

## FURTHER SUBMISSION ON PROPOSED TE TAI O POUTINI PLAN (TTPP)

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### 1.0 SUBMITTER DETAILS

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**Further Submitter Name:** Kumara Junction Developments Ltd

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**Submitter Contact Details:** Sean Bisset  
Kumara Junction Developments Ltd  
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Phone: 027 555 3386

**Further Submitter Qualifier:** A person who has an interest in the proposal that is greater than the interest the public has.

**Qualifying Reason:** Landowner and developer of land within the Kumara Junction Development Area, to which Rule SETZ – R2.5 specifically applies.

We do wish to speak to this further submission.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.

### 2.0 FURTHER SUBMISSION DETAILS

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This further submission is made in respect of the following two submissions:

<b>Submitter:</b>	<b>Buller Conservation Group</b>
<b>Submission Point:</b>	S552.187
<b>Support/Oppose:</b>	Oppose
<b>Submitter:</b>	<b>Frida Inta</b>
<b>Submission Point:</b>	S553.187
<b>Support/Oppose:</b>	Oppose

**Reason:**

The Buller Conservation Group and Ms Inta have submitted that they do not agree that 2000m<sup>2</sup> maximum indigenous vegetation clearance within the Kumara Junction Development Area should be a permitted activity. The two submissions are almost identical in this respect.

Rule SETZ – R2.5 is a site-specific rule relating only to the Kumara Junction Development Area, which is a defined development that is also subject to site-specific rules requiring the retention of bush buffer zones on all boundaries. These buffer strips must be a minimum of 5m each side of boundaries to comply with the permitted activity standard, resulting in 10 metres of bush separating each residential section within the Development Area.

The 2000m<sup>2</sup> per site clearance permitted by proposed Rule SETZ – R2.5.b is significantly more restrictive than the general rule controlling vegetation clearance in the Westland District. Rule ECO – R1.5. ii allows up to 5000m<sup>2</sup> clearance per site over any three-year period for land outside any scheduled Significant Natural Area.

The 2000m<sup>2</sup> clearance and bush buffer zone rules under SETZ – R2 were originally set in the operative District Plan in 2012 by the re-zoning Plan Change 8 that created Kumara Junction Developments. The effects of the vegetation clearance were considered at the time of the Plan Change, including an ecological assessment of the site.

The protection of the natural bush environment is a key component of the Kumara Junction Development Area, with specific controls in place to ensure those amenity values are maintained. It is appropriate that those controls are carried through from the current District Plan to the Te Tai o Poutini Plan.

**Decision Sought:**

Retain Rule SETZ – R2.5 as proposed; that is permitting up to 2000m<sup>2</sup> of indigenous vegetation clearance per site.

**3.0 CONCLUSION**

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Thank you for the opportunity to present this further submission on the proposed Te Tai o Poutini Plan.

Signed:

**On behalf of KUMARA JUNCTION DEVELOPMENTS LTD**



**PAULINE HADFIELD**

**DAVIS OGILVIE & PARTNERS LTD**

Senior Planner, Assoc.NZPI