature** was discussed. J. Armstrong is hopeful of establishing some positions for West Coasters through this funding. She stated that an application has been prepared in partnership with the West Coast Regional Council to employ an ecologist and land managers to work with and advise landowners. Also included is a funding request to support landowners with fencing, planting and pest control, plus a student holiday job programme which it is hoped would encourage students

to work on the West Coast once their studies are complete. It is planned to submit the application to the West Coast alliance to advance it for central government funding.

The new **NES for Freshwater** was also discussed in relation to the funding. L. Easton confirmed that since the last meeting the government has put out its NES for Freshwater. She stated that this will be the primary driver of what needs to be done for wetlands on the West Coast and the rest of the country. She advised that all wetlands that are identified in the Regional Plan, are to be fenced. This is different to what is in the Regional Plan at the moment and this is outside of the TTPP as wetlands are not going to be regulated by the TTPP.

The Chairman requested that J. Armstrong sends out information to everyone to ensure all concerned understand what is being applied for.

J. Armstrong stated that the district council chief executives met with Development West Coast and Local DoC management last week. DWC were asked to support TTPP financially, particularly for studies to evaluate the economic benefits of various activities. She advised that DoC are available to help with in kind assistance, but have not offered financial support. This would include staff time and providing research and records for TTPP use.

J. Armstrong, L. Easton and L. Sadler met with DoC and MfE staff managing the **NPS for Indigenous Biodiversity** work. They have now finished summarizing submissions, and will begin analysing the results. WCRC are seeking a carve out of the West Coast to exclude it from NPSIB provisions, since we have such a high proportion of Conservation land here. The Doc Staff said this was a matter for Minister Mahuta to decide.

It was agreed that a letter would be sent to the Minister in charge in October.

Mayor Smith asked if DoC is prepared to fund evaluation of stewardship land. L. Easton responded that in kind support has been offered but not money. Mayor Smith stated that nobody is in favour of DoC using ratepayer money to fund DoC land.

L. Easton answered questions relating to identification of SNA's.

Moved (Williams / Tumahai)

Carried

Technical Update – Special Purpose Zones: Approach

L. Easton spoke to this report. She answered numerous questions relating to airports, airfields and precinct's, along with questions about the re-zoning of areas in Hokitika, Seaview and Kaniere.

The Chairman stated that if this Plan is to go through until 2040 it is important that everyone thinks ahead.

L. Easton answered questions about the hospital zone and Maori purpose zone, and offered to hold a workshop. Mayor Gibson stated that a workshop would be beneficial.

Moved (Birchfield / Cleine)

1. *That the Committee receives the report.*

2. *That the Committee provide feedback on the proposed approach to Special Purpose Zones.*

Carried

Technical Overview – Financial Contributions: Approach

L. Easton spoke to this report. She explained the difference between financial contributions under the RMA and development contributions under the LGA which were introduced in 2002. She provided extensive background information. L. Easton advised that if these are to be kept in the Plan, then we need to be very clear and specific about costs likely to be incurred. L. Easton advised that off setting compensation is proposed for the TTPP as a useful tool for SNA's.

S. Bastion stated that it is good to finally have a district plan review. L. Easton explained 49 (d). S Mason agreed with S. Bastion. P. Morris stated that as many financial contributions should be sought as possible. L. Easton explained how this would be managed and stated that provisions that are specific to each district will be required.

L. Easton answered questions and provided extensive advice.

Cr Coll McLaughlin stated that she appreciates the videos as they provide additional information.

Moved (Cleine / Birchfield)

1. *That the Committee receive the report*

2. *That the Committee provide feedback on the proposed approach to Financial Contributions.*

Carried

The meeting adjourned at 3.18 pm on 13 August and reconvened on 25 August at 1.00 pm

APOLOGIES:

Moved (Gibson / Martin) *That the apologies from F. Tumahai, P. Morris, and Mayor Smith be accepted.*
Carried

Te Tai o Poutini Plan – Poutini Ngai Tahu Cultural Landscapes

L. Easton advised that this report will be brought to the next meeting. R. Mallinson (Acting CEO, West Coast Regional Council) had previously advised The Chairman that this item had been removed from the agenda.

Technical Update – General Residential Zone Rules

L. Easton spoke to this report and answered questions from those present. Extensive discussion took place around commercial activities in the residential zone and providing for these as a Discretionary Activity as well as the possibility of recognizing seasonal businesses. The rules around visitor accommodation were discussed and it was agreed that more information needs to come back to the Committee on this matter including the implications of building consent standards for these. L. Easton advised that another paper with definitions, across all the zones, (Building Act included) to work through the options, will be brought back to the committee.

Moved (Birchfield / Cleine)

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

Carried

Technical Update – General Industrial Zone Rule

L. Easton spoke to this report. There was a discussion about Sergeants Hill Industrial Area, standard GIZ - R1 in relation to visibility of external storage, the size of antenna dishes and blasting.

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

Moved (Martin / Becker)

Carried

Technical Update – Natural Heritage Strategic Direction

L. Easton spoke to this report. Cr Coll-McLaughlin asked that Objective 1 be amended to include Poutini Ngāi Tahu rangatiratanga.

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the proposed approach to the Strategic Direction for Natural Heritage.*

Cr Roche left the meeting at 2.14 pm and returned at 2.18pm

Moved (Cleine / Gibson)

Carried

GENERAL BUSINESS

Press Release: It was agreed that a press release would be written and sent at the conclusion of each meeting.

The meeting closed at 2.20 pm.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held via Zoom on Friday 11 September commencing at 10.00 a.m. And the following one on Friday 25 September at 12.30pm

.....
Chairman

.....
Date

Action Points

- Press Release

Meeting Dates for 2020

- Thursday 25 September (Buller District Council)
- Thursday 29 October (Grey District Council)
- Tuesday 24 November (West Coast Regional Council)
- Wednesday 14 December (Westland District Council)

ONE DISTRICT PLAN

1 FOR THE ONE MONTH ENDED 31 JULY 2020

| | ACTUAL | BUDGET | YEAR TO DATE | BUDGET |
|------------------------------------|---------------------|---------------------|---------------------|------------------|
| | Year to Date | Year to Date | Variance | Full Year |
| INCOME | | | | |
| Carry forward Credit Balance 19/20 | 8,333 | 8,333 | - | 100,000 |
| Targeted Rate | 20,833 | 20,833 | - | 250,000 |
| General Rate Contribution - WCRC | 12,500 | 12,500 | - | 150,000 |
| | <u>41,667</u> | <u>41,667</u> | <u>-</u> | <u>500,000</u> |

| | | | | |
|--------------------------|---------------|---------------|---------------|----------------|
| EXPENDITURE | | | | |
| Salaries | 20,908 | 20,667 | 241 | 248,000 |
| Consultant Planner | 6,250 | 8,333 | 2,083 | 100,000 |
| Governance | - | 5,417 | 5,417 | 65,000 |
| Research | - | 8,333 | 8,333 | 100,000 |
| Stakeholder Engagement | 581 | 1,417 | 836 | 17,000 |
| Communications Platforms | 90 | 833 | 743 | 10,000 |
| Legal Advice | - | 167 | 167 | 2,000 |
| Share of WRC Overhead | 12,500 | 12,500 | - | 150,000 |
| | <u>40,329</u> | <u>57,667</u> | <u>10,079</u> | <u>692,000</u> |

| | | | | | |
|--------------------------------|--------------|----------|---------------|----------|----------------|
| Net Surplus / - Deficit | 1,338 | - | 16,000 | - | 192,000 |
|--------------------------------|--------------|----------|---------------|----------|----------------|



Project Manager Update

1 August 2020 – 31 August 2020

Prepared By: Jo Armstrong
Date Prepared: 31 August 2020

Accomplishments this Period

- The planning team continue to work on the non-residential activities in residential areas, infrastructure, heritage, transport, designations, mineral extraction, open space, natural heritage, tourism and the natural hazards sections of the plan.
- All papers are discussed with, and modified by, the Technical Advisory Team before coming to the Committee. Feedback from your TAT representatives indicates that some of you talk through the Committee papers with them either before or after your meetings. We encourage you all to engage with the TAT to discuss the planning aspirations for your district and region.
- Three stakeholder workshops to garner feedback on the TTPP provisions for Historic Heritage and Ecosystems and Indigenous Biodiversity were held in the last week of August.
- Two Historic Heritage workshops were held at Reefton and Ross. Attendees were predominantly West Coast residents with Heritage New Zealand, Pouhere Taonga, also sending representatives. These workshops provided an opportunity to understand people's interest in local historic heritage, and to get their input on proposed issues and objectives for TTPP. The workshops were advertised on our website, through TTPP quarterly updates and by word of mouth through various heritage societies on the Coast. Attendees were supportive of the proposed issues and objectives. They wondered if we could consider a further objective that captures the intrinsic nature of historic heritage. There was also a lot of discussion about protecting mining sites, items and tracks, and a suggestion was made that we should encourage current mining projects to retain items and areas for future heritage values.
- The Ecosystems and Indigenous Biodiversity workshop was the first of three that we hope to run. This workshop targeted individuals and groups with an environmental focus. Attendees provided feedback on the proposed Issues and potential approaches to managing ecosystems and indigenous biodiversity in the Plan. Attendees considered opportunities and challenges inherent in undertaking activities in and around natural areas. They felt that the current reduction in tourist numbers provides an opportunity to better plan and manage the quality of tourism experiences and the quantity of visitors. Concerns about mining in natural areas were raised, and they hope the identification of SNAs will help provide certainty of where activities are and are not appropriate. The proposed issues and objectives for natural heritage were unanimously supported.
- Two further workshops on this topic are planned for later in the year, one with agricultural interests and the other for 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. Later workshops will include all interest groups together.

- Planning for the final leg of the Roadshow through northern Grey and Buller 22-24 September is complete. Contacts in each drop-in venue have been sent posters and asked to encourage community attendance. The final itinerary for the Roadshow is attached, and we encourage you to attend the public meetings and your local drop-in session.
- Work is underway on an application for funding from the Jobs for Nature project. The application has been prepared in partnership with the West Coast Regional Council. It is to employ an ecologist and land managers to work with and advise landowners. Also included is a funding request to support landowners with fencing, planting and pest control, plus a student holiday job programme which it is hoped would encourage students to work on the West Coast once their studies are complete. It is planned to submit the application to the West Coast alliance and for them to advance it for the central government funding.
- The district council chief executives met with Development West Coast and West Coast DoC management in early August. DWC were asked to support TTPP financially, particularly for studies to evaluate the economic benefits of various activities. A letter was sent to Heath Milne at DWC with examples of economic studies the funding could be used for. A response was received on 26 August declining our application as "...the plan does not meet the requirements of the Trust deed."
- Mark Davies from DoC confirmed that DoC staff are available for in-kind assistance. The staff had previously offered the planning team their expertise and access to their research and records for TTPP use. No financial contribution can be expected from DoC on the West Coast.
- Lois, Lillie Sadler and I met with the DoC and MfE staff managing the NPS for Indigenous Biodiversity work. They informed us that they have just finished summarizing submissions, and will begin analysing the results. We asked about the West Coast councils' submission to carve out the West Coast from this legislation, allowing it to be excluded from some NPSIB provisions, as it has such a high proportion of Conservation land. The Doc Staff indicated that this was not something they would be recommending, and that it is a matter for Minister Mahuta to decide. They did, however, show a great deal of understanding for providing some central funding for SNA identification on DoC land on the West Coast, as the NPSIB currently lays this cost on the district councils. We have asked our consultant to supply a quote for this work, which will be shared with DoC staff. There are, however, no guarantees that this will provide the relief we are seeking.
- The Planning Team gave a presentation about TTPP to Westland District Council in July. We will be presenting to Buller District Councils on the 16th of September and Grey later in the year.
- The planning team has had some ongoing discussion with CEs and the Technical Advisory Team about the plan change process for existing plans prior to TTPP operability. We will meet with planning staff from the regional council in September to identify options to present to WCRC, and report back to you on the outcome.

Plans for Next Period

- Policy work on topics mentioned above will continue
- Stakeholder engagement – preparing for and running the last leg of the Roadshow
- TAT meeting at Buller District Council on 25 September
- TTPPC meetings on 11 September 10.00-12.00 via Zoom and in person Thursday 25 September 12.45-3.45 at BDC.

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 |

| Item | Action/Resolution | Responsible | Completion Date |
|---|--|--|---------------------|
| Not producing a notified plan in a timely manner | Set achievable milestones and monitor/report progress. Identify additional expertise/capacity | Project Manager Planning Team | 30 June 2024 |
| Decision makers can't agree | Get agreement on pieces of work prior to plan completion | Chairman | Ongoing |
| Budget insufficient for timely plan delivery | Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables | Project Manager TTPP Committee CE WCRC | Annually Jan/Feb |
| Project extended due to inability to retain unspent 2019/20 research budget | Ensure 2021/22 research budget is sufficient to complete all remaining research required for robust Plan | Project Manager TTPP Committee CE WCRC | Annually Jan/Feb |
| Changes to national legislation | Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP | Project Manager Planning Team | Ongoing |
| Staff safety at public consultation | Committee members to proactively address & redirect aggressive behavior towards staff | TTPP Committee | Ongoing |
| National emergencies such as Covid-19 lock down | Staff and Committee ensure personal safety and continue to work remotely as able | Project Manager TTPP Committee | Ongoing |
| Committee delay or reduce scope of required research | Committee ensure timely research is enabled | TTPP Committee | Ongoing |

Status

| | |
|-----------|--|
| Overall | Project timing affected by delay in beginning SNA research. Budget for 2020/21 accepted. Research budget over 3 years reduced and this may delay Plan completion. Planning team making good progress with TAT and TTPPC input. |
| Schedule | Work programme set and achieving on schedule. Lockdown may have an ongoing effect as delayed stakeholder engagement and research impact schedule. |
| 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 November 2019 | Development complete. Available at www.ttp.westcoast.govt.nz |
| Set planning milestones | 31-Oct-19 | 30 August 2019 | Presented at August TTPPC meeting |
| Hold key stakeholder | 28-Feb-20 | 23 October | Greymouth and Hokitika, then Westport |

| Stage | Target Completion | Revised Completion | Comments |
|--|-------------------|----------------------|---|
| workshop for Settlements section | | and 21 November 2019 | |
| Hold Community information meetings | 31-Mar-20 | 16-27 March 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 | | 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 | | |
| Conclude TTPP Roadshow | 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 | | |
| Contact with landowners re SNA assessment, landowner meetings | 30-Oct-20 | 30-Oct-21 | This will be to seek permission to do field assessments. It is dependent on undertaking the desk top assessment first. |
| Commence field work for SNA assessments | 30- Nov-20 | 30 Nov 21 | It is anticipated that field work will be undertaken over summer 20-21, summer 21-22 and summer 22-23. This will be delayed until desktop study is completed |
| Zoning changes proposed | 31-Dec-21 | | Specific zone change proposals will come to the Committee through 2021 |
| Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan | 30-May-22 | 30 May 2023 | Targeted consultation with stakeholders on draft provisions from mid 2021-mid 2022 with the aim of addressing concerns at this more informal stage |
| Iwi review of draft Te Tai o Poutini Plan | 30-July-22 | 30 July 2023 | This is in addition to hui and consultation throughout the development process and is a mandatory step |
| Full “draft” Te Tai o Poutini Plan to Committee | 30-Sep-22 | 30 Sep 2023 | Full draft (so that this term of the Committee has overseen the drafting of the whole plan). A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee |
| [Local Body Elections] | Oct-22 | | |
| Community Consultation on “Draft” Te Tai o Poutini Plan | 31-Nov-22 | 31 Nov 2023 | Roadshow in October/November 2022 with a “draft” Plan to discuss with community |
| Amendment of “Draft” Plan to “Proposed Plan” provisions | 30-May-22 | 31 Nov 2023 | Feedback to Committee on results of consultation, any legal opinions on contentious provisions and decisions on final provisions |
| Notify Te Tai o Poutini Plan | 30-Jun-23 | 30 June 24 | Indicative time only – this will be the “Proposed” Plan |

| Stage | Target Completion | Revised Completion | Comments |
|---|-------------------|--------------------|--|
| Submissions Te Tai o Poutini Plan | 30-Aug-23 | 30 Aug 24 | 40 working days for submissions is the legal requirement |
| Further Submissions | 30-Oct-23 | 30 Oct 24 | Submissions must be summarised and published and then there is a 20 working day period for further submissions |
| Hearings Te Tai o Poutini Plan | 30-Feb-24 | 30 Feb 25 | Indicative time only |
| Decisions Te Tai o Poutini Plan | 31-August-24 | 31 Aug 25 | Indicative time only |
| Appeal Period | 30-Sep-24 | 30 Sep 25 | Indicative time only |
| Appeals and Mediation Te Tai o Poutini Plan | 31-June-25 | 31 June 26 | Indicative time only. However the aim would be to complete the entire “Proposed – submissions-hearings –appeals-mediation-consent orders to Operative Plan” process within 1 term of the Committee |
| [Local Body Elections] | Oct-25 | | |

Actions required

Consider attending roadshow venues and public meetings in northern Grey and Buller



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: 11 September 2020
Subject: **Technical Update – Residential Zones - Spatial Approach.**

SUMMARY

This report gives an update on the technical work being undertaken on the overall spatial approach to Residential Zones in Te Tai o Poutini Plan.

