

Te Tai o Poutini Plan Proposed Plan

Submission form



We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

Your details:

First name: MICHAEL Surname: JAMES ELLIOTT

Are you submitting as an individual, or on behalf of an organisation? Individual Organisation

Organisation (if applicable): _____

Would you gain an advantage in trade competition through this submission? Yes No

If you **could** gain an advantage in trade competition through this submission please complete the following:

I am /am not directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Postal address: 4 THOMAS RD, GLADSTONE, WELLMOUTH 7805

Email: _____ Phone: 0274 768 649

Signature: [Signature] Date: 25/10/22



Your submission:

The specific provisions of the proposal that my submission relates to are:

- Strategic Direction
- Historical and Cultural Values
- General District Wide Matters
- Appendices
- Energy Infrastructure and Transport
- Natural Environment Values
- Zones
- General feedback
- Hazards and Risks
- Subdivision
- Schedules

All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?

Yes, I would consider presenting a joint case No, I would not consider presenting a joint case

Public information - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

Want to know more?
www.tppp.nz
0508 800 118



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

My submission:

(Include whether you support or oppose the specific provisions or wish to have them amended, reasons for your views and the decision you seek from us).

Please see attached.

Please attach more pages if required.

How to send in your submission form

▶ *Did you know you can complete this submission form online?*

 Online submission form:
www.ttp.nz

▶ *Or post this form back to us:*

 **TTPP Submissions, PO Box 66,
Greymouth 7840**

Submissions must be made by 5pm, Friday 28th October 2022

Want to know more?
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TE TAI o POUTINI PLAN
SUBMISSION RE: SITE OF SIGNIFICANCE TO MĀORI
(SASM 68 – PAROA LAGOON)

We wish to advise that we **OPPOSE** the establishment of a Site or Area of Significance to Māori (SASM 68 – Paroa Lagoon) in its current format.

While it is recognised that extensive work has been undertaken by Poutini Ngāi Tahu in accurately identifying and recognising these areas, the mapping of this particular area by Council's GIS consultants has fallen seriously short of meeting a reasonable standard and as a result has caused unnecessary problems and concern for local private landowners and Poutini Ngāi Tahu alike.

It is important to note that the residents and affected property owners do **NOT** oppose the recognition of the actual Paroa Lagoon as being a traditional Matinga Kai (food and other natural resource gathering area) and Ara Tawhito (Traditional Travel route) site.

We wish to advise that the area delineated on the initial maps and consequent changes is **NOT** acceptable to us in the current form.

The boundaries of the new area proposed jointly by the Chairmen of Te Rūnanga o Ngāti Waewae and Te Rūnanga o Makaawhio are more realistic and generally reflect both private landowner and Maori interest in the area. The amended proposed area does not encroach onto private properties fronting the State Highway as previously indicated.

After considerable discussions with Ngāi Tahu representatives on the Te Tai o Poutini Committee it is accepted by both parties that the mapping of the precise proposed boundaries is seriously in error.

We further understand that the errors have occurred between the original mapping by Ngāi Tahu GIS consultants and the Council's GIS mapping consultants because the two systems used were incompatible and hence incorrect boundaries were produced as a result.

The original ellipsoid produced as a result of this mapping system error shows the area of interest overlapping many freehold properties along the east side of the State Highway through the settlement of Gladstone.

It is generally felt that such a designation could cause potential loss in property sales values and additional consent costs in the future if this plan goes ahead in its current format.

As the original intention of Poutini Ngāi Tahu was to include **ONLY** the waterway and immediate coastal area and therefore **NOT** to intrude on private property nor place any planning rules across any properties, this error has caused unnecessary concern for all parties involved.

We have been advised that Poutini Ngāi Tahu will be lodging a submission on the TTPP requesting a change to the current mapped site, because the amending and remedying of the current mapped site was beyond the scope of the minor amendment planning process.

The affected residents find it incredulous that this error created by the planners cannot be simply corrected without residents having to go through the needless stress of the submission process.

Our suggestion, in discussion with Poutini Ngāi Tahu, is that the eastern-most boundary of the proposed SASM 68 – Paroa Lagoon be the existing channel's eastern water's edge which is readily definable from aerial photographs or GPS data gathering.

Either way this would be the most expedient and transparent way of achieving a mutually acceptable result for all parties.

It is also noted that the RMA states that because SASM are considered a type of historic heritage, the rules associated with them have legal effect from the time the proposed TTPP was notified'

This is totally rejected by the affected private landowners, who are submitting and requesting that these rules be withdrawn from the private properties identified.

REQUIREMENTS

1. That the eastern boundary of the designated SASM 68 be amended and realigned to the Paroa Lagoon waterway eastern edge.
2. That any proposed references, rules, or conditions, placed on any private property fronting the State Highway be withdrawn immediately.
3. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
4. Any rules with immediate effect be withdrawn from the currently affected private properties.

Thank you for the opportunity to make a submission on the original errors and the anticipated amended removal of this SASM 68 from all private properties in Gladstone.