

## FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, A SUBMISSION ON THE PROPOSED TE TAI O POUTINI PLAN

Clause 8 of Schedule 1 Resource Management Act 1991

**To:** Te Tai o Poutini Plan Team  
**Address:** 388 Main South Road, Paroa, Greymouth 7805  
**Email:** info@tpp.nz

### **Further Submitter Details**

Name of further submitter: **Westport Pistol Club Incorporated Society**  
Contact person (if different from above): **Eric de Boer & Chris Hartigan**  
Postal address: **135 Romilly Street, Westport 7825**  
Email address for service: **woodstockrally@hotmail.com**  
Phone number: **027 312 2727**

*The TPPP team will serve all formal documents by email. Where there is no email address provided, the documents will be posted to the postal address stated above.*

### **I am:** (please tick relevant box)

- a) A person representing a relevant aspect of the public interest.   
(In this case, also specify the grounds for saying that you come within this category); or
- b) A person who has an interest in the proposal that is greater than the interest of the general public.   
(In this case, also explain the grounds for saying that you come within this category); or
- c) The local authority for the relevant area.

Please state the grounds as to why you come within the category selected above:

**The Westport Pistol Club Inc. operates on the Westport Rifle Range (at 20 Pakihi Road /84 Buller Road Westport). Submissions made relate to provisions that could significantly impact the organisation, its members and the operation of the range.**

### **TPPP Hearing** (please tick relevant box)

Do you wish to be heard in support of your further submission? Yes  No

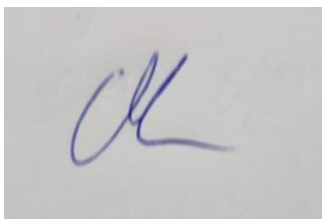
If others make a similar submission would you consider presenting a joint case with them at a hearing? Yes  No

### **Submission**

The submission points, support or opposition, reasons and decisions sought are set out in the attached document.

**Note:** Any attachments to your submission should only be supporting information, not the submission.

Undersigned



*Chris Hartigan – Secretary*



*Eric de Boer - President*

\_\_\_\_\_  
Signature of the person making further submission  
or the person authorised to sign on behalf of the  
person making further submission.

*16<sup>th</sup> July 2023*

\_\_\_\_\_  
Date

**Name of Further Submitter**     Westport Rifle Club Incorporated

My specific further submission(s) are as follows:

*(Please only insert one further submission point per line. Add further sheets as required)*

<b>I support/oppose the submission of:</b> <i>(State the submission no., name and address of the person making the original submission)</i>	<b>The particular part of the submission I support/oppose are:</b> <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			<b>The reasons for my support / opposition are:</b> <i>(State the nature of your further submission, giving reasons)</i>	<b>I seek that the whole (or part) of the submission be allowed / disallowed:</b> <i>(Give precise details of the decision you want TTPP to make)</i>
S171 Te Tai o Poutini Plan Committee 388 Main South Road, West Coast 7805	Sub No. / Point No.  S171.002	Support / Oppose  Oppose	Provision  Rezoning Requests	<p>Rezoning of Lot 2 DP 418652, Lot 2 DP 404550 and Part Section 24 Block VII Kawatiri SD as requested by the submitter would severely and negatively impact the rifle range and Westport Pistol Club members. The zone requested is inappropriate.</p> <p>The land has been developed for farming, is actively farmed and we are concerned about reverse sensitivity issues. Some land included in the rezoning request has been flipped and is, potentially, geotechnically unsuitable.</p> <p>The land may also be subject to natural hazards e.g. overland flow during high rainfall events, Gillows Dam instability etc.</p> <p>Provision of infrastructure will be costly and extremely challenging.</p> <p>The requested zoning does not adequately consider other areas near to the Westport township that are more appropriate for residential intensification. Multiple land development and housing intensification projects are underway surrounding Westport and are likely to fill demand for housing with low natural hazard risk.</p>	<p>We seek that the whole submission be disallowed.</p>