Residential Zones are proposed as follows:

1. The General Residential Zone. This zone will cover the residential areas of Reefton, Westport, Greymouth and Hokitika.
2. A Medium Density Residential Zone. This zone will cover specific identified areas around town centres where a higher density of residential development to provide housing choice close to services is encouraged.
3. A Large Lot Residential Zone. This zone will cover specific identified areas on the periphery of the main towns where a lower density of residential development to provide housing choice is encouraged.

RECOMMENDATIONS

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

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on the overall spatial approach to Residential Zones in Te Tai o Poutini Plan (TTPP).
2. There are three Residential Zones proposed for inclusion in TTPP:
 - I. General Residential Zone
 - II. Medium Density Residential Zone
 - III. Large Lot Residential Zone
3. This paper outlines how and where the three different zones are proposed to be used in TTPP. The draft Rules for the General Residential Zone were considered at the August meeting of the Committee. A further paper on this agenda outlines the draft Rules for the Large Lot Residential Zone.

Background

4. Residential Zones are where 55% of residents of the West Coast live. As such they are an important living environment and form the largest single area of the town centres. Because residential areas tend to redevelop at a slow rate, they are also a significant part of the character of the West Coast towns.
5. A review of the character of the residential areas of the West Coast was undertaken and is attached at Appendix 1.
6. While there are many aspects of similarity of the residential areas across the three districts, there are some areas where different types of housing (with larger – and smaller sections) are developing. For some households the traditional quarter acre section is no longer desired, or in financial reach and there is increasing interest in houses on smaller sections, duplexes and townhouses.
7. As a consequence, alongside the General Residential Zone, two additional residential zones are proposed to provide a wider range of housing choice options on the West Coast.
8. Draft Objectives and Policies for Residential Zones have been developed and was discussed by the Committee at the start of the year and again at the August meeting of the Committee. These Objectives and Policies will apply across the three Residential Zones.

RESIDENTIAL ZONES PROPOSED FOR TTPP

General Residential Zone

9. This is the most common residential zone on the West Coast and the majority of the existing residential areas in the four main centres will use this zone. The draft Rules for the General Residential Zone were considered by the Committee at the August meeting.

Large Lot Residential Zone

10. This zone is expected to be limited in its use, but it reflects development which has already occurred or is planned in the Paroa area of Greymouth. The area west of Coulson Road is currently zoned Rural Residential – with a minimum lot size of 4000m². However, the sites are connected to both water and wastewater reticulation, have footpaths, streetlights and stormwater systems and are surrounded by residential zoned land. The development does not have rural character, and so it is proposed to zone this area Large Lot Residential. Because of the limitations of the current water and wastewater infrastructure, a minimum lot size of 2000m² is proposed to be included at the moment.
11. Generally, it is not recommended to zone large areas for this type of residential zone on the West Coast, as it is exceedingly land hungry compared to general residential lot sizes, and flat land away from natural hazards close to towns is in short supply. For this reason, it is proposed that the zone include provision for subdivision to a

smaller lot size should the water and wastewater infrastructure be upgraded in terms of capacity in the future.

Medium Density Residential Zone

12. Medium-density housing means developments with an average density of less than 350 m² per unit. It can include stand-alone dwellings, semi-detached (or duplex) dwellings, terraced housing or apartments within a building of four storeys or less. These can be located on either single or aggregated sites, or as part of larger master planned developments.
13. Medium density housing is considered to have a range of types
 - I. Stand-alone housing e.g. the Pensioner units developed along Shakespeare Road in Greymouth
 - smaller lot sizes
 - not attached to other dwellings but close to neighbouring buildings
 - two or three storeys in height
 - can be part of a larger master planned development.
 - II. Semi-detached or duplex dwellings
 - two side-by-side dwellings contained within one building
 - one dwelling is usually the mirror image of its partner
 - two or three storeys in height.
 - III. Terraced or row housing e.g. groups of "sausage flats" commonly built in the 1970s and 1980s.
 - row of identical or very similar attached dwellings that are joined on one or both sides of other houses
 - the 'end terrace' house can be different to the rest of the terrace
 - sometimes can be joined by garages between houses and can either be built into the terrace and accessed from the front or can be accessed by a rear laneway
 - two or three storeys in height.
 - IV. Apartments within a building of four storeys or less
 - apartments are usually single storey self-contained units within a larger building, but sometimes apartments have more than one storey
 - usually there is common access to a core stairwell
 - private open space is a courtyard or garden on ground floor or on balconies on upper floors
 - often rubbish storage is communal and post boxes are in one central place.
14. There are a range of photos of different types of medium density housing in Appendix 2.

Proposed Greymouth Medium Density Residential Zones

15. The Grey Plan already has provisions for pensioner housing, and there are a number of medium density developments already in place. The Shakespeare Road area in particular is already the location of a large number of medium density pensioner style units due to its proximity to the hospital and the Greymouth South shopping area.
16. Two specific draft Medium Density Residential Zones have been identified for Greymouth – the Greymouth South area, where this type of housing is already developing, and the area next to the CBD where there is good access to the services and amenity provided by the centre.
17. Both locations provide a good range of amenity within an easy walking distance – which helps offset the reduced private outdoor space typically in these developments.
18. At this stage the exact areas proposed for Medium Density Residential Zone in Hokitika and Westport are still being worked through with the relevant technical staff.
19. Indications are that there may be suitable areas in Hokitika as part of the Racecourse development, and in the Seaview area.

20. In Westport areas around Victoria Square may be appropriate – with existing pensioner housing already developed on Peel St and Queen Street.

NEXT STEPS

21. This paper outlines the preliminary spatial approach to Residential Zones. Feedback from the Committee will inform the further development of this spatial approach.
22. Draft Rules provisions for the Medium Density Residential Zones will be brought to the Committee for feedback later in the calendar year.

RECOMMENDATIONS

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

APPENDIX ONE: CHARACTER ANALYSIS OF WEST COAST MAJOR TOWNS

Central Residential

| Town | Residential Character Area | Natural Character | Built Character |
|-----------|---|---|--|
| Hokitika | Hokitika Residential | <p>Flat topography gently sloping toward the Hokitika River</p> <p>Vistas of the mountains</p> <p>Wide grassy berms along streets</p> <p>Mostly low stature trees</p> <p>Several large open spaces and the riverbank</p> | <p>Predominantly residential with only small scale non residential activities such as corner stores and home occupations.</p> <p>Grid street pattern with a high degree of connectivity</p> <p>Generally 500-1000m² sections, very little infill</p> <p>Most houses single story and built well back from the street</p> <p>Range of house styles mixed from the 1900s to the 21st Century in a largely ad hoc assemblage.</p> |
| Westport | Westport Residential | <p>Flat topography</p> <p>Vistas of the mountains</p> <p>Wide grassy berms along streets</p> <p>Vegetation is generally low but with well established gardens and street trees in some locations.</p> <p>Several large open spaces as well as smaller neighbourhood reserves</p> <p>Mostly low stature trees</p> <p>Walkway connections around the lagoons and Buller River</p> | <p>Predominantly residential with only small scale non residential activities such as corner stores, churches and home occupations</p> <p>Grid street pattern with a high degree of connectivity</p> <p>Generally 500-1000m² sections, very little infill</p> <p>Most houses single story and built well back from the street</p> <p>A range of house styles and ages from the early 1900s to the early 21st century but the majority of housing is early to mid 20th Century</p> <p>The town gradually built outwards from the centre, with some newer streets and housing off SH67 on the eastern side of the residential area.</p> |
| Greymouth | Greymouth Central, Blaketown and Cobden | <p>Flat topography on floodplain and sandspit</p> <p>Vistas of the mountains</p> <p>Wide grassy berms along streets</p> <p>Vegetation is generally low but with well established gardens and street trees in some locations</p> <p>Several large open spaces as well as wetlands and rivers</p> | <p>Predominantly residential with only small scale non residential activities such as corner stores and home occupations.</p> <p>Grid street pattern with a high degree of internal connectivity although Cobden and Blaketown are physically quite separate from Greymouth Central</p> <p>Generally 500-1000m² sections, very little infill</p> <p>Most houses single story and built well back from the street</p> <p>a range of house styles and ages from the early 1900s to the mid 20th century with the more modern housing found closer to the hills</p> |

| | | | |
|---------|---------|---|--|
| Reefton | Reefton | <p>Flat topography on the valley floor of the Inangahua River</p> <p>Open streets with a backdrop of mountains</p> <p>Wide grassy berms along streets</p> <p>Vegetation is low growing and gardens open to retain solar access</p> <p>Range of open spaces within the township and walkways along the Inangahua River as well as wider access to recreation opportunities in Victoria Forest Park</p> | <p>Grd street pattern with a degree of internal connectivity</p> <p>A range of house styles from the early 1900s to the early 1980s predominate.</p> <p>Historic precinct spreading from The Strand to Church St in the north and from Bridge St east to Sinnamon St at the south.</p> <p>More modern housing is found closer to the hills and down the Inangahua Valley</p> <p>Landuse is predominantly residential with few non residential activities – mainly churches, corner stores and home occupations</p> <p>Generally 800-1000m² sections</p> |
|---------|---------|---|--|

Beachside suburbs

| Town | Residential Character Area | Natural Character | Built Character |
|------------------|---|---|---|
| Westport | Carters Beach | <p>Flat topography</p> <p>Seaside feel</p> <p>Vegetation is generally low and open but with some well established gardens</p> | <p>Predominantly residential</p> <p>A small number of non residential activities exist such as a holiday park, motel, B&B and café/general store, but these are small in scale and fit well within the residential character.</p> <p>The suburb is small with a high level of pedestrian connectivity</p> <p>Generally 800-1000m² sections with a mix of single story and in some locations two story houses</p> |
| Greymouth | Greymouth Beach Suburbs – Karoro, Paroa, South Beach | <p>flat topography, occupying the coastal strip between the bush clad hills and the sea</p> <p>seaside feel</p> <p>rivers and coastal wetlands and lagoons weaving through the area</p> <p>established gardens and a more treed landscape</p> | <p>Predominantly residential but with a number of accommodation activities</p> <p>State Highway affects the landuse and built form – with the small number of commercial activities (local stores, accommodation and the Regional Council offices) located on the main highway.</p> <p>Residential access is generally from lanes parallel with the highway or cul de sacs</p> <p>Footpaths in most locations</p> <p>Sites are around 800-1000m² with a mix of single and two story houses. Some 4000m² lots behind Paroa</p> <p>a range of housing stock but most housing in Karoro was constructed in the 1970s, Gladstone in the 1990s and Paroa since 2000.</p> |

Township suburbs

| Town | Residential Character Area | Natural Character | Built Character |
|-----------|---|--|---|
| Hokitika | Kaniere | Flat topography Vistas of the mountains Older areas have well established gardens but more recent development has remnant exotic farm trees and patches of bush. | Predominantly residential but with a rural flavour Only small scale non residential activities such as a beauty salon and B&Bs The settlement was centred on a cross roads, but ribbon development has now occurred along the surrounding highway and rural road network. Streets are generally narrow rural roads that have become residential. The older parts of the township have urban elements such as kerb and channel and footpaths, but these are absent from the newer areas. Generally more residential size sections (800-1000m ² +) than rural residential, though some larger sections and active farmland are also present. Most houses are single story. |
| Greymouth | Māwhera/Grey River settlements – Kaiata & Kaiata Park, Dobson and Taylorville | Flat topography on terraces above the river. The landscape is dominated by bush clad hills on one side with the river on the other. | Predominantly residential but with a small businesses, including industrial activities reflecting the township nature of these areas Railway line and State Highway are key factors at Dobson and Kaiata, constraining access and land development options. Sites are around 800-1000m ² with mostly early-mid 20 th Century single story houses. Kaiata Park is housing built since 2010 |

Appendix Two: Examples of Medium Density Housing



Pensioner Flats, Christchurch



Christchurch City Council Pensioner Flats



Duplex Units, Hamilton



Duplex Units, Hamilton



Stand Alone Houses - Addison, Takanini, Auckland



Stand Alone Houses - Rangiora



Northwood Christchurch



Willowridge, Wanaka



Manukau, Auckland



Housing New Zealand, Avondale, Auckland



Wellington



Ellerslie



Prepared for: Te Tai o Poutini Plan Committee Meeting
Prepared by: Lois Easton, Principal Planner
Date: 25 September 2020
Subject: **Te Tai o Poutini Plan Technical Update – Large Lot Residential Zone Rules**

SUMMARY

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

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

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

The draft Rules for the General Residential Zone were brought to the August meeting of the Committee.

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

RECOMMENDATIONS

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

Lois Easton

Principal Planner

INTRODUCTION

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

DRAFT LARGE LOT RESIDENTIAL ZONE RULES

5. The draft Large Lot Residential Zone Rules are attached at Appendix 1.

Overview of the Zone

6. The Large Lot Residential Zone is currently proposed for use in the Paroa area of Greymouth, although as the Plan is developed there may be other appropriate locations identified.
7. The key qualities of the zone are its very large lot size – 2000m² – more than 5 times the 350m² minimum lot size in the General Residential Zone, although it should be acknowledged that 600-1000m² lot sizes are a common current lot size throughout the towns on the West Coast.
8. Apart from the large lot size, the zone is otherwise typical of a residential zone – with full water, wastewater and stormwater reticulation, footpaths, kerb and channel and streetlights. The area of Paroa proposed to be zoned Large Lot Residential is currently zoned Rural Residential in the Grey Plan.
9. Because of the large lot size, staff consider there is wider scope to accommodate home businesses and community facilities within the zone – with minimal impacts on residential amenity – however feedback on this matter, and the other aspects of the draft Rules is sought from the Committee.

Proposed Draft Rules

10. 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 and with a small number of exceptions are the same as the General Residential Zone. The proposed draft standards which are different from the General Residential Zone are shown in the table below.

Permitted Activities

| Effect Being Managed | Draft Large Lot Residential Zone standard | Comparison with General Residential Zone |
|--|--|---|
| Dwelling density | Residential unit density is no more than <ul style="list-style-type: none"> i. 1 unit per 2000m² net site area; or ii. 1 minor residential unit per 2000m² net site area | Minimum residential unit density 350m ² 1 minor residential unit per 500m ² |
| Setbacks | Buildings are setback 10m from the road boundary and a minimum of 4m from all other than road site boundaries | 4.5m road boundary setback 1m site boundary setback |
| Site coverage | Maximum site coverage is 30% or 375m ² whichever is the lesser | Maximum site coverage 40% |
| Stormwater | Requirement to manage on site or discharge in accordance with NZS4404: 2010 | Assumes a stormwater connection to public system – addressed solely through infrastructure rules |
| Home business – vehicle movements | 30 light vehicle movements per day | 20 light vehicle movements per day |
| Home business – hours of operation | <ul style="list-style-type: none"> i. 7am-10pm weekdays; and ii. 8am - 8pm weekends and public holidays; | <ul style="list-style-type: none"> i. 7am-7pm weekdays; and ii. 8am - 5pm weekends and public holidays; |
| Community facilities – vehicle movements | 30 light vehicle movements per day | 20 light vehicle movements per day |

11. 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 proposed to be the same as the General Residential Zone with the following exception.

RESOURCE CONSENT REQUIREMENTS

| Effect Being Managed | Draft Large Lot Residential Zone Rule Status | Comparison with General Residential Zone |
|---|--|---|
| Residential Activities not meeting Permitted Activity Standards | Discretionary Activity where Permitted Activity standards not met. | Restricted Discretionary Activity where recession plane and setback standards not met Discretionary Activity for other standards not met |

NEXT STEPS

12. Feedback from the Committee is sought in relation to the draft Rules. It should be noted that these draft Rules do not reflect the further work the Committee sought at the August meeting around provision for Commercial Activities and Visitor Accommodation in the General Residential Zone. These matters will be reported back to the Committee at a future meeting. If appropriate any modifications to the General Residential Zone rules could be applied also to the Large Lot Residential Zone rules.
13. This will then be included with draft provisions for the next round of consultation.

