

Te Tai o Poutini Plan Proposed Plan

Submission form

**Have
your
say!**

Te Tai o
Poutini Plan
Proposed
Plan

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: ROBSON

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.

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HAAST 7894

Email: kiwimik99@hotmail.co.uk Phone: 021 126 0965

Signature: [Signature] Date: 9/11/22

Your submission:

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Strategic Direction | <input type="checkbox"/> Energy Infrastructure and Transport | <input checked="" type="checkbox"/> Hazards and Risks |
| <input checked="" type="checkbox"/> Historical and Cultural Values | <input type="checkbox"/> Natural Environment Values | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> General District Wide Matters | <input checked="" type="checkbox"/> Zones | <input type="checkbox"/> Schedules |
| <input type="checkbox"/> Appendices | <input type="checkbox"/> General feedback | |

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.ttpn.nz

0508 800 118



**Te Tai o Poutini
PLAN**

A combined district plan for the West Coast

Submission in relation to Hazards and Risks and Schedules within the Te Tai o Poutini Proposed Plan

I refer to the proposed Te Tai o Poutini Plan ("Plan") and wish to make a submission in relation to the Zones, Hazards and Risks and Schedules.

I own the property located at 4420 Haast Jackson Bay Road in South Westland which is covered by both the Maori SASM 206 and SASM 208 plus flood plain and coastal hazard severe overlays on it.

I wish to make a submission in relation to the restrictions the proposed zoning has, not only on my property but on the entire Haast community.

A significant portion of the Haast community resides close to the coast. This is due to necessity due to the density of the bush any further inland and the fact that Haast is a designated World Heritage site.

The proposed zoning under the Plan, in particular in relation to the coastal hazard overlays, impacts significantly on this community because most of the residential properties within the community will be significantly affected.

Due to the demographic of the Haast community it is safe to say that property assets are the sole asset base for most residents. For those with sections or who are looking to develop land further there will be a prolonged resource consent process required with no guidance as to what would likely to be granted resource consent and what would not. The proposed zoning under the Plan effectively makes any land asset within the proposed zoning worthless.

A lot of residents will not be able to sell their properties due to the uncertainty as to the process of what would be required by the Council to obtain a resource consent to build on a property with a hazard overlay.

I note that despite there being a significant restriction made to the properties and the ability to develop them, there is no indication there will be a reduction of the Council imposed rates.

It is my submission in the interests of the rate payers that there needs to be significantly more guidance around what acceptable development on properties would be and therefore allowing property owners to know whether it will be worth applying for a resource consent or if they are wasting valuable money on an asset that has been devalued overnight by the new zoning.

I suggest that the Council provide a list of what preventative measures would need to be taken for any property to be developed. Whether those measures require properties to be built that could be removed in the event of further coastal erosion with minimum floor levels or the requirement to be built on stilts, or if the water level increases to within a certain distance of the dwelling, then the sewage and stormwater must be decommissioned and the dwelling abandoned or removed.

Likewise in relation to developing property within the Maori SASM's there should be some sort of guidelines from the iwi in relation to what they will be considering when consent is requested for development within an area of significance. Whether that is a report from a suitably qualified person in relation to the particular property or other considerations a property owner will need to consider and respond to when requesting consent.

Given the housing shortage and increased cost of living not only on the West Coast area but throughout the country I believe it is inappropriate for the Council to be able to put in place such

significant restrictions on property without some reasonableness and guidance being provided to the current property owners or future property owners.

The impact of the Plan and the proposed zoning is effectively stripping property of its value severely impacting a community where a lot of people's wealth is held solely in their one property. There needs to be further investigations, guidelines and processes provided by the council in relation to this Plan.

In its current form the Plan is highly detrimental to the very community it is supposed to serve.