				<p>The club continues to be extremely concerned by submitters requesting to bring urban zoning within close proximity to an active rifle range.</p> <p>The maintenance of a rural zoning buffer around the rifle range minimises the likelihood of reverse sensitivity effects.</p> <p>The importance of the rifle range is recognised via the Rifle Range Protection Area in both the operative and proposed district plans. The range has existing use rights and should be able to operate into the future as it has in the past.</p> <p>The Westport Pistol Club believes that it would be extremely difficult, if not impossible, to relocate the range due to the land ownership challenges and compliance requirements involved in such a move.</p>	
<p>S336 Westport Rifle Club 154 Queen Street Westport West Coast 7825</p>	<p>Sub No. / Point No.  S457.002</p>	<p>Support / Oppose  Support</p>	<p>Provision  General Rural Zone</p>	<p>We support points raised in the submission particularly those related to reverse sensitivity issues and the inappropriateness of urban and residential development near to an active rifle range.</p>	<p>We seek that the whole submission be allowed.</p>
<p>S336 Westport Rifle Club 154 Queen Street Westport West Coast 7825</p>	<p>Sub No. / Point No.  S457.006</p>	<p>Support / Oppose  Support</p>	<p>Provision  Rezoning Requests</p>	<p>We support points raised in the submission particularly those related to reverse sensitivity issues and the inappropriateness of urban and residential development near to an active rifle range.</p>	<p>We seek that the whole submission be allowed.</p>
<p>S358 Garry Howard 54 Lighthouse Road Cape Foulwind Westport 7892</p>	<p>Sub No. / Point No.  S358.002</p>	<p>Support / Oppose  Oppose</p>	<p>Provision  Rezoning Requests</p>	<p>Rezoning of Lot 2 DP 418652, (part of) Lot 2 DP 404550, (part of) Part Section 24 Block VII Kawatiri SD, Part Section 23 Block VII Kawatiri SD and (part of) Part Section 210 Blk VII Kawatiri SD) as requested is inappropriate.</p>	<p>We seek that the whole submission be disallowed.</p>

				<p>The land has been developed for farming, is actively farmed and we are concerned about reverse sensitivity issues. Some land included in the rezoning request has been flipped and is, potentially, geotechnically unsuitable.</p> <p>The land may also be subject to natural hazards e.g. overland flow during high rainfall events, Gillows Dam instability etc.</p> <p>Provision of infrastructure will be costly and extremely challenging.</p> <p>The requested zoning does not adequately consider other areas near to the Westport township that are more appropriate for residential intensification. Multiple land development and housing intensification projects are underway surrounding Westport and are likely to fill demand for housing with low natural hazard risk.</p> <p>The club continues to be extremely concerned by submitters requesting to bring urban zoning within close proximity to an active rifle range.</p> <p>The maintenance of a rural zoning buffer around the rifle range minimises the likelihood of reverse sensitivity effects.</p> <p>The importance of the rifle range is recognised via the Rifle Range Protection Area in both the operative and proposed district plans. The range has existing use rights and should be able to operate into the future as it has in the past.</p> <p>The Westport Pistol Club believes that it would be extremely difficult, if not impossible, to relocate the range due to the land ownership</p>	
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				challenges and compliance requirements involved in such a move.	
S496 O'Connor Crossroads Limited PO Box 1845 Christchurch 8140	Sub No. / Point No.  S496.001	Support / Oppose  Oppose	Provision  Rezoning Requests	<p>Rezoning of the land as requested (i.e. Section 26 Block VII Kawatiri SD, Section 30 Block VII Kawatiri SD and Part Section 27 Block VII Kawatiri SD) is inappropriate.</p> <p>The Rural Lifestyle Zone may be more appropriate for the land noted.</p> <p>The land has been developed for farming, is actively farmed and we are concerned about reverse sensitivity issues. Some land included in the rezoning request has been flipped and is, potentially, geotechnically unsuitable. Some land included in the rezoning request may have contamination issues.</p> <p>The requested zoning does not adequately consider other areas near to the Westport township that are more appropriate for residential intensification. Multiple land development and housing intensification projects are underway surrounding Westport and are likely to fill demand for housing with low natural hazard risk.</p> <p>The club continues to be extremely concerned by submitters requesting to bring intensified residential zoning within close proximity to an active rifle range.</p> <p>The maintenance of a zoning buffer around the rifle range minimises the likelihood of reverse sensitivity effects.</p> <p>The importance of the rifle range is recognised via the Rifle Range Protection Area in both the operative and proposed district plans. The</p>	We seek that the whole submission be disallowed.