RECOMMENDATIONS

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

Appendix One Large Lot Residential Zone – Rules

LLRZ

Large Lot Residential Zone - Rules

Overview

The Large Lot Residential Zone encompasses areas which are served by reticulated water supply and wastewater systems but are of a lower density character than the General Residential Zone. They are predominantly located on the edges of towns.

The Residential objectives, policies and Large Lot Residential Zone rules provide the framework for managing the effects of development and ensuring that residential amenity values and the quality of the built environment are maintained and enhanced.

In addition to residential activities, the zone provides for some non-residential activities that operate from existing houses or purpose built buildings, where these activities are compatible with residential activities and the character and amenity of the zone. Incompatible non-residential activities are not anticipated or provided for in this zone.

Rules

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

Permitted Activities

| Activity Status Permitted | Performance Standards | Activity Status When Performance Standard Achieved |
|--|---|--|
| <p>LLRZ - R1 Residential Activities and Residential Units</p> <p>Where:</p> <ol style="list-style-type: none"> Performance Standards a to j are able to be met | <ol style="list-style-type: none"> There is no more than 1 unit per 2000m² net site area The maximum height of a building above ground level is 10m there is no more than 1 minor residential unit with a maximum gross floor area of 65m² per 2000m² net site area. Buildings are setback a minimum 10m from road boundaries, except that a roof overhang may encroach 750mm; Maximum site coverage is 30% or 375m² whichever is the lesser | <p>Discretionary LLZ -</p> |

| | |
|---|---|
| | <p>f. Stormwater is managed on site with any off site discharge managed in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure</p> <p>g. No more than one heavy vehicle is stored on site</p> <p>h. Buildings are setback a minimum of 4m from all other site boundaries except where neighbour's consent is provided to the Council under Section 87AAB of the Act</p> <p>i. there is no more than 1 minor residential unit with a maximum gross floor area of 65m²</p> <p>j. No building shall project beyond a building envelope defined by a 45 degree recession plane to commence 2.5m above any site boundary except where neighbour's consent is provided to the Council under Section 87AAB of the Act</p> <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. 4. boundaries adjoining any site in a Commercial, Mixed Use, General Industrial or Rural Zone. 5. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (eg finials, spires) provided these do not exceed the recession plane by more than 3m vertically 6. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically |
| <p>LLRZ - R2 Minor Structures Where:</p> | <p>a. Masts, poles, aerials and pou whenua must not exceed 7m in height;</p> <p>b. Any antenna dish must be less than 1m in diameter;</p> <p>c. Any ornamental or garden structure must not exceed 2.4 m in height; and</p> |

| | | |
|--|--|---|
| <ol style="list-style-type: none"> 1. Performance Standards a to d are able to be met; and 2. All performance standards for rule LLRZ - R1 are able to be met | <p>d. Any other structure must not exceed 10m² and 2m in height.</p> | <p>Discretionary LLRZ</p> |
| <p>LLRZ - R3 Fences, Walls and Retaining Walls Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to b are able to be met; and 2. All performance standards for rule LLRZ - R1 are able to be met | <ol style="list-style-type: none"> a. Fences, walls and retaining walls are a maximum 2m height above original ground level; and b. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. | <p>Discretionary LLRZ</p> |
| <p>LLRZ - R4 Relocated Buildings Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to c are able to be met; and 2. All performance standards for rule LLRZ - R1 are able to be met | <ol style="list-style-type: none"> a. The building was constructed within the 10 years prior to location on the site; and b. is constructed of new materials; and c. is established on foundations complying with the Building Code at the time of relocation | <p>Controlled LLRZ -R9</p> |
| <p>LLRZ - R5 Home Business</p> <ol style="list-style-type: none"> 1. Where this is ancillary to a residential activity; and 2. All performance standards for rules LLRZ - R1, Noise, Glare and Parking are able to be met. | <ol style="list-style-type: none"> a. Hours of operation are limited to: <ol style="list-style-type: none"> i) 7am-10pm weekdays; and ii) 8am - 8pm weekends and public holidays; Except where: <ol style="list-style-type: none"> i) The entire activity is located within a building; ii) Each person engaged in the activity outside the above hours resides permanently on site; and iii) There are no visitors, customers or deliveries to the activity outside of the above hours | <p>Discretionary LLRZ -R11</p> |

| | | |
|--|---|---|
| | <ul style="list-style-type: none"> b. A maximum of 4 heavy vehicle movements and 30 light vehicle movements are generated per day; c. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place. d. No external generation of dust, odour or smoke occurs as part of the activity. | |
| <p>LLRZ - R6 Visitor Accommodation</p> <ul style="list-style-type: none"> 1. Where this is ancillary to a residential activity; and 2. All performance standards for rules LLRZ - R1, Noise, Glare, Signs and Parking are able to be met. | <ul style="list-style-type: none"> a. The accommodation is homestay accommodation with a permanent resident living on site; b. There is a maximum of 5 guests at any one time; c. Notification to the District Council is required prior to the activity commencing; and d. Records of letting activity must be kept and provided to the Council on request; e. No heavy vehicle movements are generated | <p>Discretionary LLRZ -R12</p> |
| <p>LLRZ - R7 Community Facilities</p> <ul style="list-style-type: none"> 1. All performance standards for rules LLRZ - R1, Noise, Glare, Signs and Parking are able to be met. | <ul style="list-style-type: none"> a. A maximum of 4 heavy vehicle movements and 30 light vehicle movements are generated per day; b. No external storage of products except those associated with residential use shall be visible from any residential zoned property or public place. | <p>Restricted Discretionary Activity LLRZ - R1</p> |
| Controlled Activities | | |
| <p>Activity Status Controlled</p> | Matters for Control | <p>Activity Status Where Compliance Not Achieved</p> |
| <p>LLRZ - R8 Minor Structures not meeting Rule LLRZ - R2 Where:</p> <ul style="list-style-type: none"> 1. The minor structure does not exceed 10m in height; and 2. All performance standards for rule LLRZ - R1 are able to be met | <ul style="list-style-type: none"> a. Design and location of structures b. Landscape treatment | <p>Discretionary LLRZ</p> |

| | | |
|--|---|--|
| <p>LLRZ -R9 Relocated Buildings not meeting Rule LLRZ - R4 Where:</p> <p>1. All performance standards for rule LLRZ - R1 are able to be met</p> | <p>a. Design and location of structures b. Landscape treatment c. Appearance of buildings</p> | <p>Discretionary LLRZ</p> |
| <p>Restricted Discretionary Activities</p> | | |
| <p>Activity Status Restricted Discretionary</p> <p>LLRZ – R10 Community Facilities not meeting Rule LLRZ - R7</p> | <p>Matters of Discretion</p> <p>a. Design and location of buildings b. Design and location of parking and access c. Landscape treatment d. Hours of operation e. Acoustic and noise insulation requirements.</p> <p>Notification: Applications for community facilities will always be notified to adjacent neighbours and may be publicly notified</p> | <p>Activity Status Where Compliance Not Achieved</p> <p>N/A</p> |
| <p>Discretionary Activities</p> | | |
| <p>LLRZ-R10 Residential Activity, Residential Unit, Fences and Minor Structures not meeting Permitted, Controlled or Restricted Discretionary Standards Where:</p> <p>1. District - wide Permitted Activity standards for Noise, Glare and Parking are met.</p> | | |
| <p>LLRZ - R11 Home Business not meeting Rule LLRZ - R5 Where:</p> <p>1. District - wide Permitted Activity standards for Noise, Glare and Parking are met.</p> | | |
| <p>LLRZ - R12 Visitor Accommodation not meeting Rule LLRZ - R6 Where:</p> | | |

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

Non Complying Activities

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

LLRZ - R14 Commercial Activities including Home Business not meeting the Permitted or Discretionary Activity Rules

LLRZ - R15 Industrial Activities



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: 25 September 2020
 Subject: **Technical Update – Commercial and Mixed Use Zones - Spatial Approach.**

SUMMARY

This report gives an update on the technical work being undertaken on the overall spatial approach to Commercial and Mixed Use Zones in Te Tai o Poutini Plan.

Commercial and Mixed Use Zones are proposed as follows:

1. The Town Centre Zone. This zone will cover the town centres of Reefton, Westport, Greymouth and Hokitika. Due to the significant differences in these centres it is expected that a Precinct with some specific standards and rules for each of these four centres will be used.
2. A Neighbourhood Centre Zone. This zone will cover the small collections of shops which serve neighbourhoods.
3. A general Commercial Zone. Commercial areas outside of the Town Centres and Neighbourhoods would use this zone, which will include any areas zoned Commercial in settlements.
4. A Mixed Use Zone. This Zone will primarily support the redevelopment of parts of Greymouth allowing for a combination of commercial and residential uses as part of redevelopment of the Greymouth Town Centre. It is a key zone to enable the delivery of the Greymouth CBD Redevelopment Plan. However, as it is a zone which will be available, there may also be other locations in Westport and Hokitika where such a Zone will be useful.

RECOMMENDATIONS

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

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on the overall spatial approach to Commercial and Mixed Use Zones in Te Tai o Poutini Plan (TTPP).
2. There are four Commercial and Mixed Use Zones proposed for inclusion in TTPP:
 - Town Centre Zone
 - Neighbourhood Centre Zone
 - Commercial Zone
 - Mixed Use Zone
3. This paper outlines how and where the four different zones are proposed to be used in TTPP. A further paper on this agenda outlines the draft Rules for the Commercial Zones.

Background

4. Commercial and Mixed Use Zones make up a key part of what defines “place” on the West Coast. They are where communities shop, connect with transport such as buses and trains, and where most public services are accessed. Town centres often contain the best examples of architecture, main landmark buildings, public art and public spaces associated with a place.
5. Commercial zones are also major locations for economic activity in the districts and are major places for employment. The economic activity within commercial zones also supports town viability as workers shop, use public spaces and contribute to the area’s vibrancy.
6. Draft Objectives and Policies for Commercial and Mixed Use Zones has been developed and was discussed by the Committee at the start of the year. These are attached at Appendix One.
7. These Objectives and Policies will apply across the four Commercial and Mixed Use Zones. They were developed noting that the current District Plan frameworks for these areas is no longer fit for purpose on the West Coast, and that substantial change in the zoning provisions were needed to support existing initiatives to reinvigorate town centres and to position these areas for a vibrant future over the life of the TTPP.

COMMERCIAL AND MIXED USE ZONES PROPOSED FOR TTPP

Town Centre Zone

8. The Town Centre Zone will be critical to the future development and wellbeing of the West Coast’s four major centres. It is proposed that this zone apply to a discrete area of the wider commercial areas, and that it focus on improving the areas for pedestrians and retail.
9. The Greymouth CBD Redevelopment Plan, the Westport Town Centre Revitalisation Plan and the under development town centre plan for Hokitika are key pieces of work to inform the Town Centre Zone provisions.
10. Specific policy to support the Town Centre Zones is under development, and will be reported further at a subsequent Committee meeting, however there are a number of themes which have been developed for each town centre.

In Greymouth

11. A number of key matters identified within the CBD Development Plan identified to be included within the policy and rule framework.
 - Enabling the intensification of activity within the Greymouth CBD by fully utilising the existing building stock – including allowing offices, residential apartments and guest accommodation in upper floors above street level;
 - Supporting the adaptive reuse of heritage and character buildings, including by offering development incentives for restoration over repair;
 - Celebrating the unique cultural heritage and identity of Greymouth through inclusion of Greymouth Town Centre Design Guidelines;

- Bringing master planned medium density neighbourhoods closer to the CBD by rezoning some commercial/industrial areas as a Mixed Use Zone;
 - Encouraging the repurposing of commercial buildings to apartments, tourist, student and retirement accommodation;
 - Promoting the development of green corridors connecting the Grey/Māwhera River to Victoria Park and Sawyers Creek Wetlands and the Blaketown lagoon;
 - Reinforcing a vibrant pedestrian amenity within the by ensuring new development has interesting street frontages and continuous verandah coverage;
 - Encouraging access to and along the Grey/Māwhera River to the Wharf Quarter, West Coast Wilderness Trail and Māwheranui Walkway;
 - Supporting the use of the Greymouth Pounamu and Māori Heritage paint palette on building frontages; and
 - Promote the use of Crime Prevention through Environmental Design (CPTED) principles.
12. Preliminary work looking at the zoning approach to put in place the CBD Redevelopment Plan has been undertaken and a draft zoning plan is included in figure 1 below.

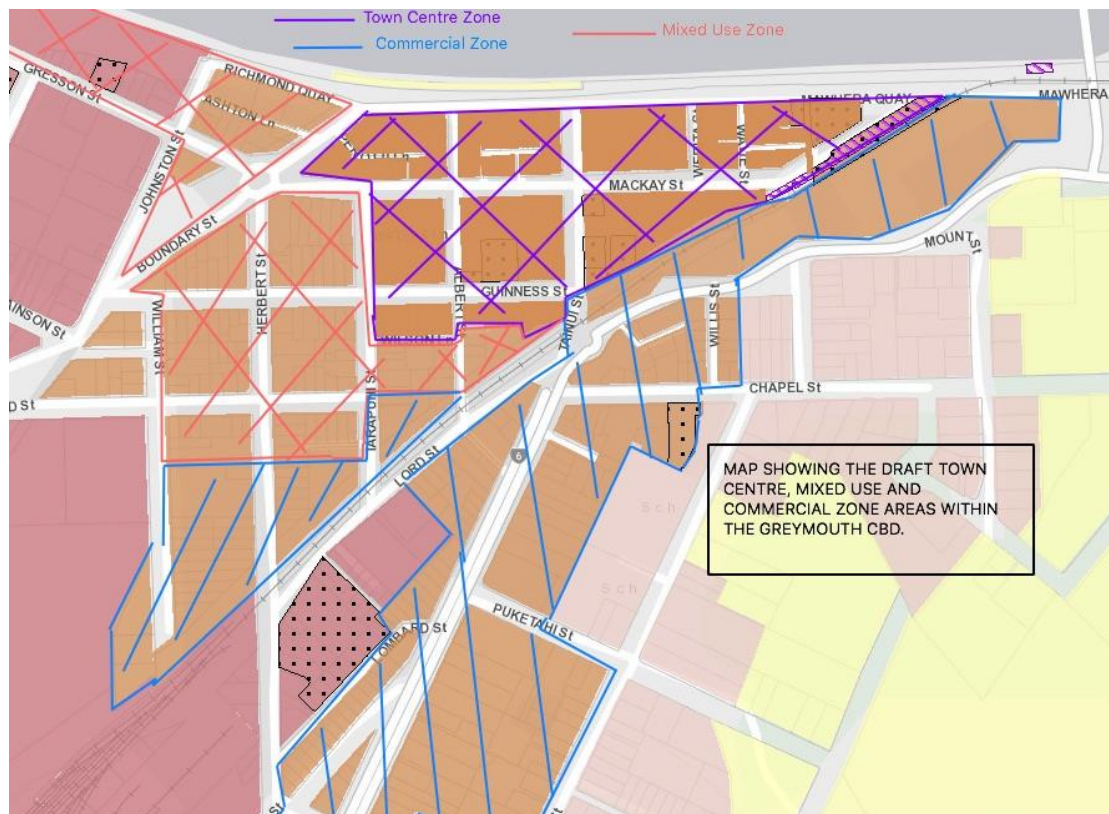


Figure 1: Map of Potential Draft Commercial and Mixed Use Zones in Greymouth

In Hokitika

13. Workshop discussions with Westland District Council staff have identified the following key specific elements to be included within the Policy and Rule Framework:
- The need to reinforce the pedestrian priority in Hokitika Town Centre by requiring verandahs, active street frontage (shop windows not blank walls) and a high-quality pedestrian environment
 - Providing for inclusion of elements of Poutini Ngāi Tahu culture in the design of buildings and structures in the town centre
 - Promoting pedestrian links and pedestrian focussed activity to link the town centre to the Gibson Quay/Hokitika River and to the beachfront

- Protect the existing viewshafts and visual linkages between the town centre and the mountains and between the town centre and the beachfront
 - Including the Hokitika Town Centre Design Guidelines (under development)
14. Preliminary work looking at the zoning approach for Hokitika Town Centre has been undertaken and a draft zoning plan is included in figure 2 below.



Figure 2: Map of Potential Draft Commercial and Mixed Use Zones in Hokitika

In Westport

15. The Westport Revitalisation Plan provides a number of key elements to be captured in policy and rules.
- Reinforcing Palmerston Road between Henley Street and Rintoul Street as the heart of Westport by requiring verandahs, active street frontage (shop windows not blank walls) and a high-quality pedestrian environment
 - Promoting pedestrian links and pedestrian focussed activity to link Victoria Square to the Kawatiri/Buller Riverfront.
16. Preliminary work looking at the zoning approach to put in place the Town Centre Revitalisation Plan has been undertaken and a draft zoning plan is included in figure 3 below.



