

Online submission

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

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
[General]	[General]	Oppose	<p>I own both 8 and 10 Orowaiti Rd, Westport. The property is a residential home with outbuildings and is developed.</p> <p>I purchased 10 Orowaiti Rd Westport in March 2013 as a freehold residential home. I purchased the section 8 Orowaiti Rd Westport in November 2017 directly from Mawhera after they advertised it online on a list of property they were selling as they had deemed it as having no significance. How it is that now it is considered to have significance?</p> <p>Market value was paid as there were no restrictions on the section and it was not deemed SASM. The purchase price I paid for my property was on the basis that it was a freehold property with the same rules and restrictions as other general properties in the Westport area. As someone who sold real estate in the area for 15 years I am very aware there is a strong market resistance and value effect on any property with restrictions.</p> <p>The classification of my property as a SASM and the new rules contained in the TTPP will undoubtedly cause a decrease in market value to my property because of the unknown consequences of having land that is a SASM and the potential and as yet unknown restrictions this causes on development of and alterations to the land. My two adjoining properties total 3,184m2 and the option for me to further develop this land in the future should I chose to, has been reduced/eliminated or at the very least been forced to become more expensive than it otherwise would have been with the additional rules & constraints being added.</p> <p>The TTPP purports to impose restrictions on what I can do with my land (which I previously did not have) without a resource consent. This is against my right to indefeasibility of title which is a core component of our land transfer system and protects me against competing interests and claims not appearing on the land register.</p> <p>Once the classification has been made, notifying my land as SASM, there is nothing stopping the next district plan or further amendments imposing further restrictions on my land and continuously eroding more of my rights as the landowner without my permission or any sort of compensation for the loss of value and/or rights on my land. This concern is corroborated by the objectives and policies in the TTPP that have no apparent consideration for the private landowner (for example "SASM-02 Poutini Ngai Tahu are able to access, maintain and use areas and resources of cultural value within identified sites, areas and cultural landscapes").</p> <p>I have not been involved in the process of determining whether my land was a SASM nor given any reasons why this has happened in the short time between Mawhera selling it to me as a property of no significance and now. I was not made aware of this conversation until the classification was made and the letter was sent to me in October 2022 notifying me of the proposed plan.</p> <p>There is a serious lack of Information and clarity around what the actual consequences of the TTPP proposal and SASM are in real terms. There does not appear to be any information available about how, specifically, the sites and areas of significance to Maori ("SASM") have been identified and why. From an outsiders viewpoint it appears it is based on the theory that the land was sold at market value and then a change of heart whereby it is now being claimed back without reason or compensation. The rules are hard to navigate and it is difficult to determine what exactly the consequences of having my land identified as SASM are apart from there being a loss of value and considerable loss of personal rights.</p>	Do not go ahead with SASM on residential properties

Documents included with submission

None