				<p>range has existing use rights and should be able to operate into the future as it has in the past.</p> <p>The Westport Pistol Club believes that it would be extremely difficult, if not impossible, to relocate the range due to the land ownership challenges and compliance requirements involved in such a move.</p>	
<p>S496 O'Connor Crossroads Limited PO Box 1845 Christchurch 8140</p>	<p>Sub No. / Point No.  S496.002</p>	<p>Support / Oppose  Oppose</p>	<p>Provision  Rezoning Requests</p>	<p>Rezoning of the land as requested (i.e. Part Section 23 Block VII Kawatiri SD, Section 3 Block VII Kawatiri SD, Section 1 SO 14816, Section 2 SO 14816, Section 1 SO 9139, Part Section 25 Block VII Kawatiri SD and Section 4 Block VII Kawatiri SD) is inappropriate.</p> <p>The land has been developed for farming, is actively farmed and we are concerned about reverse sensitivity issues. Some land included in the rezoning request has been flipped and is, potentially, geotechnically unsuitable.</p> <p>Provision of infrastructure will be costly and extremely challenging.</p> <p>The requested zoning does not adequately consider other areas near to the Westport township that are more appropriate for residential intensification. Multiple land development and housing intensification projects are underway surrounding Westport and are likely to fill demand for housing with low natural hazard risk.</p> <p>The submitter has identified land directly within the Rifle Range Protection Area as an area for rezoning. This is unsafe.</p> <p>The club continues to be extremely concerned</p>	<p>We seek that the whole submission be disallowed.</p>

				<p>by submitters requesting to bring urban zoning within close proximity to an active rifle range.</p> <p>The maintenance of a rural zoning buffer around the rifle range minimises the likelihood of reverse sensitivity effects.</p> <p>The importance of the rifle range is recognised via the Rifle Range Protection Area in both the operative and proposed district plans. The range has existing use rights and should be able to operate into the future as it has in the past.</p> <p>The Westport Pistol Club believes that it would be extremely difficult, if not impossible, to relocate the range due to the land ownership challenges and compliance requirements involved in such a move.</p>	
<p>S496 O'Connor Crossroads Limited PO Box 1845 Christchurch 8140</p>	<p>Sub No. / Point No.  S496.003</p>	<p>Support / Oppose  Oppose</p>	<p>Provision  Whole Plan</p>	<p>Rezoning of the land as requested (i.e. Part Section 23 Block VII Kawatiri SD, Section 3 Block VII Kawatiri SD, Section 1 SO 14816, Section 2 SO 14816, Section 1 SO 9139, Part Section 25 Block VII Kawatiri SD, Section 4 Block VII Kawatiri SD, Section 26 Block VII Kawatiri SD, Section 30 Block VII Kawatiri SD and Part Section 27 Block VII Kawatiri SD) is inappropriate.</p> <p>The land has been developed for farming, is actively farmed and we are concerned about reverse sensitivity issues. Some land included in the rezoning request has been flipped and is, potentially, geotechnically unsuitable. Some land included in the rezoning request may have contamination issues.</p> <p>Provision of infrastructure will be costly and extremely challenging.</p>	<p>We seek that the whole submission be disallowed.</p>



				<p>The requested zoning does not adequately consider other areas near to the Westport township that are more appropriate for residential intensification. Multiple land development and housing intensification projects are underway surrounding Westport and are likely to fill demand for housing with low natural hazard risk.</p> <p>The submitter has identified land directly within the Rifle Range Protection Area as an area for rezoning. This is unsafe.</p> <p>The club continues to be extremely concerned by submitters requesting to bring urban zoning within close proximity to an active rifle range.</p> <p>The maintenance of a rural zoning buffer around the rifle range minimises the likelihood of reverse sensitivity effects.</p> <p>The importance of the rifle range is recognised via the Rifle Range Protection Area in both the operative and proposed district plans. The range has existing use rights and should be able to operate into the future as it has in the past.</p> <p>The Westport Pistol Club believes that it would be extremely difficult, if not impossible, to relocate the range due to the land ownership challenges and compliance requirements involved in such a move.</p>	
S538 Buller District Council PO BOX 21 Westport 7866	Sub No. / Point No.  S538.528	Support / Oppose  Oppose	Provision  Rezoning Requests	Rezoning of Lot 2 DP 418652, Lot 2 DP 404550 and Part Section 24 Block VII Kawatiri SD as requested by the Buller District Council would severely and negatively impact the rifle range and Westport Pistol Club members. The zone	We seek that the whole submission be disallowed.