Figure 3: Map of Potential Draft Commercial and Mixed Use Zones in Westport

In Reefton

17. Community consultation has identified a strong desire to reflect the historic character of the area in terms of the design, scale, location and layout of development and buildings.
18. Reefton Town Centre Character Design Guidelines are proposed for inclusion in TTPP.

Mixed Use Zone

19. A Mixed Use Zone has been identified as a key way to support redevelopment of the Greymouth CBD and to bring the residential population closer. Mixed Use Zones are commonly used in other parts of the country where the size of the commercial and/or industrial areas no longer reflects the needs of the community.
20. A Mixed Use Zone would allow the existing commercial/industrial development to remain, but promote the redevelopment of sites to a mix of residential (usually above ground floor) and compatible commercial and light industrial uses.
21. Examples of where this has successfully occurred can be found in places such as Napier – Ahuriri waterfront (a mix of commercial, industrial warehousing and residential); Hamilton and Whanganui river frontages (a mix of commercial and residential); Christchurch and Timaru. Mixed Use developments can be a particularly good way of enabling the redevelopment of historic and character buildings, for example with developments underway in Invercargill’s CBD, the Whanganui riverfront and Wellington’s Cuba Street.
22. Alongside identifying a Mixed Use Zone in Greymouth, a Mixed Use Zone may also be an option to consider as part of the zoning mix for Hokitika and Westport Town Centres.

Neighbourhood Centre Zone

23. The Neighbourhood Centre Zone is proposed to apply to single corner stores or small groups of shops located in residential neighbourhoods. They provide residents and passers-by with frequent retail and commercial service needs.
24. Currently there are a wide range of small shops and businesses peppered across the main centres on the coast. At the moment these are all located within the Residential Zone, and have either been long established (pre RMA), established by resource consent, or in Buller (because of the "intermingling" approach in the current Plan) have been Permitted Activities.
25. While all these businesses can operate under existing use rights, any change of use (e.g. a dairy becoming a fish and chip shop), or expansion of the business, will trigger a significant resource consent. This has been identified as an existing problem by the Technical Advisory Team and is likely to add to the barriers for survival of small retail shops in residential areas, despite the public benefit they provide (particularly for the young and elderly without access to cars).
26. The proposed approach is to identify (where appropriate) these shops as being Neighbourhood Centre Zone.
27. Community facilities such as Fire Stations could also be located in the Neighbourhood Centre Zone.
28. There are two main issues for neighbourhood centre areas: enabling adaptive reuse of sites as the nature of retail changes over time; and ensuring that any such adaptive reuse is in keeping with the normally residential neighbourhood in which it sits.
29. In some locations in the long term retail may not be viable in these locations, in which case the aim of the zone should be to promote some redevelopment option, rather than seeing the site become derelict.

Commercial Zone

30. The Commercial Zone in essence will cover all the sites zoned for a Commercial use outside of the three zones outlined above.
31. In practice this is quite a large area within Greymouth, as well as smaller area in Hokitika and Westport, and potentially in some other settlements around the Coast.
32. The Commercial Zone is intended to provide for a range of commercial activities, including things like supermarkets, car yards, office development, hotels and motels, commercial services, service stations and retail outside of town centres. Community facilities such as fire stations and ambulance stations might also be expected to locate in this zone.
33. The key difference between the Commercial Zone and the Town Centre Zone is a lesser emphasis on pedestrian access – it is expected that while pedestrians may walk to Commercial Zones, they will often be driven to. They are also where more yard based retail activities such as car yards and trade stores would be located as well as bulk/large format retail stores providing home, sports and building products.

NEXT STEPS

34. This paper outlines the preliminary spatial approach to Commercial and Mixed Use Zones. Feedback from the Committee will inform the further development of this spatial approach.
35. Draft Rules provisions for the different types of Commercial and Mixed Use Zones will be brought to the Committee for feedback over the remainder of the calendar year.

RECOMMENDATIONS

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



Prepared for: Te Tai o Poutini Plan Committee Meeting
Prepared by: Lois Easton, Principal Planner
Date: 25 September 2020
Subject: **Te Tai o Poutini Plan Technical Update – Commercial Zone Rules**

SUMMARY

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

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

There are four proposed Commercial Zones – Commercial, Town Centre, Neighbourhood Centre and Mixed Use Zone. This report outlines draft permitted activity performance standards and rules for the Commercial Zone.

Feedback from the Committee on these draft proposals is sought.

RECOMMENDATIONS

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

Lois Easton

Principal Planner

INTRODUCTION

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

RULES FRAMEWORK IN THE PLAN

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

| Rule Type | Explanation |
|--|---|
| Permitted Activity | <p>They should be normal activities expected to be undertaken in the zone. e.g. residential activities in a residential zone.</p> <p>Permitted Activities are subject to Performance Standards – which are things that an activity must meet to be Permitted. In the zones performance standards cover things like: height, building coverage, noise, distance from boundaries, parking requirements, light.</p> <p>Provided an activity meets all the Performance Standards, no resource consent is required.</p> |
| Controlled Activities | <p>These activities require resource consent but it <u>must</u> be granted.</p> <p>Controlled activities are expected activities in a zone, but because of their potential environmental effects they require a resource consent.</p> <p>A Controlled Activity resource consent is subject to Matters for Control - a specific list of things that will be considered as part of the resource consent.</p> <p>Controlled Activity consents must be granted within 10 working days of application.</p> |
| Restricted Discretionary Activities | <p>These activities require a resource consent that can be granted <u>or</u> declined.</p> |

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

DRAFT COMMERCIAL ZONE RULES

6. The draft Commercial Zone Rules are attached at Appendix 1.

Overview of the Zone

7. The Commercial Zone is intended to provide for a range of commercial activities, including things like supermarkets, car yards, office development, hotels and motels, commercial services, service stations and retail outside of town centres. Community facilities such as fire stations and ambulance stations might also be expected to locate in this zone.
8. The key difference between the Commercial Zone and the Town Centre Zone is a lesser emphasis on pedestrian access – it is expected that while pedestrians may walk to Commercial Zones, they will often be driven to. They are also where more yard based retail activities such

as car yards and trade stores would be located as well as bulk/large format retail stores providing home, sports and building products.

9. The design of new buildings and the design and landscaping of open spaces is of critical importance to achieve a high quality urban environment in this Zone as bulky buildings and large carparks can have adverse visual effects.
10. The types of effects which can impact on Commercial Zone function and amenity vary, but key considerations are generally:
 - Vehicle crossings on pedestrian focussed streets
 - Dominance of blank facades and areas of low pedestrian interest
 - Transport access and parking for customers and workers
 - Insufficient access to carparking within an easy walking distances for shoppers and visitors
 - Unsightly buildings or storage
 - Noise and odour
 - Too many signs, including signs dominating the footpaths

Proposed Draft Rules

11. 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 impact of the Commercial Zone on the amenity and quality of the environment of adjacent areas
 - The appropriate standards of amenity and environmental quality within the Commercial Zone
 - Recognising that the priority for use of Commercial Zone land should be commercial and community uses – and that residential activities are most impacted by the lower amenity standards within commercial areas
 - The National Planning Standards have some standard definitions which must be used (e.g. the definition of Building, Commercial Activity) which mean some changes to how activities are classified needs to be reflected in the rules.
12. The proposed draft standards are outlined in the table below with a comparison with the provisions in the current three district plans. It should be noted that in Westland and Grey there is not currently a “pure” commercial zone, but instead the current Plan rules apply to both commercial and industrial areas in Grey, and in Westland this is a mixed commercial/industrial zone.

Permitted Activities

| 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 - |
| Height | Maximum 15m. | Westland – 12m Commercial, 15m Industrial/Commercial, 5m accessory buildings Grey – 20m. Buller – 15m |

| Effect Being Managed | Proposed TTPP Permitted Activity Standard | Differences from current plans |
|----------------------------------|---|--|
| Height in Relation to Boundaries | 45 degree recession plane to commence 2.5m above any site boundary except where neighbour's consent is provided | <p>Grey– Recession plane at an angle of 45 degrees from a point 2.5m above the boundary of a Commercial or Residential Zone</p> <p>Westland and Buller – recession plane varies depending on angle of site boundary (range from 35 degrees to 60 degrees) 2.5m above a residential zone boundary.</p> |
| External storage | Screened by 1.8m fence or landscaping so not visible from residential zone and public places | <p>Westland - All screened by a 1.8m fence or landscaping so not visible from adjoining residential zone boundary or any public place</p> <p>Grey - Screened by 2m wall or close boarded fence planting and fencing from areas adjacent to or visible from a Residential Environment</p> <p>Buller – not regulated</p> |
| Yards/setbacks | <p>3m from the road – on a corner 3m on one frontage and 1.5m on the other</p> <p>3m from a residential or open space zone</p> | <p>Grey – 4.5m from residential boundary.</p> <p>Westland – 3m side or rear yard where adjoins a residential boundary</p> <p>Buller –5m when adjoining a residential zone</p> |
| Site coverage | Maximum site coverage is 80% | <p>Buller – not regulated</p> <p>Grey – not regulated</p> <p>Westland – no limit</p> |
| Building Length | Maximum 20m where this abuts a residential zone | <p>Westland – current rule</p> <p>Buller, Grey – not regulated</p> |
| Landscape Treatment | <p>The area adjoining the road frontage of all sites and on internal boundaries with residential zones shall contain landscaping with a minimum width of 1.5 metres except that this does not apply to any emergency services facility or vehicle access to the site.</p> <p>One tree shall be planted for every 10 car parking spaces within any car parking area and along any pedestrian routes.</p> <p>Advice Note:</p> <p>1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles.</p> | <p>Grey: All sites landscaped on road boundaries and on internal boundaries with residential environmental area to min 2m depth. Landscaped areas on residential boundaries should screen the buildings from adjoining sites.</p> <p>Buller: not regulated</p> <p>Westland –not regulated</p> |

| Effect Being Managed | Proposed TTPP Permitted Activity Standard | Differences from current plans |
|-----------------------------------|--|--|
| | 2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner. | |
| Minor structures | Masts, poles, aerals and pou whenua must not exceed 7m in height; Any antenna dish must be less than 1m in diameter; Any ornamental or garden 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 aerals 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) All plans 2m for fences Grey – 1.5m for retaining walls Westland and Buller – 2m for retaining walls |
| Relocated Buildings | Constructed within last 10 years, of new materials, foundations comply with the building code | Grey – Constructed within last 10 years, of new materials, foundations comply with the building code Westland and Buller – Discretionary Activity |
| Visitor accommodation | Permitted subject to Performance Standards Visitor accommodation units required to meet sound proofing design standards. | All Councils – Permitted Activity but don't currently require acoustic insulation |
| Residential Activities | One single residential unit per site which is ancillary to the commercial activity; Other residential development provided this is located above ground floor level of a commercial activity – includes standards for outdoor space, storage, and waste management. Any residential unit required to meet sound proofing design standards. | Westland – Discretionary Activity. 50m ² outdoor space/dwelling required Grey – Permitted with a minimum net site area of 300m ² . No acoustic requirements. Buller – Permitted. Where sole primary use of the site must meet residential standards. No acoustic requirements. |

| Effect Being Managed | Proposed TTPP Permitted Activity Standard | Differences from current plans |
|----------------------|---|--|
| Community Facilities | Permitted subject to the general performance standards above. | Buller – Discretionary Activity unless deemed Commercial. Grey – Permitted. Westland – Permitted (included in definition of Commercial Activity) |

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

Activities Requiring Resource Consent

| Effect Being Managed | Summary of draft TTPP Rule | Differences from current plans |
|--|---|--|
| Relocated Buildings | Restricted Discretionary Activity: <ul style="list-style-type: none"> More than 10 years old Meets all general Permitted Activity Standards | Westland and Buller – Discretionary Grey - Controlled |
| Commercial and Community Activities and Buildings, Fences and Minor structures | Restricted Discretionary Activity <ul style="list-style-type: none"> Where intrudes into recession planes Where external storage does not meet the Permitted Activity Standard Discretionary <ul style="list-style-type: none"> Up to 15m height Setbacks from roads not met Maximum building length 35m where abuts a residential zone Landscaping does not meet Permitted Activity standards Non-complying Activity <ul style="list-style-type: none"> Where not Permitted or Restricted Discretionary | Westland –Discretionary Height to 15m and 5m Accessory Buildings; Setbacks; Building Length 35m. Non-complying all other aspects. Grey – Discretionary Buller – Discretionary Height to 20m Non-complying all other aspects. |
| Industrial Activities | Non-complying Activity | Buller – Non-complying Westland – Permitted (mixed zone) Grey -Permitted (mixed zone) |
| Residential Activities not meeting the Permitted Activity Standards | Non-complying Activity | Buller – Non-complying Grey – Discretionary Westland – Discretionary where a minimum allotment with a square of 15 x 15m |

| | | |
|--|--|---|
| Any Activity not subject to another Rule | Non-complying Activities <ul style="list-style-type: none"> • Any activity which isn't Permitted, Controlled, Restricted Discretionary or Discretionary | Westland and Buller – Non-complying Grey - Discretionary. |
|--|--|---|

NEXT STEPS

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

RECOMMENDATIONS

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

Appendix One Commercial Zone – Rules COMZ

Commercial Zone - Rules

Overview

The Commercial Zone applies to areas near to but outside of the town and local centres, where a range of different types of commercial activities - from small stores to supermarkets, service stations, bulk retail and offices occur. Because there is little public transport within towns on the West Coast, these activities are often accessed by car, although people may also walk and cycle from nearby residential areas. The main area of Commercial Zone is located in the Greymouth South area, with small areas of Commercial Zone across the West Coast.

The Commercial Zone areas are locations for economic activity and places for employment. The economic activity within the Commercial Zone also supports town and settlement viability as workers shop, use public spaces and contribute to the area's vibrancy.

The Commercial and Mixed Use Zones objectives, policies and Commercial Zone rules provide the framework for managing the effects of development and ensuring that a reasonable standard level of amenity and environmental quality is retained within the zone, and that there are not significant adverse effects on the amenity and quality of the environment in surrounding areas.

