

# 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: LYNNE GREG Surname: LEVER TINNEY

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: 1298 C Kumara Junction Hwy  
RD2 HOKITIKA 7882

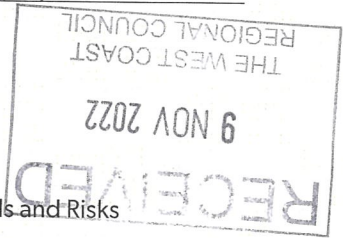
Email: llynne@tao.co.nz Phone: 021 2847076

Signature: [Handwritten Signature] Date: 8/11/2022

## 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?  
[tpp.westcoast.govt.nz](http://tpp.westcoast.govt.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).*

Our submission is detailed in the attached 2 page document.

**How to send in your submission form**

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



Online submission form:  
**[tpp.westcoast.govt.nz](http://tpp.westcoast.govt.nz)**

▶ *Or post this form back to us:*



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

*Please attach more pages if required.*

**Submissions must be made by 5pm, Friday 30th September 2022**

**Want to know more?**  
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**0508 800 118**



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## **1. Natural Character - High coastal overlay for the Chesterfield Terraces - Schedule 7 unit # C33.**

We oppose the schedule 7 designation for the terrace area South of Chesterfield Road to north of Waimea creek and want Council to remove the High Natural Character overlay.

We do not believe this area warrants a classification of High on the 5 point "Natural Character" scales of Bio Physical Characteristics and Perceptual Values.

This terrace and the seaward coastal environs have been modified and re modified over many decades by national infrastructure, settler and landowner activity.

There are also issues and/or inconsistencies with

- the "broad brush" identification approach and lack of "ground truthing" for the initial overlay (2012/13)
- mapping and alignment problems and uncorrected errors in the ttp overlays (ref Brown NZ 2022 report and Greymouth Star information)
- the removal of a similar terrace area from the Chesterfield high coastal natural character overlay by Brown NZ after a "please review" request by regional council (ref Brown 2021)
- the fact the natural character scales do not appear to be clearly defined in either the RMA or NZ Coastal Policy Statement.
- the impacts on current and future owners of freehold rural land within this overlay and the lack of "owner" knowledge that Regional had identified this area as being of High Natural Character since 2012/13.

## **2. Coastal Environment Overlay**

We want the coastal overlay boundaries amended for our property and realigned with the terrace edge.

The proposed coastal overlay currently blankets 95% of our property. Approx 80 % of this area has no visual connection to the coastal environment and does not have the described characteristics of the coastal environment as listed in the NZCPS.

The "broad brush" approach and low-resolution mapping used in the identification process is an ongoing problem. In response to concerns on mapping errors Council suggested that owners submit "redrawn boundaries". We will attach those as soon as we can access higher resolution mapping graphics.

We are also aware that other local landholders have concerns about the identification process, mapping errors and the impacts and extent of the coastal overlay imposed on their freehold rural properties.

### **3.Indigenous vegetation clearance and disturbance outside of the coastal environment**

Eco Rules 1 needs clarification regarding permitted activities and clearance areas. There is conflicting interpretation and information circulating.

e.g Section 5.ii allows Westland landowners 5000m<sup>2</sup> of clearance/ disturbance per 3 years however some planners have interpreted this as only being permitted for those activities listed in section 3.

### **4.Indigenous vegetation clearance and disturbance within the coastal environment**

Eco Rule 2 requires amendment for permitted activities and clearance areas within a coastal overlay. Restricting free hold rural landowners to permitted clearance/ disturbance of 500m<sup>2</sup> per 3 years for the very short list of permitted activity is not realistic. It will be particularly harsh on young families, low and middle income earners and owners of small holdings.

There is no clear provision in the indigenous clearance and disturbance permitted activities lists for many basic West Coast landowner / homesteading needs and activities e.g provision of firewood, clearing for a paddock for a few animals or pets, gardens, orchards, nurseries, sheds or storage areas, planting of alternative tree species or for carbon sequestration or providing a platform for bees, small home business, cottage industry or sphagnum moss harvesting and management.

The expense and demands of a resource consent process for small scale needs and activity will be out of reach for many.

### **5.Buildings, structures and earthworks in the coastal environment**

CE Rule 5 needs amending. Restricting permitted new building size to a maximum of 100m<sup>2</sup> footprint is not realistic.

CE Rule 7 also requires amending in terms of the permitted earthwork activities list and area in order to provide for basic West Coast landowner needs.

### **6.General Comment**

We are aware of other local landowners that have concerns and issues similar to those expressed above and we wish to speak to our submissions.

L Lever & G Tinney