				<p>requested is inappropriate.</p> <p>The land has been developed for farming, is actively farmed and we are concerned about reverse sensitivity issues. Some land included in the rezoning request has been flipped and is, potentially, geotechnically unsuitable.</p> <p>The land may also be subject to natural hazards e.g. overland flow during high rainfall events, the stability of Gillows Dam overland etc.</p> <p>Provision of infrastructure will be costly and extremely challenging.</p> <p>The club continues to be extremely concerned by submitters insistence to bring urban zoning within close proximity to an active rifle range.</p> <p>The requested zoning does not adequately consider other areas near to the Westport township that are more appropriate for residential intensification and free from natural hazards. Multiple land development and housing intensification projects are underway surrounding Westport and are likely to fill demand for housing with low natural hazard risk.</p> <p>The maintenance of a rural zoning buffer around the rifle range minimises the likelihood of reverse sensitivity effects.</p> <p>The importance of the rifle range is recognised via the Rifle Range Protection Area in both the operative and proposed plans. The range has existing use rights and should be able to operate into the future as it has in the past.</p> <p>The Westport Pistol Club believes that it would be extremely difficult, if not impossible, to</p>	
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				relocate the range due to land ownership and compliance requirements involved in such a move.	
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**Note to Further Submitter**

To get your further submission to us, either:

Complete it online at: [www.ttpn.nz](http://www.ttpn.nz)

Email to: [info@ttpn.nz](mailto:info@ttpn.nz)

Post to: PO Box 66, Greymouth, 7840

Attention: TTPP Team

Deliver to: 388 Main South Road, Paroa, Greymouth 7805

A copy of your further submission MUST be served on the original submitter within 5 working days after it is served on the local authority. Contact details for all submitters can be found on our Submissions page at [www.ttpn.nz](http://www.ttpn.nz).

Please note all information provided in your submission, including your personal information, will be made publicly available.

Your submission (or part of it) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of it):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

**SECOND SUBMISSION INTO THE TE TAI POUTINI ONE DISTRICT PLAN**

23 June 2023

Westport

All correspondence to email: [wptpistol@gmail.com](mailto:wptpistol@gmail.com)

attn: Club Secretary

**Westport Pistol Club Incorporate Society Inc – Second Submission into the TToPP and the Zoning adjacent to the Westport Range and response to other submitters.**

*Pistol Shooting in Westport*

As covered in our November 2022 submission; pistol shooting is an accepted recreational past time in New Zealand. All pistol clubs are affiliated to a National Sporting Body; this is Pistol New Zealand.

Pistol New Zealand has 88 affiliated clubs located throughout New Zealand. The Westport Pistol Club is one of those.

The Westport Pistol Club is an active club that has 28 members. The location for the range is at Pakihi Road, south of Westport.

This range is protected in the operative Buller Plan and is also protected in the draft TToPP plan.

Our range is a NZ Police Certified shooting range. It is sanctioned as an active firing range under all new range rules and legislative requirements. The range is used by a range of firearms, from high calibre rifles, to shotgunning and skeet shooting through to active and target pistol shooting disciplines.

The range is well frequented and a highly valued asset for the wider West Coast community and sport shooting community of New Zealand as a whole.

The range has an incredibly long history dating back to before WW1 and even earlier. It in effect has been at this location for close to 125 years. It is established use and is secure on a crown lease via concession arrangement with the Department of Conservation. The proposed stewardship land designation through the current crown review is Local Purpose Reserve under the Reserves Act 1977, providing even more appropriate protection to support its current use.

The use of the range is directly sanctioned by the crown through its various agencies both in land lease, land use and activity management via the NZ Police.

*Permitted Activity – Significant risk and issues around Reverse Sensitivity*

The current Buller District Plan, operative since January 2000, allows Recreational Sport Shooting as a Permitted Activity under Clause 7.9.5 which specifically spells out what we know as the 'Rifle Range Protection' zone. There are no constraints on this activity in regard to noise, hours of operation, nor activity.

The rifle range is established and further protected by a designated exclusion zone that we know as 'the Wineglass'. This is a planning overlay that maps an area around and behind the range for the sole protection of the range activities.

*Club submission history and involvement in TToPP to date*

The club has submitted and advocated for our views at each step of the process. We submitted at both the pre-exposure draft, final consultation and now again this second round for submissions. The club has expressed strong concerns at each step to the planning process.