Rules

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

Permitted Activities

| Permitted Activities | Performance Standards | Activity Status Where Compliance Achieved |
|--|---|--|
| COMZ - R1 Commercial, Community and Visitor Accommodation Activities and Buildings Where: 1. Performance Standards a to g are able to be met. | a. The maximum height above ground level is 12 metres. b. The maximum building length is 20m where this abuts a Residential Zone c. Any building or structure is set back i. 3m from any Residential Zone or Open Space Zone; ii. 3m from the road boundary, except for sites with frontage to two roads in the Commercial Zone can have a 3m setback on one road boundary and 1.5m setback on the other road boundary. d. Any visitor accommodation is designed and constructed to ensure noise from activities on adjacent sites during night time will not exceed 35 dBA LAeq (15 min) in bedrooms and 40 | Discretionary COMZ - R8 |

| | | |
|--|---|---|
| | <p>dBA LAeq (15 min) in other habitable rooms. The indoor design level must be achieved with windows and doors open unless adequate alternative ventilation that complies with the Building Code is provided.</p> <p>e. Landscaping shall be provided as follows:</p> <ol style="list-style-type: none"> i. the area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip; ii. on sites adjoining a Residential Zone a 2m wide landscaping strip shall be provided adjacent to the Residential Zone boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites. iii. 1 tree per 10 carparking spaces shall be provided within any carparking area. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles. 2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner | <p>Restricted Discretionary COMZ</p> |
| <p>COMZ - R2 Minor Structures</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to d are able to be met; and 2. All performance standards for rule COMZ - R1 are able to be met | <ol style="list-style-type: none"> a. Masts, poles, aerials and pou whenua must not exceed 7m in height; b. Any antenna dish must be less than 1m in diameter; c. Any ornamental or garden structure must not exceed 2.4 m in height; and d. Any other structure must not exceed 10m² and 2m in height. | <p>Discretionary COMZ - R8</p> |

| | | |
|---|---|--|
| <p>COMZ - R3 Fences, Walls and Retaining Walls Where:</p> <ol style="list-style-type: none"> Performance Standards a and b are able to be met; and All performance standards for rule COMZ - R1 are able to be met | <p>a. Fences, walls and retaining walls are a maximum 2m height above ground level; and b. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.</p> | <p>Discretionary COMZ - R9</p> |
| <p>COMZ - R4 Relocated Buildings Where:</p> <ol style="list-style-type: none"> Performance Standards a to c are able to be met; and All performance standards for rule COMZ - R1 are able to be met. | <p>a. The building was constructed within the 10 years prior to location on the site; and b. is constructed of new materials; and c. is established on foundations complying with the Building Code at the time of relocation</p> | <p>Restricted Discretionary COMZ - R9</p> |
| <p>COMZ - R5 Residential Dwellings and Activities Where:</p> <ol style="list-style-type: none"> Performance Standards a to d are able to be met. All performance standards for rule COMZ - R1 are able to be met. | <p>a. Where this is ancillary to a Commercial Activity; b. Where not ancillary to a Commercial Activity, the activity is located above the ground floor level of a Commercial Activity; c. Each residential unit shall be provided with: <ol style="list-style-type: none"> an outdoor service space of 3 m² and a waste management area of 2 m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; any space designated 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; each residential unit shall be provided with an outdoor living space of <ol style="list-style-type: none"> 6m² minimum area and 1.5 metres minimum dimension for a studio or 1 bedroom unit; 10m² minimum area and 1.5 metres minimum dimension for a 2 or 3 bedroom unit; 15m² minimum area and 1.5 metres minimum dimension for 3 or more bedrooms. Any residential dwelling 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 (15 min) in other habitable rooms. The indoor design level </p> | <p>Non-complying COMZ - R9</p> |

| | | |
|---|---|--|
| must be achieved with windows and doors open unless adequate alternative ventilation that complies with the Building Code is provided. | | |
| Restricted Discretionary Activities | | |
| Restricted Discretionary Activities | Matters of Discretion | Activity Status Where Compliance Achieved |
| COMZ - R6 Commercial, Community and Visitor Accommodation Activities not meeting the External Storage or Recession Plane performance standards of COMZ - R1 Where: 1. All other performance standards for COMZ - R1 are able to be met | 1. materials being stored 2. period of time for storage 3. distance from boundary 4. design of storage, buildings and structures | Discretionary COMZ - R8 |
| COMZ - R7 Relocated Buildings not meeting Rule COMZ - R4 or Recession Plane performance standards of COMZ - R1 Where: 1. All other performance standards for COMZ - R1 are able to be met. | 1. Design and location of structures 2. Landscape measures 3. Appearance of buildings | Discretionary COMZ - R8 |
| Discretionary Activities | | |
| COMZ - R8 Commercial, Community and Visitor Accommodation Activities, Relocated Buildings, Minor Structures, Fences, Walls and Retaining Walls not meeting Permitted or Discretionary Activity Standards Where: 1. The maximum height is 15m; 2. Maximum building length abutting a residential zone is 35m; and 3. The Setback standard from residential zones, Noise and Glare Permitted Activity standards are met. | | |
| Non Complying Activities | | |
| COMZ - R9 Residential Activities not meeting the standards in Rule COMZ - R5 | | |
| COMZ - R10 Industrial Activities | | |
| COMZ - R11 Any Activity which is not a Permitted Activity, a Restricted Discretionary Activity or a Discretionary Activity. | | |



Prepared for: Te Tai o Poutini Plan Committee Meeting – 25 September 2020
Prepared by: Edith Bretherton, Senior Planner
Date: 18 August 2020
Subject: **Te Tai o Poutini Plan Technical Overview – Update on Infrastructure Issues, Objectives and Policies**

SUMMARY

This technical update provides an overview on the provisions brought to this committee in June 2020. Three infrastructure workshops were held in July with providers including; Transpower, Trustpower, Westpower, NZTA, Chorus, West Coast District Health Board, District Council Engineers and Planners. The provisions have been updated based on feedback from this consultation.

Transpower and Trustpower both felt strongly that Energy should be separated out as an individual chapter in order to give effect to the National Policy Statement for Electricity Transmission (NPS ET) and the National Policy Statement for Renewable Energy Generation (NPS REG). The Infrastructure chapter has been redrafted to reflect this. The Planning Standards allow for either approach.

The NPS ET and NPS REG are attached in Appendix 1.

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

Edith Bretherton
Senior Planner

INTRODUCTION

1. This report gives an update of the technical work being undertaken on Infrastructure in Te Tai o Poutini Plan.
2. At the Committee meetings in June 2020, draft Infrastructure Objectives and Policies were considered by the Committee.
3. Three infrastructure workshops were held in July 2020. The provisions were generally well supported.
4. Transpower and Trustpower both felt strongly that provisions relating to energy generation and provision should be separated out into an individual chapter in order to give effect to the NPS ET and the NPS REG.
5. The Infrastructure chapter has been redrafted to reflect this. The planning standards allow for either approach.
6. This paper brings the refined draft Infrastructure and draft Energy Objectives and Policies to the Committee.

REFINEMENT OF ISSUES

7. The issues were well received and no changes to the previous drafting are recommended.

Draft Infrastructure Issue 1:

Inappropriate subdivision, land use and development can adversely impact the safe and efficient operation, maintenance and development of existing utilities and infrastructure.

8. This issue highlights the need to address reverse sensitivity issues to ensure that development and use occurs in a way that does not hamper existing infrastructure from being maintained and operated.

Draft Infrastructure Issue 2:

Utilities and infrastructure enable people and communities to provide for their economic, social and cultural well-being however they can have adverse effects on the environment, often due to locational, technical and operational constraints.

9. Development can impact the environment and those effects need to be managed. Locations for wastewater treatment plants, and disposal of stormwater from impervious surfaces are examples. Developments that, for technical and operational reasons, need to take place in sensitive areas also need to be reconciled.

Draft Infrastructure Issue 3:

Increasing risk from natural hazards and climate change result in a greater need for infrastructure to support community resilience.

10. Storm events and natural hazard risk and impacts are increasing. This impacts infrastructure and therefore community resilience. There is a greater need for community resilience, and a greater degree of existing infrastructure being damaged. Increased costs are borne by the local or national community.

Draft Infrastructure Issue 4:

Pressure on community infrastructure from development means that financial contributions may be required to provide for its ongoing provision.

11. Infrastructure across the region is under pressure due to a small rating base and a complex environment, with increasing visitor pressure on resources. Current financial contributions do not provide for sufficient funding to address the impacts of new development on infrastructure, meaning the costs are unfairly falling on existing ratepayers, and necessary work is not able to be undertaken in a timely manner.

REFINEMENT OF OBJECTIVES

12. Based on the issues identified, the consultation undertaken to date and discussion at the workshops. The draft Infrastructure objectives have been refined. Draft Infrastructure Objective 5 has been replaced by three draft Energy Objectives.

Draft Infrastructure Objective 1:

To provide for the safe, efficient and sustainable development, operation and maintenance and upgrading of utilities and infrastructure, to meet the needs of the West Coast community.

13. There are no refinements from the June 2020 provisions.
14. This draft Objective is intended to reflect the importance of safe and effective infrastructure in enabling West Coast communities to function.

Draft Infrastructure Objective 2:

To protect utilities and Regionally Significant Infrastructure from the adverse effects of incompatible subdivision, land use and development.

15. There are no refinements from the June 2020 provisions.
16. The effective functioning of infrastructure can be negatively impacted by inappropriate development, for example, structures in airport flight paths.

Draft Infrastructure Objective 3:

To ensure the efficient provision and use of infrastructure for communities by co-ordinating the provision of utilities with subdivision, use and development of land.

17. The word "most" has been removed to enable flexibility in provision. The most efficient may not always be the most appropriate for the community or the environment.
18. The West Coast is a long narrow region, with a small resident population. Ensuring that any provision of service is used by as many end-users as possible reduces the cost of the service. For example, investment in 3 waters (reticulated, wastewater and stormwater) infrastructure is a significant cost to District Councils, funded by ratepayers. Ensuring that new subdivisions, and other developments, such as industrial areas, connect to these services, reduces the overall cost.

Draft Infrastructure Objective 4:

To consider natural hazard resilience and impacts of climate change in infrastructure design and provision.

19. There are no refinements from the June 2020 provisions.
20. The impacts of natural hazards and climate change on infrastructure can be significant, for example, the cost to NZTA for the replacement sea wall at Punakaiki. Allowing for the consideration of hazard resilience, and climate change adaption in its design should result in a greater longevity of infrastructure.

Draft Infrastructure Objective 5:

To recognise the need for and enable the development and use of renewable energy resources of various scales within the West Coast, while ensuring that energy generation utilities are appropriately sited and designed.

21. This objective is replaced by three draft Energy objectives in response to feedback from Trustpower and Transpower.

Draft Energy Objective 1:

To recognise the local and regional benefits of renewable energy resources, and to provide for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities of various scales.

22. The West Coast Region is naturally isolated by the mountain ranges and passes. This vulnerability is further exacerbated by natural hazards highlighting the extreme importance of community resilience. Providing for energy generation increases resilience at a regional level, but also at a community and individual level. For example, a dairy shed that can switch to its own onsite energy generation, will be able to continue to milk. Alternatively, stock may have to be dried off resulting in long term economic impacts to the farm.
23. Gives effect to NPS REG Objectives 1 and 2.

Draft Energy Objective 2:

To minimise adverse effects on communities and the environment in renewable electricity generation activities design and location, while recognising their technical, locational and operational constraints.

24. Renewable energy generation has constraints, in where and how it can operate, wind farms for example need to be in areas with a consistent level of wind for them to operate. These constraints are reflected in this objective.
25. While it is renewable energy generation is a key factor in supporting community's ability to function there are impacts, both to communities and the environment which require minimisation.
26. Gives effect to NPS REG Objectives 1 and 2.

Draft Energy Objective 3:

To provide for the development, efficient operation, maintenance and upgrade of electricity distribution and transmission assets, and to protect them from the adverse effects of incompatible subdivision and development.

1. The West Coast is currently an importer of electricity, and as such, the national grid provides us with electricity for heavy industry to be able to function. While there is currently no active heavy industry it is important to provide for such potential into the future. Should the West Coast become an exporter of electricity over the lifetime of this plan, the national grid will be required for its transmission out of the region.
2. While the national grid has a pivotal role to play in electricity distribution on the West Coast, local utility providers also need to be considered within the planning framework to ensure their assets can continue to support the community.
3. The benefits of supporting electricity transmission are a secure supply of electricity, efficient transfer of energy through a reduction in transmission losses, the facilitation of the use and development of new generation assisting in the management of climate change effects and the enhanced supply of electricity.
4. While the benefit to communities of a secure, sustainable and efficient electricity transmission are understood, there are impacts on landowners. Some land may be restricted in its use where transmission lines occur. For example, guidelines exist to protect human health from radiation concurrent with the electric and magnetic fields associated with transmission. As such some activities cannot be located underneath transmission lines. Management of these incompatible uses is therefore required.
5. Gives effect to the NPS ET Objective and Policies 1, 2, 10 and 11.

REFINEMENT OF POLICIES

6. To achieve the draft objectives, policies have been drafted. Based on the consultation undertaken to date and discussion at the workshops these have been refined. One policy has been moved to a more appropriate chapter and policies 7 and 8 have been replaced by Energy policies in response to feedback from Trustpower and Transpower.

Draft Infrastructure Policy 1:

Recognise the positive social, economic, cultural and environmental benefits from the development, continued operation and upgrading of utilities and regionally significant infrastructure.

7. There are no refinements from the June 2020 provisions.
8. This policy allows decision makers to specifically consider the positive benefits gained from infrastructure.

Draft Infrastructure Policy 2:

Manage the design and siting of utilities and regionally significant infrastructure in a way which considers:

- a) *locational, technical and operational constraints;*
 - b) *resilience to natural hazards and climate change;*
 - c) *Poutini Ngāi Tahu preference for discharge of wastewater to land;*
 - d) *benefits of co-location of infrastructure, and*
 - e) *the need to minimise adverse effects on the environment.*
9. The word "wastewater" has been added to clause c to make it clear what type of discharge is being referred to in infrastructure siting and design management.
 10. Infrastructure is by its nature constrained to certain locations and can only operate in certain ways. For example, powerlines have to be linear.
 11. Considering resilience to natural hazards and climate change in design and siting will enable infrastructure to have greater longevity and minimise maintenance costs.
 12. Poutini Ngāi Tahu have signalled their strong cultural preference for wastewater discharge to land rather than water.
 13. Co-location of infrastructure can provide benefit such as reducing areas of vegetation needing to be cleared for maintenance access.
 14. Clause e has been added to ensure that the preceding clauses are not misunderstood to be an exhaustive list of considerations.

Draft Infrastructure Policy 3:

Manage reverse sensitivity effects from subdivision, use and development, on utilities and regionally significant infrastructure to ensure their safe, secure and efficient operation.

15. There are no refinements from the June 2020 provisions.
16. Managing reserve sensitivity means that infrastructure can continue to operate safely and efficiently, without impacting later subdivision and development. For example, railway lines typically have a buffer which ensures that the line can safely be operated. Development that occurs along the line must give way to the line. Similarly, airport approach and landing paths must be protected to ensure that buildings do not project into them, and that developments provide for noise attenuation where necessary.

Draft Infrastructure Policy 4:

Ensure that subdivision and development, is adequately serviced including:

- a) *Safe and efficient vehicle access;*
- b) *Drinking water compliant with Safe Drinking Water Standards;*
- c) *Adequate water supply for firefighting;*
- d) *Treatment and safe disposal of stormwater that does not result in increased flooding and erosion risk;*
- e) *Treatment and safe disposal of wastewater with a preference for land-based treatment;*
- f) *Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid supply / wireless /satellite;*

- g) *Connections are made to wastewater, water supply and stormwater systems where they are available and there is capacity;*
 - h) *Where new community infrastructure is developed, that there is adequate provision for ongoing maintenance either by the vesting of the infrastructure in the relevant Council, or in the case of papakainga developments, that an ongoing hapu entity may be responsible for maintenance; and*
 - i) *Financial contributions are provided where additional or upgraded network utility infrastructure is required to service development.*
17. Clause e has been amended to align with Draft Infrastructure Policy 2, Clause c.
 18. Clause f has been amended to clarify that providing telecommunications servicing wirelessly may be considered if appropriate for the development, location or character of the area.
 19. Clause g has been amended to include reticulated water which was not included in error.
 20. When considering a subdivision or development proposal, the servicing needs to be assessed. Flexibility of servicing is possible. Supply of water for firefighting could be through the use of a swimming pool or a water tank on a rural property.
 21. Poutini Ngāi Tahu have asked that there be flexibility for how papakainga infrastructure developments are managed with the potential for this to be vested in Council or managed on an ongoing basis by the hapu entity.

Previous Draft Infrastructure Policy 5: Moved to Zone Provisions

Manage stormwater run-off associated with development activity, including earthworks, so that it is collected and treated to an appropriate level prior to discharge to ensure there are no significant adverse effects on water quality.

22. This policy has been moved to the zone provisions as it is the activity and resultant discharge that it seeks to address, not the stormwater system itself.

Draft Infrastructure Policy 5 (Previously 6):

Minimise the effect of stormwater run-off associated with development activity, including requirements for onsite detention, upgrades to pump networks and roadside drainage networks where necessary, to reduce flooding risk to roads, property and other areas identified as subject to stormwater management controls.

23. The policy has been amended to reflect feedback at the infrastructure workshops from the district engineers and NZTA.
24. Stormwater runoff was identified by the District Infrastructure Managers as a key problem currently not being well managed in parts of the West Coast, with increased flooding problems on roads in particular arising as a result of land contouring and development activity as well as subdivision.
25. There are a range of tools to better manage stormwater and reduce the cumulative effects on the drainage network. Some areas may benefit from the detention of stormwater during peak rain flow. Detaining water means that it can be released slowly after the event, reducing pressure on stormwater systems and the likelihood of flooding. Other flooding mitigations such as upgrades to pumps or upgrades of roadside drains may also be required to appropriately manage stormwater from new development.

Previous Draft Infrastructure Policy 7:

Provide for the development, operation, maintenance and upgrading of renewable energy generation for the benefit of the West Coast community while ensuring that environmental effects from such activities are minimised.

26. Draft Infrastructure Policy 7 and Policy 8 are replaced by Draft Energy Policy 1 – 6 to reflect the importance of electricity transmission, and renewable energy generation, provided for in respective national policy statements.

Previous Draft Infrastructure Policy 8:

Enable a range of domestic and local scale renewable energy generation utilities.

27. Draft Infrastructure Policy 7 and Policy 8 are replaced by Draft Energy Policy 1 – 6 which provide for greater resilience on the West Coast. Resilience is needed on the West Coast due to the dynamic natural environment and increasing risk from natural hazards which result in areas, and occasionally the region becoming isolated.

Draft Energy Policy 1:

Support the development, operation, maintenance and upgrading of existing and new renewable electricity generation activities, associated infrastructure and electricity distribution and transmission assets while ensuring that environmental effects from such activities are minimised.

