

Online submission

This is a submission that was made online via the Council's website.

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Submitter is contact	Yes
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Wish to be heard	No
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	I am 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.
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
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Residential Zones	Residential Zones	Amend
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I would submit that the Zoning for the property listed as 11 Lake Brunner Road is incorrectly zoned and needs to be changed. From information obtained by asking the council and not detailed in the plan that this property is zoned GRZ - General Residential. (There are 4 residential Zone types) As an aside not detailing the zone specific type on your maps make submissions of this type and the gaining of information to present a submission very difficult.

Thus the second part of this submission is to request that all plans show the detailed zoning for each property on the plan maps so that property owners know to which specific sub zone they are listed in and the consequential restrictions or activities required of them relative to other zones, from within the same document.

By the way I tried to differentiate plan document wording from my wording using your text editing tools - nothing visual changed at my end when applied so your editing tools are a problem for us submitters as well.

Documents included with submission

None

Because the block is contiguous with and partially adjacent to a Residential area does not mean automatically that it should be residential. The block is adjacent to and contiguous with a Settlement Zones and by physical actuality, prior use and descriptions listed within the plan document actually better fits within this or one of the rural zones and not the General Residential Zone in which it is currently listed.

Primarily this title exists around the Moana Residential zone with no direct legal connection to that zone by way of title access into that zone. The size of the title is such that at 6+ ha it exceeds even perhaps the description of a large residential title and falls more correctly into a rural zone size.

It might be argued that the title is able to be subdivided into smaller lots and while little is impossible provided sufficient money is thrown at the problem that does not mean it should be done or could be done with any form of break even economic return, even well into the future. Costs to subdivide rise in proportion to the sale return of any title and given that the title has no direct access to provide the required services for an urban subdivision into the Moana Residential area those costs are incrementally greater for a title such as this. It is also questionable as to its suitability for urban subdivision, particularly of the type favoured in Moana, Holiday part time live in.

From the plan document for Residential zones the following general parameters are provided

There are three residential zones in the Plan - the GRZ - General Residential Zone, the MRZ - Medium Density Residential Zone and the LLRZ - Large Lot Residential Zone.

The GRZ - General Residential Zone is found in the four main towns on the West Coast/Tai o Poutini and is expected to be fully serviced by water supply, wastewater and stormwater infrastructure.

The LLRZ Large Lot Residential Zone covers areas on the edges of the main towns which are serviced by water supply, wastewater and stormwater infrastructure - but where there are constraints in infrastructure capacity or service availability, or different character which means that a larger lot size is required.

The MRZ - Medium Density Residential Zone is found in Hokitika and Greymouth in areas identified for intensification of housing stock, where housing styles such as terraces and apartments are appropriate

Quite clearly this title does not fit within any of these descriptions so why is it in there.

It more appropriately fits with

The RLZ - Rural Lifestyle Zone is located around the edges of towns and settlements. It includes areas that were predominantly farmed in the past, but have gradually moved out of economic primary production, although they still may have rural activities occurring.

It could me made to fit with the following but not a preference given the nature of land use at present.

The SETZ - Settlement Zone covers all the wide range of settlements that are outside of the four main towns throughout the West Coast/Te Tai o Poutini.

SETZ - PREC4 - Rural Residential Precinct.

Currently the title is run as a small holding with livestock and farm machinery as it has been since the time the first block was surveyed, moving it into the Residential zoning has the potential to provide excessive restriction to an activity that has been running on this land for more than a century now and for good reason. Any change to use and allowance for that use must be made with full consultation with and the approval of the landowner concerned and not at the whim of some arbitrary map plan decision made by someone(s) who have not even been to site.

Second Part of the submission

The maps and plan details provide do not provide detail. As such it makes it difficult to provide the necessary detail to make a full submission on land zone and use types. For a plan to be effective and useful it must contain

necessary and accurate detail so that when a submission is made it can be made in reference to a location(s) contained within the plan. There seems little point in referring to documents not contained within the plan as it is not known if the planners are using old, other authorities detail or LINZ details. Certainly there is data backing the plan that provides that detail but my experience of needing to ring to access that detail indicates that there is a degree of confusion even within the office as to that necessary detail. This must be fixed to avoid error.