The club wishes to be heard in its submission in the hearings.

*Te Tai Poutini Plan – submitters continued requests for encroachment of Urban Areas upon the range*

The club continues to hold concerns and reservations from reading other submissions about those submitters providing submissions into the One Plan process that continue to advocate for Urban Area zoning right up to an active rifle shooting range.

As we have indicated in our earlier submission; we understand the challenge presented to Buller with undertaking an appropriate land zoning approach to natural hazard response. But what we do not believe is appropriate at all is submitters advocating for urban zoning right up to an active rifle range.

This is simply poor planning and will not provide for liveable communities that are well planned, zoned and considered as part of a 'master plan' exercise to have an informed approach to land use planning matters and response to impacts of a hazard-scape.

As the club has read the other submissions that have now become available via the TTPP public website; the club has become even more concerned. It still sees a drive from some submitters to ensure that land holdings right up to the range are being urbanised.

It makes no sense to plan for urbanification right up to the boundaries of an active shooting range. Providing for this type of zoning will be an incredible planning faux-pas and fly in the face of most accepted best planning and land use zoning principles.

In effect, these submitters are advocating that the TToPP would sanction the building of urban landscapes, housing families, right next to an established (and protected in the operative plan) active and live shooting site.

This would be an incredibly unfortunate decision if endorsed and would be at direct odds with the established best practice 'urban planning system' as defined in the various statutory and governance frameworks in New Zealand.

*Te Tai Poutini Plan – proposed zoning and rules as they stood in the plan as it was consulted on*

The Te Tai Poutini Plan takes into account the operative BDC District Plan around Permitted Activity and provides for the Rifle Range Protection Zone. **We SUPPORTED this.**

The new TToPP Plan also appropriately maps the area known as the paddocks to the North of Pakihi Road and the area South of the range as General Rural Zone (GRUZ). **We SUPPORTED this.**

Providing an area of buffer, by way of zoning, between the new proposed Urban Zone of Alma Road and the established and permitted activity of the Rifle Range is appropriate and smart. Continuing to protect the other flanks of the range to the South and West via appropriate zoning such as General Rural Zone (GRUZ) is also entirely appropriate.

*Submissions that cause significant level of concern to the club:*

*Submitter #538 – Buller District Council*

The club takes concern with the submitters continued drive to re-introduce the future urban zones over the paddocks directly beside the Rifle Range. This was clearly submitted on the pre-exposure draft by the Club (and others), it was carefully considered by the Committee that this would cause significant reverse sensitivity issues and hence forth dropped from the final TToPP plan that went out for consultation.

The club takes particular issue with the submitters Pg 108, where the submitter states that it recognises the direct impact on the club but intends to push on regardless. It states that the area has been identified through a process that has seen "Alma Road area be identified as a critical managed retreat location for Westport and infrastructure planning has identified these sites as important to the overall development of the Alma Road terrace as a residential area". The Council has run no such public master planning processes and the decisions made are in conflict to sound land use appropriate buffering approach in its own operative BDC District Plan as the Rifle Range is a protected area and activity and will require wider community engagement.

Council then continues to make the statement that they will work with the various gun clubs using this area to simply find another place that they can operate the activity. We find this statement overly simplistic and somewhat discourteous in nature. Aside from it being an approach to marginalise the current legitimate use of the land; it will also prove to be challenging to practically achieve. Finding suitable land with the correct designation that is both secure on land holding, has appropriate surrounding land control and has the planning designation over it that meets and satisfies all of the new legislative requirements around rifle range compliance that has now been put in place on ranges under the new Arms Amendment Regulations will prove to be a near impossible challenge.

Council also fails to take into consideration any and all other zones around Westport that are safe from natural hazards, including flooding, and how these land developments are likely to fill demand for hazard free housing. Sites such as east of Westport and out to the Cape Foulwind. At this latter site the free-market is already preparing hundreds of potential sections for sale; none of them are nestled up to an active shooting range.

The club is concerned with BDC approach to zone this area Urban. The land is flipped and potentially geotechnically unsuitable for housing. Also, the landowner of the land does not appear to have been consulted at all by Council on the change of zoning. BDC is continuing to advocate for this area as urban zoning. **We DO NOT SUPPORT this.**

Relief sought: Do not make these areas Urban. Stay with the TToPP designation as prescribed in the plan as it went to consultation.