28. Renewable energy generation ensures the West Coast as a region is resilient.
 29. Some communities and individual properties may be isolated and being able to produce their own electricity improves community / individual resilience.
 30. Gives effect to NPS REG Policy B and E2.

Draft Energy Policy 2:

When considering proposals to develop and operate new renewable electricity generation activities, have regard to the benefits to be obtained from the proposal, including:

- a) *maintaining or increasing security of renewable electricity supply by diversifying the type and/or location of electricity generation;*
- b) *maintaining or increasing renewable electricity generation capacity while avoiding, reducing or displacing greenhouse gas emissions;*
- c) *economic, social, environmental or cultural wellbeing; and*
- d) *the contribution the proposal will have towards New Zealand meeting its renewable electricity generation targets*

31. Renewable energy generation can have several benefits; community resilience, improved human and environmental wellbeing, can contribute to New Zealand's greenhouse gas reduction, and renewable energy supply targets.
 32. Gives effect to NPS REG Policy A and B.

Draft Energy Policy 3:

Consider the design and location of activities to avoid reverse sensitivity effects from subdivision and development; on electricity distribution and transmission assets, existing renewable electricity generation activities and associated infrastructure.

33. Managing reserve sensitivity effects means that infrastructure can continue to operate safely and efficiently, without impacting later subdivision and development.
 34. Gives effect to NPS REG Policy D.
 35. Gives effect to NPS ET policies 10 and 11.

Draft Energy Policy 4:

Minimise any actual or potential effects from new renewable electricity generation activities when located within or adjacent to:

- a) *Outstanding natural features and landscapes;*
- b) *The coastal environment;*
- c) *Significant Natural Areas;*
- d) *Areas of high natural character;*
- e) *Sites and areas of significance to Poutini Ngāi Tahu;*
- f) *Heritage items or areas;*
- g) *Important areas of public access;*
- h) *Customary rights areas; and*
- i) *Areas of high natural hazard risk, and*

any other adverse effects on the environment.

36. This policy highlights RMS section 6 matters of national importance that must be considered when assessing a new generation activity.
 37. Policy direction for those items will be contained within the individual chapters and will be linked for plan usability.

Draft Energy Policy 5:

Minimise adverse effects on communities and the environment from electricity transmission and distribution by:

- a) *Minimising impacts on urban amenity, areas of high recreational value, outstanding and high natural character areas, outstanding landscapes and features, Poutini Ngāi Tahu and heritage sites, and significant natural areas;*
- b) *Implementing industry best management practices around electrical safe distances;*
- c) *Maintaining ongoing access to grid elements and structures for maintenance and upgrading works;*
- d) *Avoiding exposure to health and safety risks;*
- e) *Where appropriate, using substantial upgrades of the National Grid as an opportunity to reduce existing adverse effects.*

38. Electricity transmission and distribution the community by providing, for example a secure supply of electricity. However, this delivery does create impacts, and these must be minimised.
39. The delivery of electricity has innate health and safety considerations such as setbacks from lines, specifically minimising these impacts on the community is also required.
40. The NPS ET also gives direction that the National Grid should attempt to continue to reduce existing adverse effects from previous development, and as such a specific clause (e) has been included to highlight this need.
41. Gives effect to NPSET policies 6, 7, 8, 10 and 11.

Draft Energy Policy 6:

When considering proposals to develop, operate, maintain and upgrade new and existing renewable electricity generation, associated infrastructure and electricity distribution and transmission assets recognise their technical, locational and operational constraints.

42. Renewable energy generation takes place where that energy is able to be harnessed, for example, hydroelectrical schemes can only take place in rivers. As such, the associated infrastructure is often constrained in its location. Transmission lines for example, have a technical constraint in that they are linear. This policy acknowledges those constraints.
43. Gives effect to NPS REG Policy C1.
44. Gives effect to the NPS ET objective, Policy 2, 3 and 5.

Draft Energy Policy 7:

Support the development and operation of:

- a) *a range of small and community scale renewable electricity generation activities; and*
- b) *activities that provide for investigation, identification and assessment of potential sites and energy sources for renewable electricity generation.*

65. Supporting renewable energy generation at a variety of scales increases community resilience.
66. The activities required to consider potential sites need to be provided for as a first step in the process.
67. Gives effect to NPS REG Policy F and G.

NEXT STEPS

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

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

Appendix 1

National Policy Statement for Renewable Electricity Generation 2011

<https://www.mfe.govt.nz/sites/default/files/nps-reg-2011.pdf>

National Policy Statement on Electricity Transmission

<https://www.mfe.govt.nz/sites/default/files/nps-electricity-transmission-mar08.pdf>



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: 25 September 2020
Subject: **Technical Update – Poutini Ngāi Tahu Approach**

SUMMARY

This report gives an update on the technical work being undertaken on Poutini Ngāi Tahu matters in Te Tai o Poutini 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.

This report discusses the proposed approach for these chapters.

RECOMMENDATIONS

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

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on Poutini Ngāi Tahu matters in Te Tai o Poutini Plan.
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.

National Direction

4. The Treaty of Waitangi provides for the exercise of kawanatanga, while actively protecting tino rangatiratanga of tangata whenua in respect of their natural, physical and spiritual resources. All persons acting under the RMA (including applicants, councils and tangata whenua) must take into account the principles of the Treaty of Waitangi (s8). Similar obligations are imposed on councils under the Local Government Act 2002 (LGA).
5. There are 4 principles that have emerged through the Courts and Waitangi Tribunal Process – Partnership; Active participation in decision making; Active protection; and Redress.
6. Section 5 of the RMA (Purpose) specifically provides that sustainable management includes enabling people to provide for their cultural well-being. For Poutini Ngāi Tahu this is linked to clauses a-c in Section 5 – but is also a distinct and separate factor to be considered.
7. Section 6 (e) of the RMA requires that the Plan recognise and provide for “*the relationship of Maori and their culture and traditions with their ancestral lands, water sites, waahi tapu and other taonga*” as a matter of national importance
8. Section 6 (g) requires “*the protection of protected customary rights*”
9. Section 7 (1) requires the Plan to “*have particular regard to kaitiakitanga*”.
10. It should be noted that Kaitiakitanga is separate from the “ethic of stewardship” – in practice Poutini Ngāi Tahu are represented by Papatipu Rūnanga, who have kaitiaki status within their takiwā. Mana is a result of being good stewards of mauri. A kaitiaki, be it an individual or group that has maintained the mauri of a taonga and has enhanced that mauri, attains mana. This highlights the importance of association and why Papatipu Rūnanga have a significant role to play.
11. Section 8 of the RMA requires that in exercising functions and powers under the Act, that “*in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)*”.
12. This is strong direction around how the Councils need to engage with tangata whenua, as well as providing a basis for Plan provisions that give effect to these RMA provisions.
13. Alongside the RMA, the Ngāi Tahu Claims Settlement Act 1998 contains a range of relevant provisions, including:
 - An apology
 - Vesting of the bed of Lake Mahināpua in Ngāi Tahu
 - A range of provisions around Statutory Acknowledgements (s205-220)
 - Nohoanga entitlements (s255-268)
 - Alteration of place names (Schedule 96)
 - The identification of taonga species (Schedule 97)
 - Specific vesting of Arahura Valley in Ngāi Tahu
 - Specific vesting of sites at Bruce Bay in Ngāi Tahu
 - Specific vesting of sites at Māwhera/Greymouth, Lake Kaniere and Rapahoe in Ngāi Tahu
 - Specific vesting of sites at Pāringa River and Okahu

- Specific statutory acknowledgements for a number of areas
- Dual name provisions for a number of locations – many of which do not appear to have been widely taken up on the West Coast so far.
- Establishment of Mātaitai Reserves:

Regional Direction – Regional Policy Statement

14. The Proposed Regional Policy Statement has a specific chapter on resource management issues of significance to Poutini Ngāi Tahu. As well as outlining the key resource management issues, it sets these in context with an explanation of the relationship between Poutini Ngāi Tahu and the management of natural resources. The chapter also provides an overview of the key values, principles and practices. Much of this information is very valuable and it could be appropriate to include it within Te Tai o Poutini Plan.
15. In terms of Objectives and Policies these largely echo and detail the directives in the Resource Management Act, however there is a specific policy that provides clear direction around the need for provision for papakāinga on the West Coast, an objective and policy which specifically recognise cultural landscapes.

Regional Council Mana Whakahono a Rohe: Iwi Participation Agreement

16. Poutini Ngāi Tahu are currently negotiating a Mana Whakahono a Rohe agreement with the West Coast Regional Council as provided for under Subpart 2 of the RMA (Sections 58L – 58U). As it is led by the regional council, the process of developing Te Tai o Poutini Plan must be consistent with the Mana Whakahono a Rohe agreement.

Existing Plan Provisions

17. Existing District Plan provisions for the three Councils are contained in Appendix 1. However these provisions are considered very brief by 2020 standards, reflecting the first generation nature of those plans.
18. Key points to note from the existing Plans are
 - The Westland and Grey District Plans contain Tangata Whenua chapters with Issues and Objectives and there are Tangata Whenua provisions in the Introduction of the Buller Plan.
 - Tangata whenua values are referenced in other parts of the Plans, however most methods to address tangata whenua concerns are non regulatory
 - There are only a very small number of culturally significant sites identified and these are treated in the same way as European heritage sites.

Approach of Other Councils

19. The inclusion of a specific tangata whenua strategic direction chapter in a district plan is a key aspect of the National Planning Standards. Currently many district plans take a minimalist approach to recognition of tangata whenua issues and concerns. Few contain objectives and policies which specifically recognise tangata whenua values.
20. However a strong tangata whenua chapter is a key feature of a number of recent district plans, including Auckland, Christchurch, Porirua and New Plymouth. A summary of the relevant provisions is attached at Appendix 2.

PROPOSED APPROACH TO POUTINI NGĀI TAHU PROVISIONS IN TTPP

21. The proposed approach is outlined below, however it should be noted that the Mana Whakahono a Rohe agreement currently being negotiated between the Regional Council and Poutini Ngāi Tahu will require a review once finalised to ensure that the provisions meet those requirements.

Poutini Ngāi Tahu Chapter

22. The Poutini Ngāi Tahu Chapter is proposed along similar lines to that in the Porirua Draft District Plan. The layout is easy to follow and it gives a good weight and emphasis to matters of importance to mana whenua and the relationship with the Councils and a district plan.
23. Issues, Objectives and Policies for Poutini Ngāi Tahu are also proposed to be included in the Poutini Ngāi Tahu Chapter.

Sites of Significance to Māori

24. This will be a big new chapter. The three current district plans all group Māori sites with heritage, and this is now required to be separate. In addition the current plans do not identify, or have any provisions for wāhi tapu and wāhi taonga. The current sites identified are all archaeological sites - Westland has no sites scheduled at all, Buller and Grey have about 70 sites each scheduled as part of their wider archaeological site schedules. How we will develop these provisions is a key matter we need to work through.
25. In relation to Sites of Significance to Māori, some of these will be identified on the Pouhere Taonga schedules, although many will not. Those sites which are both archaeological (pre 1900) and Māori, are proposed to be included in the Sites of Significance to Māori provisions. If a site is deemed an archaeological site, then Heritage NZ/Pouhere Taonga approval is required for any modification of the site.
26. There is provision for notable trees of cultural significance, and a separate paper will be coming to the Committee about these provisions. As for archaeological sites, again a notable tree may well sit within a wider cultural landscape or site. Therefore, it is proposed that culturally significant notable trees be identified in both the Notable Trees section and the Sites of Significance to Māori section.
27. There are many wāhi tapu, wāhi taonga and other sites that are significant to Poutini Ngāi Tahu that are not currently recorded on any Council system. TTPP represents an opportunity to address that. Work is underway to identify sites at a Poutini Ngāi Tahu level.
28. Within the range of sites there are likely to be two categories:
 - a. Those where the hapū are comfortable with the sites being identified on a public planning map
 - b. Those where the nature and location of the site is more sensitive and there may be a desire for silent files or a similar mechanism to protect information about the sites.
29. Where there is a desire for information not to be publicly available, it is important that there is a mechanism to ensure that the site is still protected. In these instances, it is proposed to adopt the New Plymouth approach of identifying a 200m radius area in the general location of the site to which the rules apply. That is combined with a Permitted Activity – whereby if the hapū certify in writing that the site itself will not be affected, activities can be proceed. If the site would be affected, then resource consent would be required.

Zoning of Māori Land

30. As discussed briefly at the August meeting of the Committee, the following land is proposed to be included within a Māori Special Purpose Zone.
 - a. All Native Reserves except the Māwhera Incorporation Land leased land in the Greymouth urban area.
 - This is primarily land that was set aside under the Arahura Land Purchase Deed in 1860.
 - This includes a lot of land currently managed by Māwhera Incorporation.
 - It also includes the lower Arahura River, the Arahura Marae and most of the associated community (old pā) on the coast.

- It also includes land managed by Te Tumu Paeroa at Makaawhio River. Ngāti Māhaki o Makaawhio have indicated they are wanting to incorporate this land and take over its management. It is the main developable Māori title land they have and very important for maintaining ahi kā.
- b. Bruce Bay/Manakaiaua grant under the South Island Landless Natives Act (SILNA) – managed by Te Tumu Paeroa and Subject to the Te Ture Whenua Māori Act
 - This land is at Manakaiaua River and includes some areas of Schedule 2 Wetland (Lake Kini).
 - c. Land Returned to Poutini Ngāi Tahu under the Ngāi Tahu Claims Settlement Act [Arawhata Site Nos 1 and 2 and Bruce Bay Sites 1-6 as identified in Schedule 111 in the Ngāi Tahu Claims Settlement Act.]
 - d. Te Tauraka Waka a Māui Marae at Mahitahi and the surrounding General Title Land on which the Marae sits
 - e. The Māwhera Incorporation Land which lies outside of the Greymouth urban area, which is not leased and is currently zoned Rural. The extent of the Māwhera Land at Greymouth is shown on the map below. There are three blocks – Māwhera Native Reserve, Ngā Moana e Rua Native Reserve and Cobden Native Reserve.



Figure One: Extent of Māwhera Incorporation Land at Greymouth

31. Other Māori Owned Land would be zoned as per the appropriate general zone for its location (e.g. Commercial, Rural, Residential etc).

RMA Decision Making on Māori Land

32. Discussions with the Kaiwhakahaere of the two rūnanga on the West Coast indicate that given much of this land was never alienated from the hapū – or was awarded as

- a Treaty Settlement, exercise of tino rangatiratanga by the hapū is a key requirement for this land. There are three options around how this could be addressed:
- a. Utilise the Iwi Management Plan process as the key mechanism for resource management on these sites. (e.g. provide as a Permitted Activity, those activities undertaken in accordance with tikanga under an Iwi Management Plan). This is a relatively simple process from an RMA perspective. The Poutini Ngāi Tahu Iwi Management Plan is under development and this could then be directly referred to within the Rules for the Zone.
 - b. Utilise co-management options under a Joint Management Agreement (JMA) under Section 36B of the RMA. Because the three district councils will be the administering authorities for the TTPP all three Councils would need to agree to the JMAs.
 - c. Utilise a transfer of powers under Section 33 of the RMA. This would require each district council to transfer its RMA functions for the land to the relevant hapū entity. A hybrid option could be to enter into a JMA with a view to a full s33 transfer of powers by a certain date subject to confidence being created in the Councils that the capability to do the full RMA role had been developed.
33. While the use of s36B (Joint Management) and s33 (Transfer of Powers) are new to the West Coast, s36B provisions are becoming more common arrangements with iwi and hapū authorities. Examples nationally include:
- Joint Management of multiply owned Māori Land in Taupō District between Taupō District Council and Tūwharetoa Māori Trust Board has been in place since 2009. This covers 60% of the land in the Taupō District
 - Joint Management of the Waikato River between Waikato Raupatu River Trust the Waikato Regional Council and the Waikato District Council
 - Joint Management of the Waipā River between the Maniopoto Māori Trust Board, four district councils and the Waikato Regional Council
 - Joint Management of the Waiapu Catchment between Gisborne District Council and Ngāti Porou – this relates to notified consents and Plan Making functions of the Council and has been in place for 4 years.
34. s33 Transfer of Powers between Regional and District Councils and vice versa are a reasonably common matter and there are already examples on the West Coast (e.g. Mining in Westland, Septic Tanks in Buller).
35. Waikato Regional Council is currently consulting on transferring its powers for water monitoring functions around Lake Taupo to the Tūwharetoa Māori Trust Board.
36. A Transfer of Powers for RMA administration in the Māori Special Purpose Zone could be undertaken provided there was appropriate consultation (Schedule 1 process) and the Councils were confident of the capacity of Poutini Ngāi Tahu to undertake the RMA processes to a satisfactory level on the sites.

Other relevant Provisions within the Plan

37. There are a number of provisions that relate to Poutini Ngāi Tahu which are proposed to weave through the Plan. In terms of key matters the following approach is proposed.
- Cultural landscape – provision within policy framework for all zones
 - Pou whenua – subject to a district wide rule and a Permitted Activity in line with the height standards of the zone
 - Papakāinga housing – subject to a district wide rule and a Permitted Activity (with standards relating mainly to infrastructure and boundary amenity issues) in the Māori purpose, rural, low density residential, residential and settlement zones).
 - Mārae –subject to the same standards as other community facilities, and a Permitted Activity in the Māori purpose zone.

- Kaumatua housing – permitted activity in Māori purpose zone as well as making provision for Kaumatua housing and pensioner units within the General Residential Zone.
- Names in the Plan. The Ngāi Tahu Claims Settlement Act has a long list of dual English/Māori names that were to be adopted. Many of these have not made it into common usage. These dual names are proposed to be used throughout the maps and related references within the Plan. In addition the Ngāi Tahu Cultural Atlas identifies many original names for areas and features which can also be used.
- Access to māhinga kai (food gathering) sites and protection of these sites from threats - provision within policy framework in rural zones.

NEXT STEPS

38. Feedback from the Committee on the draft Approach to Poutini Ngāi Tahu provisions is sought. This will inform the further development of the draft provisions which will be brought to the Committee at future meetings for review.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the proposed approach to Poutini Ngāi Tahu provisions within TTPP

APPENDIX ONE: 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> | <p>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.</p> <p>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.</p> <p>3. To protect culturally significant sites, such as burial grounds, tapu sites and other taonga throughout the District.</p> | 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 | Heritage Policy D: <i>The protection of waahi tapu, taonga and urupa within Westland District</i> | 1. Natural and physical resources that are important to Tangata Whenua including Statutory Acknowledgement Areas and nohoanga sites, will be identified and | 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 |

| | | | |
|--|---|---|---|
| | <p><i>shall be encouraged</i></p> <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>managed to avoid, remedy or mitigate adverse effects that could affect such 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> <p>a. ... g. cultural and spiritual values</p> <p>Coastal environment: Development, use or subdivision affecting the natural character of the coastal environment shall have particular regard to the following:</p> | <p>ways which accord with the tikanga of tangata whenua of known waahi tapu.</p> <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> |
|--|---|---|---|

| | | | | |
|-----------|---|---|--|--|
| | | | <p>a. ... e. The presence of special spiritual, heritage, cultural values including those of significance to Maori f.</p> | |
| 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 | |

APPENDIX TWO: TANGATA WHENUA PROVISIONS IN RECENT DISTRICT PLANS

Christchurch District Plan

1. The Christchurch District Plan, while pre-dating the National Planning Standards, has a detailed Ngāi Tahu Mana Whenua Section at the start of the Plan. This is where it sets out the Ngāi Tahu values and principles, refers to statutory acknowledgements and nohoanga entitlements, Treaty of Waitangi requirements, consultation process and outlines the general approach to sites of significance to Māori.
2. A separate Ngāi Tahu Values chapter contains Objectives and Policies as well as specific rules for Wāhi Tapu and Wāhi Taonga. The Plan includes a general overlay in one location where consultation with the iwi is required, who hold "silent files" around the specific location of wāhi tapu features.
3. There is a dedicated papakāinga/kāinga nohoanga zone for Māori land as defined in Te Ture Whenua Māori Act. This allows for a very wide range of Permitted activities.
4. There is also a specific Special Purpose Zone for Ngā Hau e Wha National Marae. A very wide range of Permitted Activities exist in this zone.

Auckland Unitary Plan

5. The Auckland Unitary Plan is in a similar format to the National Planning Standards although it predates these. It has a Mana Whenua Chapter (with Issues, Objectives and Policies). It also has specific provisions for Māori land that is subject to Te Ture Whenua Māori Act 1993 and further specific provisions for Treaty Settlement Land. This includes Objectives, Policies and Rules and set a framework for integrated development of Māori land.
6. The provisions for both types of land specifically provide for Marae, papakāinga, urupa and Māori cultural activities.
7. The provisions for the Treaty Settlement Land set a framework aim to provide flexibility for use and development of the land to enable the intent of the settlement – to provide for cultural and economic redress.
8. The Plan also has a Māori Purpose Zone which covers existing or proposed marae and papakāinga developments and other Māori cultural institutions on both Māori and general title land. Objectives and policies focus on enabling these areas to be managed in accordance with tikanga.
9. Provisions for Sites of Significance to Māori include wāhi tapu, wāhi taonga, wāhi whakahirahira, ūrupa, pā and kāinga.
10. Some sites of significance to Māori may also be covered by Heritage provisions, and there are a large number of archaeological sites such as midden and pits which are scheduled.
11. Although this sits within the Regional Policy Statement part of the Auckland Unitary Plan, there is specific provision in the Recognition of Te Tiriti o Waitangi partnerships and participation section for potential transfer of powers to an iwi authority.
12. Generally the Auckland Unitary Plan Objective and Policy framework is supportive of Tino Rangatiratanga, and providing for commercial and cultural development of Māori Land alongside supporting mana whenua matauranga, values and tikanga to be a core part of sustainable management of resources in Auckland.

New Plymouth Proposed District Plan (2018)

13. The New Plymouth District Plan has been prepared under the National Planning Standards. New Plymouth has 6 iwi and 29 hapū so their Tangata Whenua Chapter does not provide individual statements. It includes the following:
 - a. a summary statement of recognition of iwi and hapū with links to iwi websites for more information
 - b. a kaupāpa Māori framework and explanation of iwi and hapū values – Rangatiratanga, Kaitiakitanga, Ūkaipōtanga, Kotahitanga
 - c. Information about and links to the four Treaty Settlement Acts in place
 - d. An explanation of statutory acknowledgements

- e. Information about the formal relationship and mechanisms between Council and the iwi and hapū
 - f. A list of and links to hapū and iwi planning documents
 - g. Outlining the process – and mandated authorities for engagement and consultation with tangata whenua
 - h. Information on current joint Council –iwi work programmes
14. Objectives in relation to Tangata Whenua are in a separate additional Tangata Whenua Strategic Direction Chapter.
 15. Provisions for Sites of Significance to Māori include wāhi tapu and wāhi tupuna as well as sites also identified as “archaeological sites” by Heritage NZ/Pouhere Taonga. Provisions also include a “silent file” type regime for some sites – these are identified as a Significant Site to a 200m accuracy in the Schedule and Planning Maps
 16. Sites can be listed as both Sites of Significance to Māori *and* archeological sites in the Heritage section. Plan users are required to meet both sets of requirements although essentially the rules are the same – carefully prescribed Permitted Activities such as replacing existing fencelines in the same location, Controlled Activity where the “200m” provision is triggered but the actual site is not disturbed, and all other activities are Discretionary. Policies for Sites of Significance to Māori relate entirely to cultural matters and the role of iwi. In effect that means that where a site is both an archaeological site and a significant site to Māori that both iwi and Heritage NZ/Pouhere Taonga are referred to in the Discretionary Activity assessment. This recognises that an archaeological site can sit within a wider site of cultural significance.
 17. A Māori Special Zone is in place which is located over Māori Land as defined under the Te Ture Whenua Māori Act 1993, and also some land identified as Native Reserve.
 18. There are significant provisions also threaded through the Plan – for example Māori Purposes Activities (marae/pā, urupā, papakāinga, wānanga, customary activities, home occupations, arts and cultural centres, cultural education and research facilities, childcare, kohunga reo, kura and whare karakia) are Permitted Activities throughout the Residential, Rural, Local Centre, Town Centre and Open Space Zones.

Porirua Draft District Plan (2019)

19. The Draft Porirua District Plan has been prepared under the National Planning Standards. With one iwi (Ngāti Toa), the Tangata Whenua Chapter includes the following:
 - a. A statement of recognition
 - b. An explanation of values
 - c. Significant resources to the iwi
 - d. Relationship to ancestral lands
 - e. Mandated iwi authority recognition
 - f. Information with Regard to the Deed of Settlement
 - g. Porirua City Council obligations
 - h. Mana whenua – Council relationships
 - i. Treaty of Waitangi
 - j. Links to hapu and iwi planning documents
 - k. Consultation process for iwi and hapū
20. Objectives in relation to Tangata Whenua are in a separate additional Tangata Whenua Strategic Direction section.
21. Specific provisions for papakāinga are included as a General District Wide matter and a Permitted Activity on Māori Land as defined in Te Ture Whenua Māori Act 1993 and on General Title land where this can be demonstrated to remain in Māori ownership in the long term or is being converted to Māori Freehold Land.
22. Provisions for Sites of Significance to Māori include wāhi tapu and wāhi tupuna as well as sites also identified as “archaeological sites” by Heritage NZ/Pouhere Taonga. Apart from a small number of Permitted Activities (e.g. stock grazing), any proposal on land that is within the schedule requires consultation with iwi.

23. Provisions also for a “silent file” type regime for some sites – where the Council hold information about the location of the site, and land users are referred to iwi for consultation in relation to their proposals. It’s a bit hard from the draft provisions to understand how, without referring to the Council, a landuser will know they may be affected by a “silent file” however.



Prepared for: Te Tai o Poutini Plan Committee Meeting
Prepared by: Lois Easton, Principal Planner
Date: 25 September 2020
Subject: **Te Tai o Poutini Plan Technical Update – Open Space Issues, Objectives and Policy**

SUMMARY

This report gives an update on the technical work being undertaken on Open Space Issues, Objectives and Zones in Te Tai o Poutini Plan.

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 administered land.

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).

The paper outlines the draft Issues, Objectives, Policies and proposed Zones that have been developed in conjunction with the technical staff representatives of the four councils.

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 Open Space.

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on Open Space Issues, Objectives and Policies and the proposed Zones within these areas 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 INFORMATION

Legislative Requirements

4. Key legislative requirements for Open Space are as follows:

| | |
|------------------------------------|--|
| Resource Management Act 1991 (RMA) | <ul style="list-style-type: none"> • Financial contributions for acquisition and development of public open space; • Esplanade reserves |
| Reserves Act 1977 | <ul style="list-style-type: none"> • classification of reserves; • acquisition & use of reserves; • reserve management plans |
| Public Works Act 1981 | <ul style="list-style-type: none"> • acquisition of land for public open space |
| Historic Places Act 1993 | <ul style="list-style-type: none"> • protection of archaeological sites |
| Conservation Act 1987 | <ul style="list-style-type: none"> • covers DOC owned land |
| Local Government Act 1974 | <ul style="list-style-type: none"> • provides for the creation of esplanade reserves abutting the sea, rivers or lakes on stopping of roads |
| Local Government 2002 | <ul style="list-style-type: none"> • development contributions for acquisition and development of open space, • restrictions on disposal of parks, • community outcomes |

Regional and Local Direction

5. The West Coast Regional Policy Statement (the RPS) is silent on specific issues and provisions for the open space, being focussed on resources rather than land use.
6. For Council owned land the Long Term Plans provide some framework for its own open space. Issues and objectives for parks and open space from these documents are included in Appendix One, and are summarised as follows:

In Buller

- Providing the community with recreation facilities and relaxation areas
- Creating a pleasant environment for the community

In Grey

- Providing the community with access to a wide range of community services that makes living in and visiting the area attractive and enjoyable.
- Providing both active and passive recreation
- Provide and/or facilitate the provision of a diverse range of recreational facilities
- Facilitate availability of other recreational facilities and provide financial and other assistance to providers of such facilities within budgets

- Advocate for and facilitate recreational outcomes
- Provide for recreation and conservation values

In Westland

- Provide reserves for all residents and visitors, and spaces for leisure and recreation.
- Ensure reserves are pleasant, enjoyable and safe places
- Provide for both recreation and conservation values

7. In terms of types of open spaces managed by the three district councils these are made up of:

- Freehold fee simple titles
- Unformed legal roads
- Reserves classified under the Reserves Act - most commonly Local Purpose Reserves –e.g. Cemetery, Esplanades, but also Recreation Reserves and Scenic Reserves
- Encumbered land (e.g. may be freehold but gifted with specific requirements)

8. For DOC managed land the West Coast Conservation Management Strategy and any relevant National Park Management Plan provide the management framework for this open space. There are detailed objectives and policies within each of these plans, but some common themes are:

- Providing for recreational, heritage and natural values
- The concept of front country where facilities are focussed, most commercial activity (concessions) and heritage items are located, and recreation activity is greater; back country where far fewer recreation facilities are provided; and wilderness areas which are primarily focussed on natural values management.
- Recognising the Treaty of Waitangi, collaboration with Poutini Ngāi Tahu and care & respect for wāhi tapu and taonga.

Current Plan Provisions

9. As discussed at the May meeting of the Committee, currently there is no Objective and Policy framework in place for Open Space within the existing District Plans. This is because in Buller and Grey Council owned open space is designated and DOC administered land is generally zoned rural. In Westland open space is not differentiated from the surrounding zone.
10. A framework is in place for the acquisition of financial contributions for reserves and for the acquisition of esplanade reserves, this will be discussed further in relation to the financial contributions and subdivision chapters of TTPP.

Other Council's Approaches to Open Space

11. A review of a range of other Council's plans and their open space provisions has been undertaken. Example Objectives and Policies are included in Appendix Two. The Porirua and Hamilton Objectives and Policies are examples of fairly straightforward and concise provisions, while the Queenstown Lakes provisions are very detailed and comprehensive. Porirua and Hamilton policies refer directly to Reserve Management Plans as a significant tool for the management of reserves, particularly in deciding what sort of activities are appropriate on the site.

KEY CONSIDERATIONS FOR OPEN SPACE ON THE WEST COAST

12. Open Space fulfils a number of needs in the community and the objective and policy framework should reflect that. These main matters are recreational (passive such as picnicking and active ranging from dog walking, mountain biking through to organised sport – both indoor and outdoor), visual amenity, cultural and historic heritage, public access to natural areas and waterbodies, and protection of ecological and other natural values.

13. Across the open space providers there are a wide range of recreational opportunities in the three districts. These are internationally recognised as the basis for the West Coast's importance as a visitor destination as well as encouraging residents to settle in the districts.
14. There are three main providers of open space on the West Coast – the Councils, the Department of Conservation, and the community sector.
15. The Council reserves are predominantly located in the towns and settlements. They include major sporting facilities, camping grounds and cemeteries, neighbourhood playgrounds, walkways and memorials. These spaces provide principally for the open space and recreation needs of local communities within the towns and settlements.
16. Community sector open space includes racecourses, golf clubs and some sports facilities. These are also principally local community spaces.
17. Crown Conservation Land open spaces are mainly in the rural areas, however there are some sites in towns, and in the case of south Westland in particular, where a number of settlements have Crown Conservation Land providing their main community open spaces.
18. Open space and recreation areas will also vary in their significance to residents and visitors. Some areas will be of importance to the whole district or of regional or national importance. These include the National Parks, scenic and recreation reserves, the lakes, rivers, coastal areas and mountains, which attract people to the West Coast.
19. Crown Conservation Land provides for international, national, regional and local open space needs across the range of their open spaces, but principally the focus is national rather than local.
20. In relation to Te Tai o Poutini Plan provisions, land subject to the Conservation Act is generally not subject to these as they are exempted from most land use provisions under Section 4 of the RMA. DOC Concessionaires are however subject to regulation under TTPP and their activities have the potential to impact on the environment and communities within it.
21. Other areas will be of importance primarily to the local community. These include the sportsfields and playgrounds, community halls and areas of open space and planting. Within the larger towns of the Coast there are also neighbourhood areas such as children's playgrounds and walkways.
22. Where land is vested under the Reserves Act, as many Council open spaces are, these are subject to a wide range of additional requirements beyond the RMA. The purpose for which a reserve is classified (e.g. recreation reserve vs scenic reserve) will have a major difference with regard to the types of activities which can be undertaken in that space. The Reserves Act also provides a specific mechanism and requirement for Councils to produce Reserve Management Plans to govern the activities on reserves.
23. Development of these Reserve Management Plans is governed by the Reserves Act, and consultation and decision-making processes are specified. Where Reserve Management Plans are in place, they provide a very high degree of specificity about how the reserve should be managed.
24. While there are a range of issues and objectives around open space, staff propose that TTPP provisions focus strongly on the management of open spaces from a resource management perspective, with the aim of allowing for Reserve and other Management Plans performing the role of specific direction for individual and groups of like open spaces.
25. At this stage this paper does not deal with Public Access and Esplanade acquisition issues, as these will be covered in discussion papers on these topics separately.

Open Space Zones

26. 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.