*Submitter #171 – Te Tai o Poutini Plan Committee*

A pre-exposure draft advocated a whole scale rezoning of the area colloquially known as the paddocks to change this to Urban Residential zone bringing inappropriate housing developments right up to the boundary of the Rifle Range. We did not support this and provided a pre-exposure draft submission. This submission focussed on the whole scale inappropriateness of planning to place Urban zone up to Pakihi Road, and in some instances even into the Rifle Range Protection area overlay.

The submission sought to exclude General Residential Zone at Alma Road from nearing the Westport Rifle Range. It requested the removal of all Residential Zone south of Alma Road and create a lateral buffer zone to the north and northwest side of the Rifle Range and Pakihi Road to provide a lateral use protection buffer of Natural Open Space Zone.

The TToPP Joint Committee in its May 2022 sitting considered staff advice, which read: “While staff consider that the Alma Road terrace is undoubtedly the most suitable location for a progressive managed retreat for Westport, the issues raised around retaining the quarries and rifle range are important. As a consequence, a reduction in the area to be rezoned as General Residential Zone is recommended”.

The Te Tai Poutini One District Plan Joint Committee discussed these pre-exposure draft submissions at their full committee meeting; and their resolution recommended and approved the rezoning of the land back to General Rural Zone.

The club then felt that the Te Tai Poutini One District Plan Joint Committee made some clear procedural errors.

Since the plan had been already advertised and opened for public consultation, the TToPP Joint Committee met in its September 2022 sitting and was provided advice by staff that the draughting of the zoning maps for the areas in question along Pakihi Road was deemed 'an error'. As we have said previously, this is simply not factually so; it was passed by resolution of Joint Council. Seeing the Joint Committee now seeks to submit on its own plan rectifying this 'error'.

This is not procedurally correct. The Joint Committee discussed and passed a resolution across its whole panel to accept the appropriateness to adequately include and plan for appropriate buffer zones to protect existing use rights and guard against reverse sensitivity issues. This was voted on by all TTPP committee members, including the Buller members, whom all voted for this.

The TTPP submission now seeks to 'redress' this by listing it under the section of their submission that says that more information has come to hand since notification of the proposed plan, and then simply inserting the same text verbatim as the BDC submission.

The club feels this is a patsy and provides the club with clear concerns around mismatched land use zoning that the BDC is pushing directly through the TTPP Joint Committee. **We DO NOT SUPPORT this.**

Relief sought: Do not make these areas Urban. Stay with the TToPP designation as prescribed in the plan as it went to consultation.

#### Submitter #496 – O'Connor Crossroads Limited

This submitter is advocating the mapping of an area directly adjacent to the Rifle Range Protection area as an Urban Zone and this is entirely inappropriate. This zone would set in place the construction of high use urban housing. As General Residential Zone seeks to pertain to areas used predominantly for residential activities with a mix of building types, and other activities. Having this type of development and general residential activity right up to an active Rifle Range is inappropriate.

It seems at direct odds with National Planning Standards and the Resource Management Act which seeks to create and adopt appropriate land use zoning plans that are appropriate to providing buffers to differing land uses in order for the sustainable management of our resources. This best practice planning should encourage us (as communities and as individuals) to plan for the future of our environment and its social, economic, and cultural wellbeing all the while avoiding, remedying, or mitigating any adverse effects of activities or direct conflict. Furthermore the submitters submission makes no mention on the fact of