27. It is proposed that National Parks, Scenic Reserves, Nature Reserves, Scientific Reserves, Wilderness Areas, Ecological Areas, Marginal Strips, Specially Protected Areas, most Esplanade Reserves and water supply catchments, as well as any other areas of DOC estate identified with high natural values will use this zone.

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

28. It is proposed that civic spaces, playgrounds, land with community facilities, cemeteries, campgrounds, esplanades used for recreation, nohoanga sites, Historic reserves and most other DOC administered lands will use this zone.

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

29. It is proposed that sports fields, tennis, pony clubs, bowling clubs, racecourses and other sporting sites will use this zone.

PROPOSED DRAFT ISSUES, OBJECTIVES AND POLICIES

Proposed Issues

Issue 1: Management of open spaces needs to reflect the particular function of the open space and its location within the wider environment.

30. Some activities are not appropriate in some locations, either due to the Reserves Act or other classification, or because of their location.
31. Recreational activities may have positive and adverse effects on the amenities of their surrounding environment and on the enjoyment of people partaking of other recreational activities in the vicinity. These may include effects:
 - on adjoining residential areas;
 - on wildlife and biodiversity values;
 - on wāhi tapu, taonga and mahinga kai values;
 - on motorised vehicles and parking areas;
 - on people wishing to use reserves and other open space areas;
 - on public health, water quality and the pleasantness of an area.

Issue 2: Subdivision and development creates additional demand for open space.

32. The subdivision and development of land creates the opportunity for various activities to be established, the more common one being residential and visitor accommodation. If communities continue to grow in size and population through subdivision and building development, without providing for the recreation and open space needs of the community, adverse environmental effects will become apparent. These include:
 - A lack of access to neighbourhood parks and playgrounds;
 - Overcrowding of existing active recreation and sporting areas and facilities as a result of increased resident and visitor population, including waterfront areas, walkways and cycle ways;
 - Lack of visual relief in the form of green open space and plantings among the built environment either residential or business;
 - Lack of open space for the leisure needs of workers in, and visitors to, the West Coast's town centres and business areas.

33. Reserve contributions – a type of financial contribution, are a key mechanism to gain funding for Councils to develop or expand Open Space networks in their districts.
34. Reflecting these issues, and the key considerations for open space, the following draft Objectives are proposed.

Proposed Objectives

Draft 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.

35. This objective reflects that Open Space is diverse, and that different activities are appropriate on different types of open space. In some types of Open Space, such as large reserves, a range of different types of activities (e.g. a sportsfield and a playground and a walkway) may be able to be accommodated.

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

36. This Objective provides some of the basis for the taking of reserve contributions – recognising that additional development can create a need for new and upgraded open space.
37. Feedback on these draft Issues and Objectives is sought from the Committee.

Proposed Policies

38. Based on the issues identified around Open Space and reflecting the wider direction around management of issues within zones, the following draft Policies are proposed.

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

39. This policy recognises existing Reserve Act or Conservation Act Management Plans, allowing for that most aspects of the management of these areas to be governed by these specific plans. Practically this means that it would allow for more activities to be Permitted Activities if they are provided for within one of these management plans. The idea is to avoid duplication of consultation processes and regulation.

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.

40. This policy recognises that there can be multiple uses for any individual open space.

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.

41. This policy recognises that design and location of buildings can impact significantly on the use of open space. They can enhance the use of open spaces (e.g. a grandstand on a large sportsfield reserve, or a playground on a neighbourhood park), but that they can also detract – for example loss of open recreation space if too many buildings are sited on an individual park. The policy also recognises that buildings need to fit within the character and amenity of the wider area in which the open space is located. For example, this would include meeting aspects such as setbacks to prevent shading of neighbouring residential properties.

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.

42. These two policies address the issue of commercial activities on open space. In some instances, they can be very appropriate – e.g. a sausage sizzle at a sports game, a café associated with a community building, or bar facilities in clubrooms. But too much commercial activity, or commercial activity not linked to open space can detract from open space values.

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.

43. This policy recognises that where there are significant values for Poutini Ngāi Tahu it is appropriate that they have a role in the management of these open spaces.

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.

44. This policy recognises that a range of natural heritage features exist on open spaces.

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.

45. These two policies recognise the types of recreation, community and other activities are appropriate on different types of open space. It sets the framework for the three types of Open Space Zones which are proposed for inclusion in the Plan.

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.

46. This policy links to the requirements for reserve contributions to support provision of new and upgraded open space to meet the needs of the community and supports Objective 2.

NEXT STEPS

1. Feedback from the Committee is sought in relation to the wording of the draft Issues, Objectives and Policies for Open Space.
2. 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.
3. Following the consultation process feedback will be brought back to the Committee. This combined with the direction from today's meeting, will enable the preparation of draft Rules for consideration by the Committee later in the year.

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 Open Space.

Appendix One: Existing provisions and information around parks and open space from the three Districts

| | Grey | Westland | Buller |
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| LTP | <ul style="list-style-type: none"> • Provide the community with access to a wide range of community services that makes living in and visiting the area attractive and enjoyable. • Provide both active and passive recreation • Provide and/or facilitate the provision of a diverse range of recreational facilities • Facilitate availability of other recreational facilities and provide financial and other assistance to providers of such facilities within budgets • Advocate for and facilitate recreational outcomes | <ul style="list-style-type: none"> • Reserves are open and available to all residents and visitors, and provide spaces for leisure and recreation. • Reserves are pleasant, enjoyable and safe places | <ul style="list-style-type: none"> • Provide the community with recreation facilities and relaxation areas • Create a pleasant environment for the community. |
| District Plan – Subdivision Provisions | <ul style="list-style-type: none"> • Take esplanade reserves on subdivision for conservation, access or recreational purposes as described under s229 of the RMA. • Sets criteria for esplanade reserves for subdivisions >4ha • Identifies paper roads as providing good access to many waterways. • Generally considers that as contiguous subdivisions are unlikely requiring esplanade reserves could lead to maintenance problems • Where allotments are >4ha no esplanade requirement | <ul style="list-style-type: none"> • Esplanades purpose – to protect conservation values; ensure public access; ensure recreational opportunities are not lost or provide new ones • Applications to waive or reduce requirements may be acceptable providing no outstanding conservation, recreation or access values <p>Policies: Esplanade strips shall be required for the purposes of enabling public</p> | <ul style="list-style-type: none"> • Requires an esplanade strip of 20m with all subdivisions creating an allotment of 4ha or more adjoining the coastal marine area for both the coastal and any river/lake margin • Requires all other subdivisions creating an allotment of 4ha or more that an esplanade strip of 20m alongside rivers and lakes as defined in Section |

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| | <ul style="list-style-type: none"> • Council will consider proposals to provide access strips under s237B in its consideration of subdivision • Identifies limited need for further recreation land. • Identifies significant need for recreational facilities – particularly indoor recreation so focus is on upgrading existing recreational land and facilities. | <p>access and contributing to the protection of conservation values by; in particular:</p> <ul style="list-style-type: none"> i) maintaining or enhancing the natural functioning of the river ii) Maintaining or enhancing water quality; and iii) Maintaining or enhancing riparian or aquatic habitats | <p>230 (4) provided that if there is a legal road(formed or not) which provides access to the water body then the esplanade is not required.</p> <ul style="list-style-type: none"> • Has a number of key matters for assessment when deciding if an esplanade should be waived or reduced. |
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Appendix Two: Example Objectives and Policies from other District Plans

| Plan | Objectives | Policies | Comments |
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| Hamilton | <ol style="list-style-type: none"> 1. Development and activities must complement the functions and values of the particular open space and the surrounding environment. 2. Open space accommodates a range of functions where appropriate. | <ol style="list-style-type: none"> 1. Open space shall be developed and used in accordance with any relevant operative Reserves Act Management Plan. 2. Buildings and structures shall be designed and sited to be compatible with the function and predominant purpose of the open space. 3. Development shall recognise and protect the function of current Three Waters and solid waste assets and infrastructure. 4. Development and use of open space shall be managed through specific zoning. 5. Development and use of open space shall recognise and support the objectives and policies for adjacent Central City precincts. 6. An appropriate mix of activities shall be accommodated. 7. Open space may accommodate stormwater management functions, natural, heritage, recreational and amenity values which should be considered as part of the design. 8. Public access, walkways and cycleways shall be maintained and enhanced within areas of open space, provided that adverse effects on the amenity, natural and heritage values of those areas are minimised. | <p>Quite a nice simple set of Objectives and Policies – which address similar issues to West Coast open spaces. Reference to Reserves Act Management Plan as key drivers of use on the site.</p> |
| Porirua | <ol style="list-style-type: none"> 1. The Open Space Zone supports a wide range of passive and active recreational and community activities. 2. The predominant character and amenity values of the Open Space Zone are maintained and where possible enhanced and includes: <ul style="list-style-type: none"> • Large areas of open space with high natural, ecological, landscape and historic heritage value; • A predominance of vegetation of varying types, with some areas of pasture for grazing and forestry; and • A low level of development and built form with few structures to | <ol style="list-style-type: none"> 1. Enable a range of activities, buildings and structures which are compatible with the purpose, character and amenity values of the Open Space Zone. 2. Enable use and development that maintains the character and amenity values of the Open Space Zone where these: <ul style="list-style-type: none"> • Ensure a predominance of openness and vegetation; • Ensure that buildings are suitably located and of an appropriate size; • Provide visual separation between new buildings and existing buildings on neighbouring properties; • Minimise hard surfacing and, where possible, retaining or providing visually prominent trees, bush and/or landscaping; | <p>Quite a nice simple set of Objectives and Policies – which address similar issues to West Coast open spaces. Also references Reserves Management Plans as a key drivers of use on the site.</p> |

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| | <p>support passive and active community activities.</p> <p>3. The adverse effects of activities undertaken in the Open Space Zone on the surrounding area are avoided, remedied or mitigated.</p> | <ul style="list-style-type: none"> • Integrate new buildings and structures with existing built form, including walkways, cycleways and pedestrian access points; and • Ensure that buildings maximise opportunities for multifunctional use by recreational and community activities. <p>4. Only allow potentially inappropriate activities in the Open Space Zone where they can demonstrate that they are:</p> <ul style="list-style-type: none"> • Consistent with relevant Reserves Management Plan for the site; • Compatible with the purpose, character and amenity values of the Zone; • Ancillary to and/or support open space activities; • Of an appropriate scale and location; • Not constraining the establishment and operation of open space activities or restrict public access to and across open space; • Of a form, scale, location and nature that will not compromise established and planned open space activities and result in any conflict; and • Able to be serviced with adequate on-site infrastructure and services. <p>5. Avoid use and development that is incompatible with the purpose, character and amenity values of the Open Space Zone, unless there is a functional need to operate on the site.</p> | |
| <p>Queenstown</p> | <p>3. The open space land and facilities administered by the Council make a major contribution towards meeting the needs of the District's residents and visitors for passive and active recreation.</p> | <p>1. The design, development, management and maintenance of Open Space and Recreation Zones shall provide for:</p> <ul style="list-style-type: none"> • the needs of the community in the area in which the zones are located, and the needs of the wider community and visitors to the District; • the effective and efficient use of resources so as to ensure that Open Space and Recreation Zones are fit for purpose and safe for all users; • the maintenance and enhancement of integrated public access connections to walking and cycling networks throughout the District, including along lake and river margins; • recognise and provide for users of all ages and different physical capacities | <p>Very comprehensive set of objectives and policies.</p> |

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| | | <ul style="list-style-type: none"> • the location within which Open Space and Recreation Zones are situated, responding to recognised natural character, landscape and heritage values; and • the provision of infrastructure necessary to service Open Spaces and Recreation Zones, including recreation facilities and amenities. <ol style="list-style-type: none"> 2. Encourage multiple use of Open Space and Recreation Zones wherever possible and practicable. 3. Promote the protection of existing ecological values having regard to the purpose, objectives and policies specific to each Open Space and Recreation Zone, and opportunities for enhancing natural values. 4. Protect open space, recreation and amenity values by managing the adverse effects of, and conflicts between, different types of recreation activities. 5. Avoid activities that do not have a practical or functional need to be located within Open Space and Recreation Zones, unless a particular activity: <ul style="list-style-type: none"> • is compatible with and does not affect the continued operation of established activities; • does not preclude the development of new open space and recreation activities; and • maintains or enhances the recreation and amenity values. 6. Provide a District Plan framework that establishes the roles, functions and activities for each Open Space and Recreation Zones, within which the outcome of public participation into the design, development, management and enhancement of reserves can be implemented through processes other than through the Act, such as reserve management plans. 7. Provide adequate firefighting, water, and fire service vehicle access to ensure an efficient and effective emergency response | |
| Queenstown | 4. Objective - Recreation activities are undertaken and facilities constructed in a way that maintains or enhances the values of open space areas and the recreation opportunities available within the District. | <ol style="list-style-type: none"> 1. Ensure activities are undertaken in a manner that maintains or enhances the amenity values of the relevant reserve and surrounding environment, including natural, scenic and heritage values. 2. Limit activities, buildings and structures to those compatible with the role and function of the zone, and the sensitivity of | |

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| | <p>the surrounding environment, and which maintain or enhance the anticipated use or values of the zone.</p> <ol style="list-style-type: none"> 3. Require areas surrounding buildings, structures, outdoor storage and parking areas to be landscaped to mitigate visual impacts and maintain or enhance amenity values. 4. Ensure the scale and location of buildings including associated structures, trails and accesses, and noise and lighting associated with recreation activities is consistent with the level of amenity anticipated in the zone and in the surrounding environment, having particular regard to the following where new buildings, structures or lighting are proposed: <ul style="list-style-type: none"> • a. the purpose, number, size and location of new buildings, structures and lighting are appropriate, in terms of their function and the sensitivity of the environment; • that building design and appearance positively contributes to amenity, cultural, ecological and landscape values; • that buildings or structures do not unduly preclude or limit public access, particularly along the margins of the District's lakes and rivers; • that cumulative adverse effects of buildings and activities are taken into account; and • the provision for and standard of lighting, including: <ol style="list-style-type: none"> i. its siting and location, in particular, how it contributes to public safety; and ii. minimising upward light spill on the night sky. 5. Ensure that any buildings or structures located within, adjoining or nearby to an Outstanding Natural Feature or Landscape, protect, maintain or enhance those values by: <ul style="list-style-type: none"> • limiting development and activities in the vicinity of water bodies to the land based components of community recreation water based activities, which have a practical and functional need to be located within these areas; (refer also to Objective 38.2.4) • preserving the natural character of the margins of waterbodies; (refer also to Objective 38.2.4) • ensuring buildings are located in areas that are least sensitive to change and have capacity to absorb development; |
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| | | <ul style="list-style-type: none"> • requiring buildings to be designed and finished so they: <ol style="list-style-type: none"> i. avoid visual dominance; and ii. mitigate or remedy adverse effects on the values of the Outstanding Natural Feature or Landscape; and iii. ensuring trails, access and carparking areas (including associated earthworks) do not degrade visual amenity values or disrupt the natural character or landforms. 6. Ensure the development and use of Open Space and Recreation Zones maintains the amenity values enjoyed by residents and visitors such as walking, social activities, and the protection of view shafts as seen from adjoining land and roads. 7. Ensure that the development and use of Open Space and Recreation Zones, and the interface with the surface of water bodies adjoining these zones, is managed to protect amenity values and to ensure the safe movement of people and goods. | |
| Queenstown | <p>5. Commercial activities are limited to those that have a functional requirement to locate within Open Space and Recreation Zones and maintain open space and recreation values.</p> | <ol style="list-style-type: none"> 1. Ensure that commercial activities have a genuine link with the open space and recreation resource. 2. Ensure that commercial activities maintain the quality, amenity values and landscape values of open spaces. 3. Provide for commercial recreation activities that maintain the quality of the experience of people partaking in other commercial recreation activities and other passive and active informal recreation activities, having particular regard to the scale, intensity and cumulative effects of commercial recreation activities. | |
| Queenstown | <p>6. The interface between activities within the Open Space and Recreation Zones are managed to protect, maintain or enhance the natural character of waterbodies and their margins</p> | <ol style="list-style-type: none"> 1. Provide recreation, commercial and public transport opportunities within Open Space and Recreation Zones in a manner that supports the preservation of the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities. 2. Recognise and provide for the maintenance and enhancement of public access to, and enjoyment of, the margins of lakes and rivers, particularly where access and enjoyment is compatible with protecting the natural character and nature conservation values of those lakes and rivers. 3. Enable people to have access to a wide range of community recreational experiences on the margins of waterbodies, | |

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| | | <p>including the limited provision of commercial recreation activities that maintain landscape, amenity and nature conservation values, especially where they integrate with recreation activities on and under the surface of the waterbody.</p> | |
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