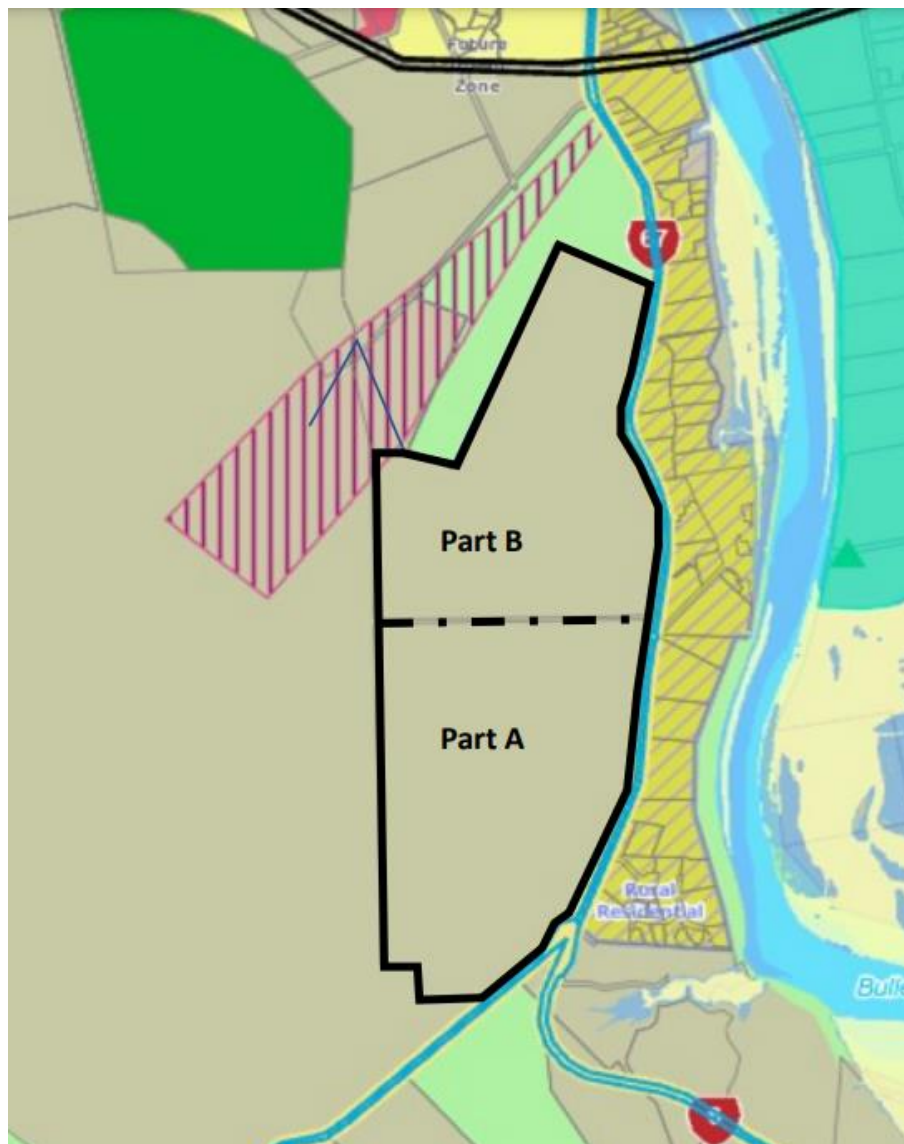


land unsuitability to urban housing, as aspects of it are flipped Pakihi land, and the submitter makes no mention of how to manage other adverse effects of this proposed land use designation change, such as management of roads, water, waste water and storm water matters.

The activities at the Rifle Range Protection area are managed under existing use rights, predating the Resource Management Act. The submitter is directly advocating for Urban zone adjacent to and directly down range of an active shooting range. This would not only create significant reverse sensitivity issues but is just irresponsible.

The submitter has even identified areas directly within the active shooting exclusion zones as areas they are advocating for a zoning change around, ref below; areas of Part B are directly in the fire exclusion zones. This shows poor planning in its requests from the submitter. **We DO NOT SUPPORT this.**

Relief sought: Do not make these areas Urban. Stay with the TToPP designation as prescribed in the plan as it went to consultation.



### In closing

The club continues to be significantly concerned by submitters insistence to bring urban zones right up to an active rifle range.

### **Submitters whom views we support:**

We whole heartily support the views of submitters that strongly oppose any zoning of land encroachment near the Westport rifle range as anything but Rural and especially not to be zoned Urban nor Residential General.

### **Submitters the Westport Pistol Club Incorporated Society supports are such as:**

#### **Callum Hoffman (S263)**

Zoning land adjacent to the Westport rifle range residential or lifestyle and allowing housing to be built within the area that gunshots are more than distant background level noise will realistically result in the range use being restricted and most probably shut down due to complaints opposing use of the range on both noise and of ideological anti-firearms nature. This is a safety issue as it will result in hunters/shooters going to other places like riverbeds and beaches to sight in and practice with their firearms, instead of being able to shoot at an existing designed rifle range that is built to be as safe as possible for all party's, shooters and the surrounding area, and has been serving this function for many years.

#### **Chris Hartigan (S338)**

Ensure that there is sufficient buffer around the Westport rifle range to allow the existing use of the rifle range to continue without bring new developments in the area into dispute with current operations, particularly with regard to noise.

#### **Chris & Jan Coll (S558)**

Retain Rifle Range Protection Area.

#### **Chris Reynolds (S362)**

I oppose the proposed zoning adjacent to the Westport Rifle Range on Pakahi Road. There needs to be a buffer zone of more than 300 meters from Pakahi Road. There needs to be NO building allowed only grazing. ie. in the paddock which has 110KVA WptWaim Transpower transmission feeder. The permitted activity in the Buller District plan of a rifle range on Pakahi Road appears to have been negated by the TTPP plan. The shooting community of Buller and New Zealand use this sporting facility daily to train for international sport, local hobby shooting, hunting practice and even for military training exercises, ATC, as well as police training which is on a certificated range as approved

by NZ police and range inspectors. Approved facilities such as these are becoming a rarity around the country.

**Dean Trott (S330)**

Having a historic functional and user-friendly Rifle and Pistol range so near to town is important to Westport - for lifestyle; as a visible and accessible way that members of the community can safely continue their different shooting sports; for being able to show the wider community that shooting sports are safe, are part of the wider community. In the case of the Westport Rifle club and range this is also an historic part of the towns identity. Continuing to have an accessible shooting range does encourage the ability for the wider community to have a safe place to shoot, learn to handle and shoot firearms safety while being under good guidance, supervision and training. It is also important as a place where hunters and pest controllers can practice, show, train and mentor youth in the safe and ethical use and practices of shooting and hunting. Therefore, I support and encourage the limiting of the zoning of any urban development to areas that do not encroach past the Gillows Dam and the 110KV power lines near to Pakihi road. This give a reasonable noise and safety zone between housing and the shooting ranges.

**Laura Coll McLaughlin (S574)**

Retain Rifle Range Protection Area.

**Westport Rifle Club Incorporated (S457)**

We oppose the submission of the TTPP Committee to rezone the area known as the area north of Pakihi Road as General Residential Area. This is not an error. A buffer zone between the Rifle Range and residential development is essential to avoid reverse sensitivity issues.

**William McLaughlin (S567)**

Retain Rifle Range Protection Area.

**Submitters whom views we do-not support:**

We do not support the views of following submitters whom are requesting land zoning changes that will encroach on the activities of the Westport rifle range.

**We oppose the following submitters:**

**Buller District Council (S538)**

Rezone parcels from General Rural Zone to Urban around Rifle Range.

**O'Connor Crossroads Limited (S496)**

Rezone the following parcels from General Rural Zone to Settlement Zone - Rural Residential Precinct, being: Section 26 Blk VII Kawatiri Survey District, Section 30 Blk VII Kawatiri Survey District, and Pt Section 27 Blk VII Kawatiri Survey District.

Rezone the following parcels from General Rural Zone to Future Urban Zone, being: Sec 1 SO 9139 Secs 1-2 SO 14816 Secs 3-4 23 Pt Sec 25 Blk VII Kawatiri SD.

Any other consequential amendments to give effect to the rezoning request.

**Te Tai o Poutini Plan Committee (S171)**

Amend the plan so that the following sites, as shown in their attached map, are zoned General Residential Zone. · Lot 2 DP 418652 · Lot 2 DP 404550 · Part Section 24 Block VII Kawatiri SD.

**RECOMMENDATION:**

Keep the area between Pakihi Road, Gillows Dam and the 110Kv Transpower WMG-WPT-A line as General Rural Zone. Keep all areas around the Rifle Range, including to the South to O'Connors Crossroads Ltd as General Rural Zone.

Do not zone any land on the North Side, West nor South Side of the Rifle range as urban or anything other than General Rural Zone, to protect and buffer the existing use rights of the Westport Rifle Range and Westport Pistol Club Inc.

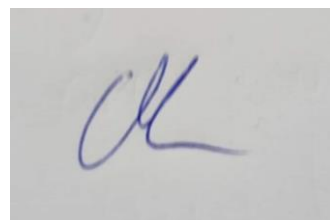
At the TToPP Hearings: We wish to be **HEARD** in support of this second submission.

**Undersigned:**



Eric de Boer

President of the Westport Pistol Club Inc



Chris Hartigan

Secretary of the Westport Pistol Club Inc